SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0862/95 Received:05-JAN-96 Type:OUTLINE

Name: Tinsley Foods Ltd
Holbeach St Marks
Spalding
Lincs
PE12 8HF

Agent: John Roberts Architects Ltd
1 James Street
Lincoln

Description: Development (Use Classes B1, B2 and B8)

Location : A17 Moulton Marsh (OS 3532)
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 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, 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 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 five 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.

4 Before any building is brought into use, facilities shall be provided to the reasonable satisfaction of the Local Planning Authority for the loading and unloading and parking of goods vehicles and also for the parking of private cars, and before the commencement of the construction of such facilities, details of the surfacing of those facilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using A17 (T) Road.

5 Before any building is brought into use, a scheme of lighting in respect of the access ways, parking and loading areas and any lighting necessary for security purposes, shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

6 The development hereby permitted shall only be operated in conjunction with the adjoining commercial undertaking shown outlined in blue on the submitted amended plan 5076T/10 dated 18th August 1995 received by the Local Planning Authority on 4th July 1996.

Reason: The site is in an area not located for development in any Development Plan. Permission has been granted to meet the functional requirements of the adjoining business, and any other use would be contrary to the aims and policies of the Lincolnshire Structure Plan and the emerging South Holland District Local Plan.

7 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

This permission is granted in accordance with the application submitted as revised by the amended details (letters received from the Agent) dated 22nd May 1996, 14th June 1996 and 2nd July 1996.

This permission is in outline only and does not convey approval of the sketch drawings submitted with the application.

Your attention is drawn to the need to enter an agreement under Section 278 of the Highways Act in respect of this development.

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

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

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.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Housing and Planning Services
29-OCT-96 H13/0862/95

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)

Town and Country Planning Act etc

DRAFT PERMISSION

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Holbeach St Marks
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PE12 8HF

Agent: John Roberts Architects Ltd
1 James Street
Lincoln

Description: Development (Use Classes B1, B2 and B8)

Location : A17 Moulton Marsh (OS 3532)
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, 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.

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Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

4 Before any building is brought into use, facilities shall be provided to the reasonable satisfaction of the Local Planning Authority for the loading and unloading and parking of goods vehicles and also for the parking of private cars, and before the commencement of the construction of such facilities, details of the surfacing of those facilities shall be submitted to and approved in writing by the Local Planning Authority.

JB please complete A.17.(T).ROAD

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using ..A.17.(T).ROAD.

5 Before any building is brought into use, a scheme of lighting in respect of the access ways, parking and loading areas and any lighting necessary for security purposes, shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

JB Is this OK? JB I think the whole building on this site is in use. yes

6 The development hereby permitted shall be only operated in conjunction with the adjoining commercial undertaking shown outlined in blue on the submitted amended plan 5076T/10 dated 18 August 1995. RECEIVED by the LPA on 4.JUL.96

Reason: The site is in an area not located for development in any Development Plan. Permission has been granted to meet the functional requirements of the adjoining business, and any other use would be contrary to the aims and policies of the Lincolnshire Structure Plan and the emerging South Holland District Local Plan.

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Reason: To define the terms of the permission and to ensure a satisfactory form of development.

This permission is granted in accordance with the application submitted as revised by the amended (letters received from the Agent) dated 22 May 1996, 14 June 1996 and 2 July 1996.

This permission is in outline only and does not convey approval of the sketch drawings submitted with the application.

JB Can't find copy on file.

Your attention is drawn to the ~~existence~~ need for an agreement under Section 278 of the Highways Act in respect of this development.

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