Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

COPY

Outline Planning Permission

Reference: H09/1157/97 Received: 08-MAY-98 Type: OUTLINE

Name: Cimtrex Ltd
c/o Bucklersbury House
83 Cannon Street
London
EC4N 8PE

Agent: Roger Bullworthy Assoc.
Castle House
Park Road
Banstead
Surrey. SM7 3BU

Description:

Location : Boston Road E N Parker (Masonry) Works Ltd
Holbeach

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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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.

4 Before the erection of the building and the laying out of the car parking is undertaken, the access road, including its junction onto Boston Road and visibility splays, shall be laid out to the reasonable satisfaction of the Local Planning Authority, in accordance with the submitted drawing no. 62606A and constructed for at least the first 40 metres to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate access is provided during the construction period and on completion, in the interests of highway safety.

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

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

6 The service yard shown on the submitted drawings shall be kept clear at all times, to the reasonable satisfaction of the Local Planning Authority, for the use of delivery vehicles.

Reason: To ensure delivery vehicles can gain satisfactory access at all times.

7 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 Prior to the commencement of the use of the foodstore building, an acoustic wall shall be constructed in brick to a minimum height of 3 metres to the reasonable satisfaction of the Local Planning Authority in the position shown in yellow on the attached plan. The brick used in the

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construction of the wall shall match that of the foodstore building itself, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

9 Noise from fixed plant and machinery shall not exceed a level equivalent to 35 db LA eq 5 minutes between the hours of 1900 and 0700 as measured at a height of 1.5 metres and 3.5 metres from any residential facade.

Reason: In the interests of residential amenity.

10 The refrigerated lorries shall be operated only by means of electric hook-ups.

Reason: In the interests of residential amenity.

11 Before the commencement of the use of the building, details of the delivery hours for heavy goods vehicles shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

12 There shall be no open storage of goods materials or artefacts outside the foodstore building and service yard.

Reason: In the interests of visual amenity.

13 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

14 Prior to the commencement of the use of the foodstore building, a scheme for the illumination of the building, car parking, service yard and access from Boston Road, including security lighting, shall be installed and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local

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Planning Authority.

Reason: In the interests of amenity and security.

15 Prior to the commencement of the construction of the foodstore building, the existing buildings on the site shall be demolished and the resultant rubble removed from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

16 There shall be a pedestrian walk from the site to the adjoining public car park abutting Boston Road and Park Road, Holbeach.

Reason: In the interests of amenity.

17 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees 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.

18 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.

19 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

20 Prior to the commencement of development, details of the treatment of the northern boundary of the site in terms of walling or fencing, shall be submitted to and approved in writing by the Local

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Planning Authority.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing no. N 62606A) received by the Local Planning Authority on 21 July 1998.

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.

Your attention is drawn to the expectation of this Authority that the design of the foodstore building should reflect the visual prominence and sensitivity of the site and should, accordingly, be of an appropriately high standard of design.

Your attention is drawn to the comments of the Lincolnshire Constabulary Architectural Liaison Officer (copy of comments attached) and the expectation of this Authority that the layout of parking and means of pedestrian access should reflect those comments.

03-JUN-99 H09/1157/97

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.

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H09/0278/01 Received: 07-MAR-01 Type: CONDITION COMPLIANCE

Name: Cimtrex Limited
83 Cannon Street
London
EC4N 8PE

Agent: Charles Nicholson Group
The Old Rectory
Bargate
Grimsby
DN34 4SY

Description: Details of delivery hours for heavy goods vehicles (Condition 11 of H09/1157/97)
Location : Boston Road Holbeach

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Housing and Planning Services
17 APR 2001

H09/0278/01

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 H09/0278/01 Received: 07-MAR-01 Type: CONDITION COMPLIANCE

Name: Cimtrex Limited
83 Cannon Street
London
EC4N 8PE

Agent: Charles Nicholson Group
The Old Rectory
Bargate
Grimsby
DN34 4SY

Description: Details of delivery hours for heavy goods vehicles (Condition 11 of H09/1157/97)

Location : Boston Road Holbeach

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

The determined plans are:-

Director of Housing and Planning Services
11 APR 2001

H09/0278/01

MS 12/4/01

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H17/1003/02 Received: 06-SEP-02 Type: CONDITION COMPLIANCE

Name: Mr & Mrs Gray
175 Stockhouse Lane
Surfleet
Spalding
Lincs.

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Landscaping details (Cond 2 of H17/0278/02)

Location : 175 Stockhouse Lane Surfleet

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Landscaping plan received 6 September 2002.

Head of Planning & Development
01-OCT-02

H17/1003/02

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.

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