

SALLY WALTHAM

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Director of Housing & Planning Services

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Town and Country Planning Act 1990 Planning Permission

Reference: H14/0174/99

Received: 06-APR-99

Type: FULL

Name: Utopia UK Ltd.
Fengate Road
West Pinchbeck
Spalding
Lincs. PE11 3NE

Agent: Corporate Architecture Ltd
Third Floor, St Georges House
6 St Georges Way
Leicester
LE1 1SH

Description: Erection of a fruit and vegetable storage depot and
associated offices

Location : Enterprise Food Park Enterprise Way
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 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.

- 3 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.

- 4 Before the development is commenced the proposed access, including visibility splays of 4.5 metres x 90 metres, shall be provided as shown on the submitted layout plan (dwg no.

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1515/U/A/98/012B) received by the Local Planning Authority on 24th Feb 99.

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.

- 5 Before any building is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

- 6 Before the building is occupied space shall be provided within the site as shown on the submitted plan (dwg no. 1515/U/A/98/012B received by the Local Planning Authority on 24th Feb 99) 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.

- 7 Before the permitted access is commenced to be used in connection with the permitted building the existing access between the site and Enterprise Way shall be stopped up permanently by the construction of an earth bund to match existing bunds elsewhere on Enterprise Way. The bund shall be subsequently landscaped in accordance with the details and requirements of condition numbers 2 and 3 of this permission.

Reason: In the interests of road safety and visual amenities.

- 8 Before development is commenced a scheme for screening along the boundary with Stephenson Avenue shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall prevent headlights of vehicles within the site distracting/confusing drivers on Stephenson Avenue and the approved scheme shall be implemented before the building is brought into use.

Reason: In the interests of road safety.

- 9 An area shall be set aside for overflow/future car parking in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To meet the needs of the whole site when fully developed and to prevent vehicles from

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parking on the adjoining highways, in the interests of highway safety.

- 10 An acoustic fence, 2.2 metres high, details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be erected along the western boundary of the site, before the building is brought into use, and the approved fence shall thereafter be retained.

Reason: To safeguard the amenities of nearby residents.

- 11 Noise from fixed plant and machinery shall not exceed a level equivalent to 30 dBLA eq 5 minutes during the hours of 23.00 and 06.00 and 40 dBLA eq 15 minutes at all other times, as measured at a height of 1.5 metres at any residential boundary.

Reason: To safeguard the amenities of nearby residents.

- 12 No static HGV refrigerated units shall operate on the site, other than by means of a mains electric power supply.

Reason: In the interests of nearby residents.

This permission is granted in accordance with the application submitted as revised by the additional plan (Dwg. No. 014B) received by the Local Planning Authority on 19th May 1999 and amended site plan (Dwg. No. 1515/U/A/98/010-B) received by the Local Planning Authority on 24th May 1999.

Director of Housing and Planning Services

27 MAY 1999

H14/0174/99

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. See enclosed notes relating to rights of appeal.

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H14/1039/99

Applicant: Utopia UK Ltd
Fengate Road
West Pinchbeck
Spalding
Lincs. PE11 3NE

Agent: Lindum Construction
Lindum House
Whisby Road
Lincoln
LN6 3QX

Description: Landscaping Scheme
(Cond 2 of H14/0174/99)

Location: Enterprise Food Park Enterprise Way
Spalding
Lincs

Type: CONDITION COMPLIANCE

Date received: 18-OCT-99

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

The Council will take no further action in relation to this application, given the lack of response to matters raised in correspondence.

Head of Planning & Development
14-MAY-2002

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100