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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0050/99 Received: 21-JAN-99 Type: FULL

Name: Geest Prepared Foods
West Marsh Road
Spalding
Lincs
PE11 2BB

Agent: Corporate Architecture Ltd
3rd Floor, St Georges House
6 St Georges Way
Leicester
LE1 1SH

Description: Change of use to a food production factory.

Location : Gosberton Food Park Quadring Road
Gosberton 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 use of the building commences the odour abatement system shall be installed in accordance with the details submitted with the application and thereafter retained and maintained such as will ensure that emissions to atmosphere are free from offensive odour beyond the boundary of the site.

Reason: To safeguard the amenities of nearby residents.

3 Noise from fixed plant and machinery shall not exceed a level equivalent to 35dB LA eq. 5 minutes, between the hours of 23.00 and 07.00 and 45dB LA eq. 5 minutes, at all other times as measured at a height of 1.5 metres on any residential boundary.

Reason: To safeguard the amenities of nearby residents.

4 All static refrigerated vehicles shall only operate by means of electric hook-up points.

Reason: To safeguard the amenities of nearby residents.

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5 HGV movements onto and off the site and any mechanical handling of materials outside the building shall be restricted to the hours of 06.30 and 19.00 Mondays to Saturdays inclusive and the hours of 09.00 and 16.00 Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby residents.

6 Before the use of the building is commenced earth bunds shall be constructed in the location shown on the submitted plan in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents.

7 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

8 The approved scheme of landscaping and/or screening 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 shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten 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 Prior to the use of the building, the applicants shall submit to and have had approved in writing by the Local Planning Authority full operational details of the means of treatment and disposal of effluent from the site, including details of all above ground works and buildings, plant and equipment. The approved scheme shall be implemented prior to the use of the building, and the site shall thereafter be operated in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of maintaining the amenities of nearby residential properties.

10 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any provision revoking or re-enacting that Order) the use of the site shall be restricted to those operations specified in the applicant's Statement of Operational Processes accommpanying the application (copy attached to Decision Notice - Document 1).

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Reason: To safeguard against any operational changes which could result in environmental problems to nearby residents and the locality.

11 Before the building is occupied space shall be provided within the site as shown on the submitted plan (Drawing No. F013/9 received by the Local Planning Authority on the 21st January 1999) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using the A152.

12 The car park as shown on the submitted plans shall be re-surfaced, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before the use of the building is commenced.

Reason: To safeguard the amenities of nearby residents.

13 Night-time operations between the hours of 22.30 hours and 06.30 hours shall be carried out in accordance with the details contained in the letter dated 29th January 1999 from Corporate Architecture (copy attached to Decision Notice - Document 2))

Reason: To safeguard the amenities of nearby residents.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall be no extensions to the factory building and the area of site to the west of the existing hardstanding area, as shown on Drawing No. F103/A, received by the Local Planning Authority on 13th April 1999, shall not be used for any industrial activities nor storage, nor for vehicle parking or manoeuvring.

Reason: To safeguard the amenities of nearby dwellings and the locality against unregulated expansion.

This permission is granted in accordance with the application submitted as revised by the amended plans/details (Dwg. No.s 1746/1, 1746/2, 6650/6675/1, F013a and details of noise considerations and odour control) received by the Local Planning Authority on 13th April 1999.

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.

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SERVICES DEPARTMENT

Director of Housing and Planning Services
12 MAY 1999

H08/0050/99

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H08/0050/99 Received: 21-JAN-99 Type: FULL

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Agent: Corporate Architecture Ltd
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LE1 1SH

Description: Change of use to a food production factory.

Location : Gosberton Food Park Quadring Road
Gosberton 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 use of the building commences the odour abatement system shall be installed in accordance with the details submitted with the application and thereafter retained and maintained such as will ensure that emissions to atmosphere are free from offensive odour beyond the boundary of the site.

Reason: To safeguard the amenities of nearby residents.

3 Noise from fixed plant and machinery shall not exceed a level equivalent to 35dB LA eq. 5 minutes, between the hours of 23.00 and 07.00 and 45dB LA eq. 5 minutes, at all other times as measured at a height of 1.5 metres on any residential boundary.

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

9 Prior to the use of the building, the applicants shall submit to and have had approved in writing by the Local Planning Authority full operational details of the means of treatment and disposal of effluent from the site, including details of all above ground works and buildings, plant and equipment. The approved scheme shall be implemented prior to the use of the building, and the site shall thereafter be operated in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of maintaining the amenities of nearby residential properties.

10 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any provision revoking or re-enacting that Order) the use of the site shall be restricted to those operations specified in the applicant's Statement of Operational Processes accommpanying the application (copy attached to Decision Notice) DOCUMENT 1).

attached

Reason: To safeguard against any operational changes which could result in environmental problems to nearby residents and the locality.

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Reason: To safeguard the amenities of nearby residents.

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall be no extensions to the factory building and the area of site to the west of the existing hardstanding area, as shown on Drawing No. F103/A, received by the Local Planning Authority on 13th April 1999, shall not be used for any industrial activities nor storage, nor for vehicle parking or manoeuvring.

Reason: To safeguard the amenities of nearby dwellings and the locality against unregulated expansion.

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Plan(s) (Drawing Nos. 1746/1, 1746/2, 6650/6675/1, F013a, and details of noise considerations and odour control)

Director of Housing and Planning Services
07 MAY 1999

H08/0050/99