SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0074/96 Received:24-JAN-96 Type:FULL

Name: Nationwide Produce plc
Compass House
7 Enterprise Way
Pinchbeck
Spalding Lincs PE11 3YR

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

Description: Extension to existing potato storage and grading building to form vegetable processing/ storage unit
Location : Cowpers Lane Long Sutton
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 No development on site shall commence until the access off Cowpers Gate is improved in accordance with details to be approved in writing by the Local Planning Authority in consultation with the County Highways Authority.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Cowpers Lane.

3 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, such parking shall be laid out to the satisfaction of the Local Planning Authority before the commencement of the use.

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

4 Before the building is occupied space shall be provided within the site as shown on the submitted plan 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 Cowpers Lane.

5 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 by the Local Planning Authority. Such scheme shall provide for sufficient tree and shrub planting along the site's frontage with the A17(T) road to obviate the risk of drivers on that road being distracted or dazzled by the lights of vehicles on the site.

Reason: In the interests of visual amenity and highway safety.

6 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 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.

7 Details of odour arrestment facilities shall be submitted to and approved in writing by the Local Planning Authority and shall be installed to the reasonable satisfaction of the Local Planning Authority before the building in its extended form is brought into use.

Reason: In the interests of residential amenity.

8 No outside storage of materials, chemicals, goods, produce or artefacts shall take place, except in the area shown in yellow on the attached plan.

Reason: In the interests of visual and residential amenity.

9 No materials, chemicals, goods, produce or artefacts shall be stacked or deposited to a height exceeding 3 metres.

Reason: In the interests of visual and residential amenity.

10 No development shall take place so as to impede the free passage along, or make less commodious, the public right of way which is adjacent to the site.

Reason: The right of way in question has been included in the Definitive Map prepared under the National Parks and Access to the Countryside Act 1949, as a public footpath (Ref. No. 4 Long Sutton).

11 Before the building in its extended form is brought into use, details shall be submitted to and approved in writing by the Local Planning Authority of any external lighting which may be provided.

Reason: In the interests of the vehicular and pedestrian safety on the adjacent A17 trunk road.

12 The hours of work shall not exceed 0600 to 2400 hours Mondays to Fridays inclusive and 0600 to 1400 hours on Saturdays and Sundays.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of residential amenity.

13 All refrigerated vehicles when stood stationary on the site shall, if continued to be used for that time for refrigeration purposes, be operated from electric hook-up points.

Reason: In the interests of residential amenity.

14 Between 1800 hours and 0600 hours of consecutive days, the noise from fixed plant and machinery shall not exceed a level equivalent to 45 LA eq 5 minutes as measured on the boundary with the rear (eastern) residential curtilage of White House Farm, Cowpers Gate, Long Sutton.

Reason: In the interests of residential amenity.

15 No settlement tanks shall be emptied on Sundays.

Reason: In the interests of residential 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.

Director of Housing and Planning Services
15-MAR-96 H11/0074/96

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.

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Town and Country Planning Act etc

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Reason: In the interests of visual amenity ~~AND ROAD~~ HIGHWAY SAFETY

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15-MAR-96 AD check.....15/3...

Authorised to issue (inc Delegation).....15/3.

+ SN.2 Dischd.