SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0528/94 Received:23-JUN-94 Type:OUTLINE

Name: D G M Growers Ltd
Bourne Road
Pode Hole
Spalding
Lincs PE11 3NA

Agent: D G M Growers Ltd
Bourne Road
Pode Hole
Spalding
Lincs PE11 3NA

Description: Industrial development

Location : Bourne Road Pode Hole
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 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The development of the site shall be carried out in accordance with the details shown on drawing number DGMG.F3F Revision H received by the Local Planning Authority on 31 August 1994, that is with storage buildings only being sited to the north of the H.P. gas main as depicted on the plan referred to.

Reason: To safeguard the amenities of dwellings to the north of the site.

5 Before any development is commenced the applicants shall submit to and agree with the Local Planning Authority a scheme for the phased development of the site, including areas of hardstanding and access ways. Such scheme shall provide for the construction of the storage building permitted under reference H14/1270/89 (Building D on submitted plans) before any further processing buildings are constructed. The development shall be carried out in accordance with the agreed phasing details.

Reason: To ensure that the development is carried out in such a way as to minimise the effect of site operations on the amenities of dwellings to the north.

6 Before development is commenced, the applicant shall submit to and agree with the Local Planning Authority details of arrestment plant for the control of any operation or process which causes the release of odour or dust into the atmosphere. The agreed details shall thereafter be implemented to ensure that such odour or dust is confined to within the site boundaries.

Reason: To safeguard the amenities of the locality.

7 The level of noise emitted from the site shall not exceed 48dB expressed as 15 minute LAeq between 0700 and 1800 hours Monday to Saturday (excluding Bank Holidays) and 38dB expressed as a 15 minute LAeq at any other time as measured at rear of the southern boundary of any residential property fronting onto Clay Drove.

Reason: To safeguard the amenities of nearby dwellings.

8 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 be made on site before the building(s) is/are occupied, and 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 the adjacent highway.

9 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.

10 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles (when the premises are in use).

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

12 Before the development hereby permitted is commenced, the applicants shall submit to and agree with the Local Planning Authority, details of a scheme for the acoustic screening of the northern boundary of the site, such scheme to consist of a barrier of the proposed landscaping/tree planting which shall be in addition to any new buildings to be erected and a 3 metre high fence to be erected between such buildings (including the adjoining land edged blue on the submitted plans). Such treatment shall be implemented in full before the use of any of the buildings hereby permitted is commenced.

Reason: To ensure that the development is carried out in such a way as to minimise the effect of site operations on the amenities of dwellings to the north.

The applicants attention is drawn to the contents of the enclosed letter dated 21 July 1994 from the National Rivers Authority.

Director of Planning and Building Control Services
08-DEC-94 H14/0528/94

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Industrial development

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

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30-NOV-94 AD check...A.D.12....

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