Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/0230/97 Received:11-MAR-97 Type:PERMISSION RENEWAL

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

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

Description: Food processing including offices and distribution (B1, B2 & B8) - Renewal of application H14/0045/94.
Location : Enterprise Way Pinchbeck
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.

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 The siting of the access onto Enterprise Way shall be reserved for subsequent approval by the Local Planning Authority including details of widths (minimum 7.3 metres) and radii.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 Visibility splays of 4.5 metres x 120 metres shall be provided at the site access.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using ~~XXXXXXXXXXXXXXXXXX~~ Enterprise Way.

7 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

9 The construction of the building shall not commence until the carriageway basecourse and kerb foundation of the new road onto which it fronts has been constructed.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

10 There shall be no means of vehicular access to the permitted building from Moortoft Lane.

Reason: In the interests of ~~the safety and freedom of flow of traffic using this stretch of trunk road (AXXXXX/principal road (AXXXXX)~~ road safety.

11 The building design and site layout arrangements shall be formulated so as

to minimise the effects of the proposed development to the amenities of nearby residents. This will require the submission of a BS 4142:1990 Noise Assessment.

Reason: To safeguard the amenities of residential properties.

12 All emissions to air coming from the processing and ancillary operations shall be free from offensive odour beyond the boundaries of the zoned industrial site.

Reason: To safeguard the amenities of residential properties.

The applicants are advised that they should seek to achieve the noise
X criteria as set out in the ~~attached~~ document and plan. attached to the original permission

The siting of the accesses will need to take into account the accesses already constructed and/or permitted on the opposite side of Enterprise Way.

28-APR-97 Checked ....29/4.

Authorised to issue (inc Delegation) ....//5.....

SN12 (Disabled)