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S O U T H



H O L L A N D

DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**



Town and Country Planning Act 1990 Planning Permission

Reference: H14/0367/99

Received: 28-MAY-99

Type: FULL

Name: Spalding Distribution Services

Mill Lane

Donington

Spalding

Lincs

Agent: Messrs Poddingtons

44 Double Street

Spalding

Lincs

PE11 2AB

Description: Proposed haulage and distribution depot

Location : Stephensons Avenue South Holland Enterprise Park
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 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 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 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.

- 4 Noise from fixed plant and machinery shall not exceed a level equivalent to 30 dBLA eq 5 minutes during the hours of 23.00 and 06.00 and 40 dBLA eq 15 minutes at all other times, as measured at

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a height of 1.5 metres at any residential boundary.

Reason: To safeguard the amenities of nearby residents.

- 5 No static HGV refrigerated units shall operate on the site, other than by means of a mains electric power supply.

Reason: In the interests of nearby residents.

- 6 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing by the Local Planning Authority and in any event shall be so constructed that, by not later than the time the permitted development is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway.

Reason: To ensure the provision of safe and adequate access.

- 7 No development to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to the development in the interests of the proper development of Stephensons Avenue.

- 8 Notwithstanding the submitted details, before any development is commenced the applicants shall submit to, and have had approved in writing by the Local Planning Authority revised plans to specify a 4.5 x 90 metre visibility splay, on the south side, for the extension of the estate road.

Reason: To ensure a satisfactory development.

- 9 The landscaping scheme submitted under Condition No 2 shall include cross sections and the height of the temporary earth bund, together with any landscaping measures.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

The Lincolnshire Police Crime Reduction Unit has advised that the 1.2 metre high fence is not an effective security measure. They have advised that it be increased in height, to a suggested 2.4 metre minimum. The applicants are advised to contact the Local Planning Authority to discuss this.

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

The determined plans are:- Dwg. No.s SHEP-002C, 2889-20, 2889-22 and 2889-24 received on 28th May 1999.

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 JUL 1999

H14/0367/99

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H14/0367/99

Received: 28-MAY-99 Type: FULL

Name: Spalding Distribution Services
Mill Lane
Donington
Spalding
Lincs

Agent: Messrs Poddingtons
44 Double Street
Spalding
Lincs
PE11 2AB

Description: Proposed haulage and distribution depot

Location : Stephenson's Avenue South Holland Enterprise Park
Spalding, Lincs

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):**

- 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 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 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 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.

- 4 Noise from fixed plant and machinery shall not exceed a level equivalent to 30 dBLA eq 5 minutes during the hours of 23.00 and 06.00 and 40 dBLA eq 15 minutes at all other times, as measured at

a height of 1.5 metres at any residential boundary.

Reason: To safeguard the amenities of nearby residents.

- 5 No static HGV refrigerated units shall operate on the site, other than by means of a mains electric power supply.

Reason: In the interests of nearby residents.

- 6 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved, and in any event shall be so constructed that, by not later than the time the permitted development is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway.

Reason: To ensure the provision of safe and adequate access.

- 7 No development to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to the development in the interests of the proper development of Stephenson's Avenue.

- 8 Notwithstanding the submitted details, before any development is commenced the applicants shall submit to, and have had approved in writing by the Local Planning Authority revised plans to specify a 4.5 x 90 metre visibility splay, on the south side, for the extension of the estate road.

Reason: To ensure a satisfactory development.

The Lincolnshire Police Crime Reduction Unit has advised that the 1.2 metre high fence is not an effective security measure. They have advised that it be increased in height, to a suggested 2.4 metre minimum. The applicants are advised to contact the Local Planning Authority to discuss this.

The determined plans are:- Dwg. No.s SHEP-002C, 2889-20, 2889-22 and 2889-24 received on 28th May 1999.

9. The landscaping scheme submitted under condition no 2. shall include construction of the length of the Temporary Earth Bank, together with any landscaping measures. ~~and include~~ E.R. to ensure a satisfactory development in the interests of the amenities of the locality.

SN12 ? *✓*

Director of Housing and Planning Services
13 JUL 1999

H14/0367/99

16 13/7/99.

D2 14/7/99