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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H14-1071-14 Received: 23rd December 2014 Type: FULL

Name: JVG Herbs Ltd.
 Bridge Farm
 Horseshoe Road
 Spalding
 Lincs
 PE11 3BE

Agent: Siddle Grimley Hage Ltd.
 Swan House
 Exchange Road
 Lincoln
 LN6 3JZ

Description: Creation of new herb growing facility with associated infrastructure for staff, dispatch and heating

Location : Adjacent to Black House Farm and The Delph
 Pode Hole Spalding

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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

4262-P-03 REV G, 4262-P-10 REV A, 4262-P-02, 4262-P-26 REV B, 4262-P-27 REV B, 4262-P-30, 4262-P-11 REV B, 4262-P-15 REV B, 4262-P-16 REV A, 4262-P-20 REV A, 4262-P-21 REV A, 4262-P-22, 4262-P-25 REV B, 4262-P-35, 4262-P-04 REV A, 4262-P-05 REV A and Flood Risk Assessment reference 4262-FRA issue 01(Prepared by sgh dated 3rd December 2014.)

Reason: For the avoidance of doubt and in the interests of proper planning.,

- 3 Before the commencement of the development hereby permitted, details of access points and routes for construction traffic shall be submitted to and approved in writing by the Local Planning



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Authority. Construction vehicles shall visited and access the site only in accordance with the details so approved.

Reason: In the interests of highway safety and the amenity of local residents during the construction process.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 4 Details of any internal glasshouse lighting to be installed on the premises, and consequent mitigation measures to protect nearby residential amenity, shall be submitted to and approved in writing by the Local Planning Authority prior to installation of any such lighting. The approved mitigation measures shall be carried out in full and thereafter be so maintained.

Reason: To protect the amenity of local residents.

This Condition is imposed in accordance with Policy SG13 and SG17 of the South Holland Local Plan 2006.

- 5 The use of the glasshouses hereby permitted shall be confined to agriculture as defined within Section 336 of the Town and Country Planning Act 1990.

Reason: The site is located within an area where it is the policy of the Local Planning Authority not to permit new development unless it is appropriate and essential in that location, particularly in conjunction with agriculture.

This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan 2006.

- 6 Before the commencement of the development hereby permitted details of the hours of working during the construction period shall be submitted to and approved in writing by the Local Planning. Work shall only take place during the hours so approved.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 7 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process.

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This Condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan 2006.

- 8 Noise from fixed plant and machinery shall not exceed a level of 5 dB(A) above the background noise level when measured as a L(A)_{eq15min} at any residential boundary not within the applicant's ownership.

Reason: To ensure that there is no noise nuisance to nearby residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 9 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and in particular the following mitigation measures:
- Finished floor levels of the boiler plant and all critical infrastructure shall be located above the critical flood level;
 - Flood resilient and resistant construction techniques shall be incorporated throughout the development.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development. This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 10 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development. This Condition is imposed in accordance with Policy SG14 and SG15 of the South Holland Local Plan 2006.

- 11 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before the development commences on the site and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal.

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Reason: To ensure that no mud or other debris is deposited on the carriageway. In the interests of highway safety and to accord with Policy SG14 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application having engaged with the Applicant at the pre-application stage, and by assessing the subsequent application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Note(s):

Should unexpected contamination be discovered on the site at any time, the applicant is advised to contact the District Council's Environmental Protection department immediately.

Prior to the commencement of any access works within the public highway you should contact the Lincolnshire County Council Divisional Highways Manager on 01522 782070 for application, specification and construction information.

The developer is advised to contact the Welland and Deepings Internal Drainage Board and the Environment agency prior to commencing development for advice on ensuring all the regulations and bye-laws relating to those bodies are complied with.



Paul Jackson
Planning Manager

26th March 2015

H14-1071-14

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.