SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0672/99 Received: 18-AUG-99 Type: OUTLINE

Name: A H Worth & Co Ltd
Fleet Estate Office
Fleet
Spalding Lincs
PE12 8LR

Agent: Waldeck Associates Ltd
Lindum House
Northgate
Sleaford Lincs
NG34 7BX

2 Westgate St
Sleaford
Lincs
NG34 7DT

Description: Erection of a potato store and use of land for industrial use including the formation of a new access road.

Location : Manor Farm Holbeach Hurn
Spalding Lincs

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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved in writing by the Local Planning Authority, 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) The siting and design of any vehicular access to a road;
(3) 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 Prior to the commencement of the development full details regarding the internal vehicular

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circulation and parking shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper development of the site.

4 Prior to the commencement of the development full details of the proposed access road shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the access road is constructed to an appropriate standard.

5 Prior to the commencement of development the approved access road shall be completed in accordance with the details submitted under Condition 4 above.

Reason: In the interests of highway safety and to safeguard the amenity of residents of Holbeach Hurn.

6 The junction of the new access road with Roman Bank (C742) shall include a visibility splay of 2.4 metres x 215 metres on the west side of the junction.

Reason: To ensure the provision of adequate visibility on the traffic approach side for the drivers of vehicles emerging from the new access road.

7 The carriageway edge opposite the new junction shall be kerbed for a distance of 30 metres each side of the projected centre line of the new road.

Reason: To prevent the verge and the carriageway edge opposite the junction being damaged by vehicles turning out of the new road.

8 Noise from fixed plant and machinery shall not exceed a level equivalent to 25 dB LA eq 5 minutes between the hours of 23:00 and 07:00 as measured at a distance of 3.5 metres from any residential facade.

Reason: In the interests of the amenity of residential occupiers.

9 Prior to the commencement of the road, full details of the proposed acoustic bunding to the access road adjacent to Mill Lodge shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as agreed shall be implemented in its entirety prior to the road coming into use.

Reason: In the interests of the amenity of the adjacent residential occupier.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/0672/99 Received: 18-AUG-99 Type: OUTLINE

Name: A H Worth & Co Ltd
Fleet Estate Office
Fleet
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PE12 8LR

Agent: Waldeck Associates Ltd
Lindum House
Northgate
Sleaford Lincs
NG34 7BX

Description: Erection of a potato store and use of land for industrial use including the formation of a new access road.

Location : Manor Farm Holbeach Hurn
Spalding Lincs

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

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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved in writing by the LPA viz:
(1) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

All of SC 8 please

Reason: The application was submitted in outline only.

3 Prior to the commencement of the development full details regarding the internal vehicular circulation and parking shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper development of the site.

4 Prior to the commencement of the development full details of the proposed access road shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the access road is constructed to an appropriate standard.

5 Prior to the commencement of development the approved access road shall be completed in accordance with the details submitted under Condition 4 above.

Reason: In the interests of highway safety and to safeguard the amenity of residents of Holbeach Hurn.

6 The junction of the new access road with Roman Bank (C742) shall include a visibility splay of 2.4 metres x 215 metres on the west side of the junction.

Reason: To ensure the provision of adequate visibility on the traffic approach side for the drivers of vehicles emerging from the new access road.

7 The carriageway edge opposite the new junction shall be kerbed for a distance of 30 metres each side of the projected centre line of the new road.

Reason: To prevent the verge and carriageway edge opposite the junction being damaged by vehicles turning out of the new road.

8 Noise from fixed plant and machinery shall not exceed a level equivalent to 25 dB LA eq 5 minutes between the hours of 23:00 and 07:00 as measured at a distance of 3.5 metres from any residential facade.

Reason: In the interests of the amenity of residential occupiers.

9 Prior to the commencement of the road, full details of the proposed acoustic bunding to the access road adjacent to Mill Lodge shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as agreed shall be implemented in its entirety prior to the road coming into use.

Reason: In the interests of the amenity of the adjacent residential occupier.

The determined plans are:-
Drawing No.s 31930/A1/19 & 31930/A1/18 received on 13 August 1999.
Drawing No. 31930/A1/100C received on 18th August 1999.
Drawing No. 31930/A1/03 received on 19 August 1999.

HN1 ? ✓

Director of Housing and Planning Services
08 OCT 1999

H09/0672/99

UNS 12/10/99

SALLY WALTHAM
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The determined plans are:-
Drawing No.s 31930/A1/19 & 31930/A1/18 received on 13 August 1999.
Drawing No. 31930/A1/100C received on 18th August 1999.
Drawing No. 31930/A1/03 received on 19 August 1999.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
12 OCT 1999

H09/0672/99

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.