SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0723/97 Received:10-JUL-97 Type:FULL

Name: Eastern Laminate Supplies
North Road
Gedney Hill
Spalding
Lincs PE12 ONL

Agent: R W White
8 Meridian Walk
Holbeach
Spalding
Lincs

Description: Demolition of existing building & erect a steel framed extension to existing warehouse
Location : North Road Gedney Hill Spalding Lincs

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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the occupation of the building, the area for the parking and manoeuvring of cars shall be laid out and surfaced to the reasonable satisfaction of the Local Planning Authority in a permeable material in accordance with full details to be submitted to and approved in writing by the Local Planning Authority. Such area shall be available at all times during working hours for the parking of employees and visitors cars.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

3 The area to the front of the building (adjoining North Road and clear of the public highway) shall be kept clear at all times during working hours to the reasonable satisfaction of the Local Planning Authority of any cars and materials so as to allow delivery vehicles to load and unload on this area during those periods. The loading and unloading and parking of delivery vehicles shall take place solely on this area as defined on the amended drawing no 9724 received by the Local Planning Authority on 4 December 1997.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using North Road.

4 Before the commencement of development, and notwithstanding the details given in the application, full details of the colour of the cladding of the roof and walls of the building shall be submitted to and approved in writing by the Local Planning Authority.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Reason: In the interests of visual amenity.

5 Prior to development being commenced all trees being retained on the site should be fenced off in the position shown in green on the attached plans by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

7 The existing hedge along the frontage of the site with Lincoln Avenue and North Road shall be retained at a height of not less than 1.8m along that frontage. Such hedge shall be augmented with hedging of the same species where gaps currently exist in that hedge, all in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

8 The approved scheme in respect of the hedging shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The hedging shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

9 The development hereby permitted shall be limited to business as defined in Class B1 of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

10 Before the commencement of the use of the building, the rubble from the demolished dwelling shall be removed from the site to the reasonable

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SOUTH HOLLAND DISTRICT COUNCIL

satisfaction of the Local Planning Authority or otherwise used in the construction of the building and car parking to the reasonable satisfaction of the Local Plannig Authority.

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans (Drawing No. 9724) received on 4 December 1997 by the Local Planning Authority.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
19-JAN-98 H07/0723/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Name: Eastern Laminate Supplies
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Gedney Hill
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Lincs PE12 0NL

Agent: R W White
8 Meridian Walk
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Description: Demolition of existing building & erect a steel framed extension to existing warehouse
Location : North Road Gedney Hill Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the occupation of the building, the area for the parking and manoeuvring of cars shall be laid out and surfaced to the reasonable satisfaction of the Local Planning Authority in a permeable material in accordance with full details to be submitted to and approved in writing by the Local Planning Authority. Such area shall be available at all times during working hours for the parking of employees and visitors cars.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

3 The area to the front of the building (adjoining North Road and clear of the public highway) shall be kept clear at all times during working hours to the reasonable satisfaction of the Local Planning Authority of any cars and materials so as to allow delivery vehicles to load and unload on this area during those periods. The loading and unloading and parking of delivery vehicles shall take place solely on this area as defined on the amended drawing no 9724 received by the Local Planning Authority on 4 December 1997.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using North Road.

4 Before the commencement of development, and notwithstanding the details given in the application, full details of the colour of the cladding of the roof and walls of the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

5 Prior to development being commenced all trees being retained on the site should be fenced off in the position shown in green on the attached plans by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

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Reason: To safeguard the trees during the development.

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Reason: In the interests of visual amenity.

8 The approved scheme ~~of landscaping and/or screening~~ in respect of the hedging shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The ~~trees, shrubs or bushes~~ hedging shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

9 The development hereby permitted shall be limited to business as defined in Class B1 of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

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satisfaction of the Local Planning Authority or otherwise used in the construction of the building and car parking to the reasonable satisfaction of the Local Plannig Authority.

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans (Drawing No. 9724) received on 4 December 1997 by the Local Planning Authority.

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15-JAN-98 Checked ...T...15/1...

Authorised to issue (inc Delegation)...DE 16/1.....

Decision Date Determined