

D L P Planning Ltd
 Ground Floor
 V1 Velocity
 Tenter Street
 Sheffield
 S1 4BY

Council Offices
 Priory Road
 Spalding
 Lincolnshire
 PE11 2XE
 Admin 01775 764723
 DC Officers 01775 764703
 facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H10-0915-18 **Date of Decision:** 19th November 2018
Applicant: Princes Ltd
 Royal Liver Building
 Liverpool
 L3 1NX

Location: Princes Limited Bridge Road Long Sutton Spalding
Description: Demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use Class B2/B8)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 PROPOSED WAREHOUSE GROUND FLOOR LAYOUT PLRMW-BBA-Z0-GF-DR-A-02004 S8 P4
 KITCHEN + INFILL GROUND FLOOR LAYOUT PLRMW-BBA-Z0-GF-DR-A-02007 S8 P2
 PROPOSED WAREHOUSE MEZZANINE LAYOUT PLRMW-BBA-Z0-M0-DR-A02005 S8 P3
 PROPOSED WAREHOUSE OFFICE LAYOUT PLRMW-BBA-Z0-GF-DR-A02006 S8 P1
 EXISTING SITE PLAN / SITE LOCATION PLRMW-BBA-Z0-ZZ-DR-A-01002 S8 P1

PROPOSED GA SITE ELEVATIONS PLRMW-BBA-Z0-ZZ-DR-A-03002 S8 P1
 WAREHOUSE ELEVATIONS PLRMW-BBA-Z0-ZZ-DR-A-03003 S8 P2
 Contamination Report. Solmek Phase 2 Site Investigation Report. S180404/SI
 Landscaping Plan BG18-292 Brindle and Green
 External Lighting Report. Darnton B3 12474-DB3-PN-EXT-RP-E-63-01 Revision P4
 External Lighting calculation for new loading areas and vehicle parking areas 12474-DB3-PN-EXT-CL-E-63-01 P4
 External Lighting Scheme 12474-DB3-PN-EXT-DR-E-63_01 Revision P3
 External Lighting Scheme 12474-DB3-PN-EXT-DR-E-63_02 Revision P3
 Planning Noise Assessment Raw Materials Handling & Kitchen Facility. WIE14889-100-R-1.1.5. Issue 001. Sept 2018
 Planning Statement. DLP Planning. Li5010P Princes Ltd Bridge Rd Long Sutton. September 2018 Draft
 STATEMENT OF COMMUNITY INVOLVEMENT. DLP Planning. Li5010P - Princes Ltd, Bridge Rd, Long Sutton. September 2018
 PROPOSED GA SITE PLAN PLRMW-BBA-Z0-ZZ-DR-A-01003 S8 P6
 ARBORICULTURAL IMPACT ASSESSMENT SURVEY & REPORT. Brindle and Green BG18.292 Rev 3
 ODOUR ASSESSMENT. REC. AQ105933-2R2. SEPTEMBER 2018
 Planning Application Form
 Outline Travel Plan. Waterman. WIE14533-100-R-4-3-3- Travel Plan
 Transport Statement. Waterman. WIE14533-100-R-4-3-3 Transport Statement
 Planning Design and Access Statement PLRMW-BBA-Z0-XX-RP-A-00001
 GA Site Sections PLRMW-BBA-Z0-ZZ-DR-A-04001 S8 P1
 Sustainability Report Darnton B3 Revision: 1.2 Dated 10th September 2018
 Flood Risk Assessment. Waterman. August 2018 - Reference: WIE14533-100-R-2-2-2-FRA
 Solmek. Phase 1 Desk Study S180810
 Ecological Impact Assessment. Waterman. September 2018 - Reference: WIE12386-100-R-2-2-1-EclA
 Air Quality Assessment. REC Reference AQ105933-1R2

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development shall be constructed in accordance with the materials set out within plans referenced PROPOSED GA SITE ELEVATIONS PLRMW-BBA-Z0-ZZ-DR-A-03002 S8 P1 , WAREHOUSE ELEVATIONS PLRMW-BBA-Z0-ZZ-DR-A-03003 S8 P2.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
 This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 4 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (Waterman. August 2018 - Reference: WIE14533-100-R-2-2-2-FRA) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, before each phase of the development is occupied.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

- 5 Before the commencement of the development hereby granted beyond oversight, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

- 6 The scheme of landscaping and tree planting shown on drawing ref Landscaping Plan BG18-292 Brindle and Green shall be carried out in its entirety within a period of twenty-four months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 7 A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before any construction work commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Bridge Road and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

- 8 The building works hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

i) a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

ii) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note

The applicant's attention is drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

- 9 The external illumination of all buildings, car parks and other areas of the site shall be illuminated in accordance with the approved details and documentation and there shall be no external illumination other than that so approved.

Reason: In the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

- 10 The acoustic fencing hereby approved shall be installed in accordance with drawing ref BG18-292 Brindle and Green before each phase of the development hereby permitted is brought in to use and shall thereafter be so maintained.

Reason: In order to ensure that the site is adequately screened, in the interests of the amenity of neighbouring residential occupiers.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

Notes:

Should unexpected contamination be discovered on the site at any time, the applicant is advised to contact the District Council's Environmental Protection department immediately

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.