
From: Dev_PlanningSupport <Dev_PlanningSupport@lincolnshire.gov.uk>
Sent: 13 February 2023 14:55
To: _planningadvice
Subject: Planning Application Decision Notification H08-1150-22
Attachments: H08-1150-22 Decision Notice.pdf

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Dear Sir/Madam

PLANNING APPLICATION NUMBER: H08-1150-22
LCC REFERENCE NUMBER: PL/0119/22
DEVELOPMENT: FOR CHANGE OF USE OF REDUNDANT COURIER/TRANSPORTATION BUSINESS TO CAR DISMANTLING BUSINESS
LOCATION: THE OLD SHIP INN, BECK BANK, GOSBERTON CLOUGH, SPALDING

Lincolnshire County Council has granted permission for the development referred to above. A copy of the Decision Notice is attached which should be placed on your Council's Statutory Planning Register.

Yours faithfully

Technical Support Team

Planning Services
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
Tel: 01522 782070
Website: www.lincolnshire.gov.uk



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Planning Permission

Name and address of applicant

Co JB Architectural Design Services
Donington
Spalding
PE11 4XU

Name and address of agent (if any)

JB Architectural Design Services
44 Northorpe Rd
Donington
Spalding
PE114EZ

Part I - Particulars of application

Date of application:
25 October 2022

Application No.
H08-1150-22
LCC Ref. No.
PL/0119/22

Particulars and location of development:

For change of use of redundant courier/transportation business to car dismantling business at The Old Ship Inn, Beck Bank, Gosberton Clough, Spalding

Part II - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission. Written notification of the date of commencement should be sent to the Waste Planning Authority within seven days of such commencement.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

Date: 13 February 2023

N McBride

County Offices, Newland,
Lincoln LN1 1YL

Head of Planning
Lincolnshire County Council

1. There may be pre-development conditions attached to this notice and if these are not complied with before development commences then you may not have been deemed to have been granted planning consent.
2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.

Approved Documents and Drawings

2. The development hereby permitted shall be carried out in strict accordance with the following documents and plans except where modified by conditions attached to this planning permission or details subsequently approved pursuant to those conditions.
 - Planning Application Form and Supporting Statement (received 25 October 2022)
 - Flood Risk Assessment (received 18 November 2022)
 - Drawing No. 183-02-LBP01 Rev D - Proposed car dismantling business Location & Block Plans (received 24 January 2023)

Reason: To define the permission and to ensure the development is implemented in all respects in accordance with the approved details.

Pre-commencement and Pre-Occupation Conditions

3. No development shall take place until a detailed surface water drainage scheme has been submitted to, and been approved in writing by, the Waste Planning Authority. The drainage scheme should demonstrate how surface water run-off from the site (including that from the roof of the building and the external yard) would be managed, treated and discharged from the site. The approved scheme shall be implemented in full before the use hereby permitted is brought into use and thereafter retained and maintained for the duration of the development.
4. No development shall take place until full details of how foul and potentially contaminated/dirty waters from the site would be managed, treated and discharged from the site have been submitted to, and been approved in writing by, the Waste Planning Authority. The approved scheme shall be implemented in full before the use hereby permitted is brought into use and thereafter retained and maintained for the duration of the development.

Reason: To ensure the satisfactory management, treatment and disposal of surface and foul waters from the site so as to prevent the risk of flooding both within and outside the site and to prevent the pollution of the water environment.

5. No development shall take place until a detailed landscaping scheme has been submitted to, and been approved in writing by, the Waste Planning Authority. The landscaping scheme shall provide for supplementary and infill planting to be carried out within the existing gap located along the western boundary of the site (i.e. which fronts Beck Bank) as indicated on approved Drawing No. 183-02-LBP01 Rev D. The scheme shall include details of the location, size, species and means of future protection and maintenance of the planting. The approved planting shall be carried out and implemented in accordance with the approved details in the next available planting season following the approval of such details and shall thereafter be maintained for a period of five years with any losses being replaced in the next available planting season.
6. The site shall not be brought into use until a 2.0m high galvanised steel security fence has been installed (as identified on approved Drawing No. 183-02-LBP01 Rev D) and/or along the shared southern-southern-eastern boundary between the site and the dwelling (identified as the former Old Ship Inn) an additional minimum 2.0m high close boarded fence has been erected. Once installed the boundary fencing

shall be retained and maintained whilst ever the site and buildings subject of this decision are being used for the uses hereby permitted.

Reason: To secure additional screening along the western and southern boundaries of the site so as to further minimise the visual impacts of the development on nearby residents and the wider area.

7. The site shall not be brought into use until a Flood Evacuation Plan has been submitted to, and been approved in writing by, the Waste Planning Authority. The approved Plan shall thereafter be implemented whilst ever the development hereby permitted subsists.

Reason: To ensure measures are adopted to safeguard occupiers/users of the site in the event of an extreme flood event given part of the site lies within Flood Zone 3 and as recommended by the Environment Agency.

Hours of Operation/Use

8. All site operations and activities authorised or required in association with this development including vehicular traffic shall only be carried out between the following hours:

0800 and 1700 Monday – Friday

0800 and 1300 on a Saturday.

No operations on Sundays and Bank/Public Holidays.

Reason: To define the hours of operation in the interests of limiting the effects of the development on local amenity.

Highway Access

9. Vehicles shall only use the access located on the B1397 as identified on Drawing No. 183-02-LBP01 Rev. D.

Reason: In the interests of highways safety.

Amenity

10. With the exception of vehicles awaiting treatment, depolluted vehicle shells and materials stored in the skips in the areas identified on approved Drawing No. 183-02-LBP01 Rev. D, no scrap metals, pre-treated or depolluted vehicles, vehicle parts tyres and any other materials shall be stored outside of the building.
11. Vehicle shells (pre-treated and de-polluted) stored within the external yard shall not be stacked on top of one another and the height of any stockpiles shall not exceed 2.0 metres in height.
12. No external lighting shall be fixed to the building or erected within the site unless full details have first been submitted to, and been approved in writing by the Waste Planning Authority. Any external lighting approved shall thereafter be implemented in accordance with the approved details.

Reason: To minimise the visual impacts of the development on nearby residents and the wider area.

Noise

13. Noise levels from the development hereby permitted shall not exceed the background noise level as measured at any of the nearest noise sensitive locations/receptors (with the exception of the dwelling which was the former Old Ship Inn) by more than 5dB(A) at any time. In the event of any substantiated complaint being notified to the operator by the Waste Planning Authority or District Planning Authority relating to noise arising as a result of the operations undertaken at the site, the operator shall provide the Waste Planning Authority with a scheme of noise monitoring for its written approval. Following the written approval of the Waste Planning Authority the noise monitoring scheme shall be carried out within 14 days of this written approval and the results of the noise monitoring scheme and survey and details of any additional mitigation measures to be implemented as part of the development shall be submitted for the attention of the Waste Planning Authority. Any additional mitigation measures identified as part of the survey shall be implemented within one month of the survey and thereafter implemented for the duration of the development.
14. All dismantling and depolluting operations associated with this development shall be carried out within the confines of the building only and are not permitted to take place within the external yard.
15. The roller shutter doors located on the western elevation of the building to be used in association with the development hereby permitted shall be kept closed at all times whilst depollution and dismantling operations within the building are being carried out.
16. All dismantling and depollution operations hereby permitted shall be carried out using hand or handheld power driven tools.

Reason: In order to minimise the potential impacts of noise in the interests of safeguarding the amenity of the nearest residents to the site.

17. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and site glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To ensure the satisfactory treatment of surface waters, to prevent the risk of flooding both within and outside the site and to prevent the pollution of the water environment.

Cessation of use and clearance of the site

18. In the event the use hereby permitted permanently ceases the Waste Planning Authority will be notified in writing of the date the use ceased and within 12 months of that date the site shall be cleared of all wastes and the building shall be removed.

Reason: To ensure that the site is cleared at the earliest opportunity should the use hereby permitted cease.

Informative

Attention is drawn to:

- (i) In dealing with this application the Waste Planning Authority has worked with the applicant in a positive and proactive manner by processing the application efficiently so as to prevent any unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made either electronically via the Planning Portal at www.gov.uk/government/organisations/planning-inspectorate or by using a form which can be obtained by contacting the Customer Support Team on 0303 444 00 00). The Secretary of State has a power to allow a longer period for the giving notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by them. Please note, only the applicant possesses the right of appeal.
2. Applicants that want a planning appeal to follow the Inquiry procedure should notify the local planning authority and the Planning Inspectorate at least 10 working days before submitting their planning appeal. Further information and a copy of the template notification form can be found here: <https://www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal>

The form should be emailed to Lincolnshire County Council at dev_planningenquiries@lincolnshire.gov.uk and the Planning Inspectorate at inquiryappeals@planninginspectorate.gov.uk
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, they may serve on the council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.