SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0890/94 Received:16-SEP-94 Type:FULL

Name: Spalding Bulb/Produce Auction
Swan Street
Spalding
Lincs

Agent: Poddington Design
43 Double Street
Spalding
Lincs

Description: Erect sale/auction halls, warehouse,storage/distribution wholesale florists/sundries, ancillary offices/exhibition
Location : Enterprise Way Enterprise Park
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 Before the use of the building hereby permitted is commenced, the applicants shall submit to and agree with the Local Planning Authority details and sections of the earth bunding to be constructed along the western boundary of the site with Moortoft Lane and the southern boundary of the sites frontage with Enterprise Way as shown on Drawing no: 2593-3b. The bunding shall be constructed in accordance with the agreed details ready for planting within a period of 6 months commencing with the date the building is first used.

Reason: In the interests of the visual amenities of the locality.

3 Before the use of the building hereby permitted is commenced, the applicants shall submit to and agree with the Local Planning Authority details of the numbers, species and planting heights of the proposed understorey planting for the earth bunding and other areas as shown on Drawing no: 2593-3b. Such planting shall thereafter be carried out and subsequently maintained as part of the overall landscaping scheme.

Reason: In the interests of the visual amenities of the locality.

4 Landscaping along the southern boundary of the site with with Enterprise Way shall be carried out in accordance with the planting details approved under previous permission refs: H14/0300/94 and H14/0301/94.

Reason: In the interests of the visual amenities of the locality.

5 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.

6 In the event that Moortoft House to the north of the site is re-occupied for residential purposes, the applicant shall submit to and agree with the Local Planning Authority full details of an acoustic fence to be constructed along the northern boundary of the site. The fence shall be constructed in accordance with the agreed details within a period of 6 months commencing from the date Moortoft House is re-occupied for residential purposes.

Reason: To safeguard the amenities of any future occupiers of Moortoft House.

7 Before the building is occupied space shall be provided within the site as shown on the amended plan (Drawing no: 2593.3a dated 28 September, 1994) 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 Enterprise Way.

8 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 ingress and egress of vehicles calling at the site in the interests of road safety

9 The 'access only' and 'exit only' arrangements shall be clearly signed on site in accordance with details previously agreed with the Local Planning Authority, once the building is completed and shall operate in that manner while the building is in use.

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

10 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing no. 2593.3a dated 28 September, 1994) shall be cleared of all obstructions exceeding 0.6 metres in height, and so maintained thereafter.

Reason: To reduce to a minumum the effect of the development on the safety and freedom of flow of traffic using this stretch of Enterprise Way.

Your attention is drawn to the need to comply with the provisions of

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)

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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 Planning and Building Control Services
12-OCT-94 H14/0890/94

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.

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Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

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sgd B SMITH
Director of Planning and Building Control Services

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