SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H14-0046-15 **Received:** 22nd January 2015 **Type:** FULL

Name: Midas Transport Ltd.
Keith Butters Site
Kellet Gate
Spalding
Lincs
PE12 6EH

Agent: Broadgate Builders (Spalding) Ltd.
Broadgate House
Broadgate
Weston Hills
Spalding
PE12 6DB

Description: Proposed haulage, storage and distribution depot including security fencing, lighting, landscaping, hardstanding, temporary office and sanitary accommodation and vehicular access

Location : Land off Stephenson Avenue South Holland Enterprise Park
Pinchbeck Spalding

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 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. No's: 3453-1, 3453-2 and Flood Risk Assessment (Report reference: 1501-FR).

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

3 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date

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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.

4 The development hereby permitted shall be carried out in accordance with the measures set out in the approved Flood Risk Assessment (Report reference: 1501-FR). In particular the following mitigation measures detailed within:
- Finished Floor Levels of the offices shall be set at 3.42m AOD;
- Flood resilient and resistant construction techniques shall be incorporated throughout the development.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as agreed by the Local Planning Authority.

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 10 of the National Planning Policy Framework, 2012.

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 subsequently determining to grant planning permission 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.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

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Paul Jackson
Planning Manager

22nd April 2015 **H14-0046-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.