BRIAN SMITH Dip TP MRTPI
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Priory Road, Spalding.
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1172/93 Received:16-DEC-93 Type:FULL

Name: Rooke Agencies Ltd
Beck Bank
West Pinchbeck
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach, Spalding
Lincs, PE12 7EE

Description: Change of use from storage and distribution to retail,storage /distribution and recladding to front and south elevation

Location : Greenacres Beck Bank
West 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 the storage, wholesale and retail of Pet Food and the site and buildings shall be operated strictly in accordance with the approved plans.

Reason: To ensure that the retail element of the use remains an ancillary part of the use of the site so that there is no conflict with planning policy.

3 The existing northern access shall be improved by the provision of 6 metres radii as shown on the submitted plan, before the permitted use is commenced

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.

4 Before the permitted use is commenced, the new access shall be laid out as shown on the submitted plan number RAL.1 and suitably constructed in accordance with details toa be approved.

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.

5 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.

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

6 Before the permitted access is commenced to be used the existing access between the site and Beck Bank shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

7 No part of the land outside the buildings shall be used for the deposit, storage or display of any goods, materials or other items.

Reason: To safeguard the amenities of the locality.

8 No loading or unloading shall take place at any time between the hours of 8 p.m. and 8 a.m. on any day.

Reason: To safeguard the amenities of the locality.

9 Details of the fence and gates to be erected on the highway boundary shall be submitted within 6 months of the date of this decision notice and thereafter shall be erected.

Reason: No such details were submitted.

10 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.

Reason: In the interests of visual amenity.

11 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.

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

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SOUTH HOLLAND DISTRICT COUNCIL

further application for planning permission.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

sgd B SMITH
Director of Planning and Building Control Services

05-JUL-94 H14/1172/93

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0949/94 Received:03-OCT-94 Type:CONDITION COMPLIANCE

Earlier Permission: H14/1172/93

Name: Rooke Agencies Ltd
Beck Bank
West Pinchbeck
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding, Lincs

Description: Front fence and landscaping details (Conditions 9 and 10 of H14/1172/93)
Location : Greenacres, Beck Bank West Pinchbeck Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Planning and Building Control Services
11-NOV-94 H14/0949/94

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.

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/0949/94 Received:03-OCT-94 Type:CONDITION COMPLIANCE

Name: Rooke Agencies Ltd
Beck Bank
West Pinchbeck
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding, Lincs

Description: Front fence and landscaping details (Conditions 9 and 10 of H14/1172/93)
Location : Greenacres, Beck Bank West Pinchbeck Spalding Lincs

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

08-NOV-94

AD check...10/11.....

Authorised to issue (inc Delegation).....10/11.....