SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H14-0472-15 **Received:** 26th May 2015 **Type:** FULL

Name: Anglia UK Ltd
C/O Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Agent: Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Description: Change of use of existing agricultural building to storage use, erection of office extension, new workshop and relocation of Portakabin.

Location : The Anglia Business Centre Mill Green Road
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. nos. 823-14-DS01, 823-14-DS02, 823-14-DS03 and 823-14-FP01, and Flood Risk Assessment prepared by RM Associates (version 1 May 2015).

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

3 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment forming part of this planning application, and in particular the following measures detailed within:
· Finished floor levels of all office use shall be set at 200mm above surrounding ground levels;
· Finished floor levels of the workshop shall be set at 3.20AOD; and

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· Flood resilient techniques shall be incorporated to a minimum height of 300mm above finished floor levels.
The mitigation measures shall be fully implemented prior to occupation.

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.*

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

Reason: To ensure that there is no noise nuisance to nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

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 within the statutory timeframe 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

Paul Jackson
Planning Manager
7th July 2015 **H14-0472-15**

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.