SOUTH HOLLAND DISTRICT COUNCIL

Re-issued with amended Condition 2. 17/8

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1237/97 Received:24-NOV-97 Type:FULL

Name: Messrs P & S M Johnson
Dog Drove
Holbeach Drove
Spalding
Lincs

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

Description: Change agricultural land to agricultural engineering incl. areas to store, dismantle and repair combine harvesters
Location : Dog Drove Holbeach Drove
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 use permitted shall be confined to the storage and repair of agricultural machinery, i.e. machinery engaged in agriculture as defined within the Planning Acts, and no other use within Class B2 of the Town and Country Planning Use Classes Order 1987 shall be operated from the site.

Reason: Permission has only been granted for this use because the Local Planning Authority is satisfied that it makes an essential contribution to the agricultural economy, and the Authority wish to ensure that this contribution is continued.

2 The business shall only be operated by the owners, tenants, lessees or partners of the occupiers of the adjoining dwelling to the south.

Reason: The proximity of the business would be detrimental to the residential amenities of any occupier of the dwelling not connected with the business.

3 Only ancillary sales to the approved use shall take place on the premises directly to members of the public.

Reason: In the interests of residential amenities of highway safety.

4 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. Such scheme, which shall be submitted within 3 months of the date of this permission, shall provide for the protection of existing planting on the site.

Reason: In the interests of visual amenity.

5 The approved scheme of landscaping and/or screening shall be carried out

in its entirety within one year of the approval of the scheme by the Local Planning Authority. 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.

6 A scheme for the soundproofing of the buildings used as workshops shall be submitted to and approved in writing by the Local Planning Authority within two months of the date of this permission.

Reason: In the interests of residential amenity.

7 The soundproofing scheme approved above shall be implemented in its entirety within 3 months of its approval.

Reason: In the interests of residential amenity.

8 The hours of operation of the business on site shall be 07.30 - 18.00 hours Monday to Saturday between 1st October and 30th June, and 07.30 - 22.00 hours on Monday to Saturday between 1st July and 30th September. Exceptionally, in an emergency, and to meet agricultural commitments, the hours in the period 1st July and 30th September may be extended by agreement with the Local Planning Authority, after prior written notice has been given to the Authority of the intention to work specifically stated extra hours.

Reason: In the interests of residential amenity.

9 A scheme for the treatment of the yard with a suitably hard surface shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of this permission.

Reason: In the interests of residential amenity.

10 The surface scheme approved above shall be carried out in its entirety within 12 months of the date of the approval of the scheme.

Reason: In the interests of residential amenity.

11 The visitor parking area shown on the submitted approved plan shall be available for such use at all times when the business is in operation.

Reason: In the interests of highway safety.

12 Should works be involved with regard to the treatment of the yard which entail the excavation of earth beyond a depth of 0.3 metres, no such work shall be commenced until details of the arrangements for an archaeologist recognised by the Local Planning Authority to monitor all stages of that development has been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during the excavation works in question and a report of the findings of

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the archaeologist shall be submitted to the Local Planning Authority in writing within one month of the completion of those excavation works and shall include arrangements for the conservation of artefacts removed from the site of the works.

Reason: The site is of archaeological interest.

13 The grassed area in the north eastern portion of the site shall not be used for any commercial purpose without the prior written approval of the Local Planning Authority.

Reason: To define the terms of the permission and in the interests of visual amenity.

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.

You are advised that the landscaping scheme to be submitted should take account of the local drainage boards's by-laws.

Director of Housing and Planning Services
03-AUG-98 H09/1237/97

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)

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Reason: Permission has only been granted for this use because the Local Planning Authority is satisfied that it makes an essential contribution to the agricultural economy, and the Authority wish to ensure that this contribution is continued.

2 The business shall only be operated by the owners, tenants, lessees or partners of the occupiers of the adjoining bungalow to the south.

Reason: The proximity of the business would be detrimental to the residential amenities of any occupier of the bungalow not connected with the business.

3 Only ancillary sales to the approved use shall take place on the premises directly to members of the public.

Reason: In the interests of residential amenities of highway safety.

4 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. Such scheme, which shall be submitted within 3 months of the date of this permission, shall provide for the protection of existing planting on the site.

Reason: In the interests of visual amenity.

5 The approved scheme of landscaping and/or screening shall be carried out

in its entirety within one year of the approval of the scheme by the Local Planning Authority. 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.

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9 A scheme for the treatment of the yard with a suitably hard surface shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of this permission.

Reason: In the interests of residential amenity.

10 The surface scheme approved above shall be carried out in its entirety within 12 months of the date of the approval of the scheme.

Reason: In the interests of residential amenity.

11 The visitor parking area shown on the submitted approved plan shall be available for such use at all times when the business is in operation.

Reason: In the interests of highway safety.

12 Should works be involved with regard to the treatment of the yard which entail the excavation of earth beyond a depth of 0.3 metres, no such work shall be commenced until details of the arrangements for an archaeologist recognised by the Local Planning Authority to monitor all stages of that development has been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during the excavation works in question and a report of the findings of

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Reason: The site is of archaeological interest.

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Reason: To define the terms of the permission and in the interests of visual amenity.

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

Town and Country Planning Act etc

DRAFT PERMISSION

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— is this correct?

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29-JUL-98 Checked .....

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