SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H09/0356/97 Received:02-APR-97 Type:FULL

Name: Tinsley Foods Ltd
Holbeach St Marks
Spalding
Lincs
PE12 8HF

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Erect store, extend/alter factories, convert/extend canteen to form laboratory, new office, extend parking etc
Location : Sluice Road Holbeach St Marks
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 The vehicular access to the car park shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of Sluice Road; and the effective width of the access at the inner tangent points shall be 5.5 metres.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

3 Before the building is occupied space shall be provided within the site as shown on the amended plan (drawing no. 5291T/19A) dated March 1997 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 Sluice Road.

4 Notwithstanding the details shown on the submitted plans and 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.

5 Noise from the fixed plant and machinery shall not exceed 30dB LA eq 5 minutes as measured at a height of 1.5 metres on any residential boundary.

Reason: In the interests of amenity.

6 All emissions to the atmosphere from the buildings and associated plant shall be free from offensive odour beyond the boundaries of the site to the reasonable satisfaction of the Local Planning Authority and details of odour arrestment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of operations.

Reason: In the interests of amenity.

7 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 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.

This permission is granted in accordance with the application submitted as revised by the letter and amended plans (drawing nos. 5291T/19A, 5293T/10A and 5293T/11) received by the Local Planning Authority on 28 April 1997.

Your attention is drawn to the view of the County Highways Authority that if further expansion is envisaged beyond that provided for in this permission, an Environment Impact Analysis should be undertaken in respect of the anticipated increase in traffic volumes and arrangements proposed in the light of the findings of that analysis to protect and improve the existing highway network.

Your attention is also drawn to the fact that given the scale of the proposed development, the Authority considered that a more extensive provision for landscaping should be made than that shown on the submitted plans. Accordingly, appropriate landscaping conditions have been imposed.

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.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
08-JUL-97 H09/0356/97

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

Reference: H09/0356/97 Received:02-APR-97 Type:FULL

Name: Tinsley Foods Ltd
Holbeach St Marks
Spalding
Lincs
PE12 8HF

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Erect store, extend/alter factories, convert/extend canteen to form laboratory, new office, extend parking etc
Location : Sluice Road Holbeach St Marks
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 The vehicular access to the car park shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of Sluice Road; and the effective width of the access at the inner tangent points shall be 5.5 metres.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

3 Before the building is occupied space shall be provided within the site as shown on the amended plan (drawing no. 5291T/19A) dated March 1997 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 Sluice Road.

4 Notwithstanding the details shown on the submitted plans and 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.

5 Noise from the fixed plant and machinery shall not exceed 30dB LA eq 5 minutes as measured at a height of 1.5 metres on any residential boundary.

Reason: In the interests of amenity.

6 All emissions to the atmosphere from the buildings and associated plant shall be free from offensive odour beyond the boundaries of the site to the reasonable satisfaction of the Local Planning Authority and details of odour arrestment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of operations.

Reason: In the interests of amenity.

7 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 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.

This permission is granted in accordance with the application submitted as revised by the letter and amended plans (drawing nos. 5291T/19A, 5293T/10A and 5293T/11) received by the Local Planning Authority on 28 April 1997.

Your attention is drawn to the view of the County Highways Authority that if further expansion is envisaged beyond that provided for in this permission, an Environment Impact Analysis should be undertaken in respect of the anticipated increase in traffic volumes and arrangements proposed in the light of the findings of that analysis to protect and improve the existing highway network.

Your attention is also drawn to the fact that given the scale of the proposed development, the Authority considered that a more extensive provision for landscaping should be made than that shown on the submitted plans. Accordingly, appropriate landscaping conditions have been imposed.

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.

03-JUL-97

Checked .....

Authorised to issue (inc Delegation).....