SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0584/96 Received:24-JUN-96 Type:FULL

Name: T J & F Stenlake
Casablanca
Washdyke Road
Algarkirk
Boston Lincs PE20 2AW

Agent: T J & F Stenlake
Casablanca
Washdyke Road
Algarkirk
Boston Lincs PE20 2AW

Description: Construct warehouse & workshop and improvement of access visibility & use of site for storage & processing timber.
Location : Northgate Mill Northgate
Pinchbeck 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 The site and buildings shall only be used for timber processing or any other general industrial activity between the hours of 8.00am and 5.00pm Monday to Friday (excluding any public Bank Holidays) and all commercial vehicular movements within the site and onto and off the site shall be restricted to these times.

Reason: To safeguard the amenities of nearby residential properties.

3 Noise from site operations shall not exceed a level equivalent to 40 dB LA eq 1 hour as measured at a height of 1.5 metres on any residential boundary.

Reason: To safeguard the residential amenities of nearby dwellings.

4 Within a period of 6 months of the date of this permission, acoustic barriers shall be erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority, in the locations shown on the submitted plans.

Reason: To safeguard the amenities of nearby dwellings.

5 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. *Director of Housing & Planning Services*

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

6 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.

7 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.

8 Before the building is occupied space shall be provided within the site as shown on the submitted plan for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Northgate.

9 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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 Any forklift trucks shall be electrically powered and no machining or processing of timber or other industrial processes shall be carried out on land outside the buildings.

Reason: To safeguard the amenities of nearby dwellings.

11 The buildings shall be constructed to meet the requirements of paragraph 3.1 of the Noise Assessment accompanying the application.

Reason: To safeguard the amenities of nearby dwellings.

12 Before works on the new buildings are commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority a scheme for the provision and implementation of foul and surface water drainage works and such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the use of the buildings is commenced.

Reason: To ensure satisfactory development and prevent pollution of the water environment.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

13 Before works to construct the new buildings are commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority detailed plans and sections to a scale of 1:50, 1:20, 1:10 as appropriate of the new buildings and the development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development in the context of the Listed Building on site.

14 This permission does not authorise any works of alteration, or authorise the use of The Mill on site.

Reason: For the avoidance of doubt and to safeguard the character and appearance of The Mill which is a Listed Building.

15 Before works to construct the new buildings are commenced, the applicant shall submit to and have had approved in writing by the Local Planning Authority, details of all emissions to atmosphere, including any arrestment thereof and the approved details shall be implemented before the buildings are brought into use.

Reason: To safeguard the amenities of nearby dwellings.

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
09-OCT-96 H14/0584/96

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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X Description: Construct warehouse & workshop, ~~and~~ improvement of access visibility & use of site for storage & processing timber
Location : Northgate Mill Northgate
Pinchbeck 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.

XX 2 The site and buildings shall only be used for timber processing between the hours of 8.00am and 5.00pm Mondays to Fridays (excluding any public Bank Holidays) and all commercial vehicular movements within the site and onto and off the site shall be restricted to these times.

Reason: To safeguard the amenities of nearby residential properties.

X 3 Noise from site operations shall not exceed a level equivalent to 40 dB LA eq 1 hour as measured at a height of 1.5 metres on any residential boundary.

Reason: To safeguard the residential amenities of nearby dwellings.

4 Within a period of 6 months of the date of this permission, acoustic barriers shall be erected in accordance with details to be submitted to and approved in writing by the Local Planning Authority, in the locations shown on the submitted plans.

Reason: To safeguard the amenities of nearby dwellings.

SC12B (Samples) 5 Before the development hereby permitted is commenced ~~detail~~s of the ~~type and colour of the~~ materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

6 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 by the Local Planning Authority. in writing

Reason: In the interests of visual amenity.

7 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.

8 Before the building is occupied space shall be provided within the site as shown on the submitted plan for the loading, unloading and parking of vehicles.

DC is this OK?

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using ~~XXXXXXXX Road.~~ Northgate .

9 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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 Any forklift trucks shall be electrically powered and no ~~matching~~ machining or processing of timber or other industrial processes shall be carried out on land outside the buildings.

Reason: To safeguard the amenities of nearby dwellings.

11 The buildings shall be constructed to meet the requirements of paragraph 3.1 of the Noise Assessment accompanying the application.

Reason: To safeguard the amenities of nearby dwellings.

12 Before works on the new buildings are commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority a scheme for the provision and implementation of foul and surface water drainage works and such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the use of the buildings is commenced.

Reason: To ensure satisfactory development and prevent pollution of the water environment.

13 Before works to construct the new buildings are commenced the applicant

shall submit to and have had approved in writing by the Local Planning
XX Authority detailed plans and sections to a scale of 1:50, 1:20, 1:10, as appropriate of the new buildings and the development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development in the context of the Listed Building on site.

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15 Before works to construct the new buildings are commenced, the applicant shall submit to and have had approved in writing by the Local Planning
X Authority, details of all emissions to atmosphere, including any arrestment thereof and the approved details shall be implemented before the buildings are brought into use.

Reason: To safeguard the amenities of nearby dwellings.

26-SEP-96 Checked ..... 3/10 SAS 27/9

Authorised to issue (inc Delegation). 7/10

X SN12 (DISABLED)

16 - The development and operation of the site shall be carried out in strict accordance with the details shown on the approved plans.

Reason: To ensure that the site is developed and operated in such a way as to minimise the effect on the amenity of nearby dwellings