SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H04-0547-15 **Received:** 1st July 2015 **Type:** FULL

Name: Hortic Express Ltd
Harveys Barn
Days Lane
Donington
Spalding
Lincs
PE11 4XT

Agent: Oglesby and Limb Ltd
Suite 4, 5 Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL

Description: Rear extension to packing plant for flowers to provide additional cold storage/R&D workspace and loading/unloading facility, together with associated external works

Location : Hortic Express Ltd Harveys Barn
Days Lane Donington

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. A1095-01, A1095-03, A1095-04, A1095-10 Rev A, A1095-17 Rev A as submitted with the application.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The materials used in the external construction of the development hereby permitted shall match as closely as possible those of the principal existing building on the site, including the colour and texture of the materials as set out in the submitted application form.

Reason: In the interests of the architectural and visual integrity of the overall development and

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the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

4 Before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: The application as submitted does not provide the necessary details for this issue to be fully assessed and to ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

5 Before development commences on site for Phase 3 further details relating to the vehicular access to the public highway, including materials, drainage, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought into use and thereafter retained at all times.

Reason: The application as submitted does not provide the necessary details for this issue to be fully assessed and in the interests of safety of the users of the public highway and the safety of the users of the site and to accord with Policy SG14 of the South Holland Local Plan 2006.

6 The arrangements shown on the approved plan A1095-10 dated April 2015 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use for Phase 3.

Reason: To enable calling vehicles to wait clear of the carriageway of Day's Lane and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety and to accord with Policy SG14 of the South Holland Local Plan 2006.

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Note(s):

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

The developer is advised to note the contents of the letter from the Black Sluice Internal Drainage Board dated 29 July 2015.

Paul Jackson
Place Manager

7th September 2015 **H04-0547-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.