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

David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs
PE13 4RW

TOWN AND COUNTRY PLANNING ACT 1990
FULL PLANNING PERMISSION

Reference: H11-0818-15 **Date of Decision:** 21st October 2015

Applicant: Rollins Electrical
Tretton Manor Barns
Lowgate
Tydd St Mary
Wisbech
PE13 5PD

Location: Homefields Jarvis Gate Sutton St James Spalding

Description: Change of use of agricultural building into offices, including alterations, and agricultural building to form store shed, erect new panel assembly workshop, proposed access gates, security fencing and car and light goods vehicle parking

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:
Dwg. nos. 1862-1 (including drainage details), 1862-2, 1862-3 and 1862-4;
Flood Risk Assessment.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 the premises shall only be used for the storage/manufacture of electrical products, plus associated offices, and for no other purpose including that falling within Classes B2 (General industrial) or B8 (Storage/distribution) of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any Order or Statutory Instrument revoking and re-enacting that Order).

Reason:To ensure that the Local Planning Authority retains control over the future use of the premises/site in the interests of the amenities of the locality and highway safety.
This Condition is imposed in accordance with Policies SG13, SG14, SG15 and SG17 of the South Holland Local Plan 2006.

4 Noise from fixed plant and machinery shall not exceed a level of 5dB(A) above the background noise level when measured as a L(A)eq15min at any residential boundary outside the applicant's control.

Reason: To safeguard the amenity of nearby residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

5 All manufacturing work shall be carried out within the workshop, with the doors closed.

Reason: To safeguard the amenity of nearby residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

6 No machinery shall be operated and/or no process carried out on site outside the following hours, not at any time on Sundays, Bank or Public Holidays:
07.00 - 18.00 hours Mondays to Fridays (inclusive).
07.00 - 13.00 hours on Saturdays.

Reason: To safeguard the amenity of nearby resident.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

7 The scheme of landscaping and tree planting shown on dwg. no. 1862-1 shall be carried out in its entirety within a period of 12 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.

8 Details of any external lighting to be installed on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to installation. It shall thereafter be installed in accordance with the approved details.

Reason: In The interest of the amenities of the locality.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

9 Prior to the use hereby permitted commencing on site the vehicular access and parking facilities shall be laid out in accordance with details shown on dwg. no. 1862-1 accompanying the application.

Reason: To ensure a satisfactory form of development in the interest of highway safety.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application 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 in as timely a manner as possible, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at:

http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The development hereby permitted 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 - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



Paul Jackson
Place 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 Authroity 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.