SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1200/97 Received:13-NOV-97 Type:FULL

Name: Guttridge Services Ltd.
23 Hawthorn Bank
Spalding
Lincs
PE11 1JL

Agent: Mr A Lowther
East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding, Lincs. PE11 3JA

Description: Factory and offices.

Location : Wardentree Lane 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 hard and soft landscaping and tree planting for the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: details of positions, heights on planting and species of trees and shrubs; heights, position and design of walls and fences; and the materials to be used for hard surfaced areas.

Reason: In the interests of visual amenity.

3 The approved scheme of hard and soft landscaping and 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 The building to which this permission relates shall not be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, adjacent to and gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to the building, at all times that the development is in progress, in the interests

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)

of the proper development of the site.

5 There shall be no means of vehicular (or pedestrian) access to the permitted building from Wardentree Lane.

Reason: In the interests of road safety.

6 Before the building is commenced the access shall be constructed as shown on the amended plan (Drg No. 1398-970921 3D received by the Local Planning Authority on 24 December 1997).

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.

7 Before the building is occupied space shall be provided within the site as shown on the amended plan for the loading, unloading and parking of vehicles (Drg No. 1398-970921 3D received by the Local Planning Authority on 24 December 1997).

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

8 The car parking shall be suitably hardened and demarkated as shown on the amended plan (Drg No. 1398-970921 3D received by the Local Planning Authority on 24 December 1997) within 3 months of the commencement of use of the building.

Reason: To encourage the economic use of the car park to ensure vehicles using the site can be accommodated on site in the interests of the safety and convenience of traffic using the adjacent road.

9 Notwithstanding the submitted details, before the development hereby permitted is commenced details 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.

10 Details of security lights, external lights and cameras shall be submitted to and approved in writing by the Local Planning Authority before they are installed.

Reason: To ensure they do not detract from the overall design of the building.

11 Before the building is brought into use odour abatement equipment shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure odours produced from this general industrial use do not harm the adjacent food factory.

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12 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

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
23-JAN-98 H14/1200/97

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) FC.I.H. Director of Housing & Planning Services

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

DRAFT (2)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/1200/97 Received:13-NOV-97 Type:FULL

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Description: Factory and offices.

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Lincs

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that permission has been granted (or equiv)
on the following condition(s):

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of hard and soft landscaping and tree planting for the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: details of positions, heights on planting and species of trees and shrubs; heights, position and design of walls and fences; and the materials to be used for hard surfaced areas.

Reason: In the interests of visual amenity.

3 The approved scheme of hard and soft landscaping and 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 The building to which this permission relates shall not be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, adjacent to and gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to the building, at all times that the development is in progress, in the interests

of the proper development of the site.

5 There shall be no means of vehicular (or pedestrian) access to the permitted building from Wardentree Lane.

Reason: In the interests of road safety.

6 Before the building is commenced the access shall be constructed as shown on the amended plan (Drg No. 1398-970921 3D received by the Local Planning Authority on 24 December 1997).

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.

7 Before the building is occupied space shall be provided within the site as shown on the amended plan for the loading, unloading and parking of vehicles (Drg No. 1398-970921 3D received by the Local Planning Authority on 24 December 1997).

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

8 The car parking shall be suitably hardened and demarkated as shown on the amended plan (Drg No. 1398-970921 3D received by the Local Planning Authority on 24 December 1997) within 3 months of the commencement of use of the building.

Reason: To encourage the economic use of the car park to ensure vehicles using the site can be accommodated on site in the interests of the safety and convenience of traffic using the adjacent road.

9 Notwithstanding the submitted details, before the development hereby permitted is commenced details 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.

10 Details of security lights, external lights and cameras shall be submitted to and approved in writing by the Local Planning Authority before they are installed.

Reason: To ensure they do not detract from the overall design of the building.

11 Before the building is brought into use odour abatement equipment shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure odours produced from this general industrial use do not harm the adjacent food factory.

12 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

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15-JAN-98 Checked SAS 21/1 (amendments only)

Authorised to issue (inc Delegation) ... 21/1 ...

PM 20-1-98

DRAFT (1)

(PLEASE KEEP IN FILE)

Town and Country Planning Act etc

DRAFT PERMISSION

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Name: Guttridge Services Ltd.
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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 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~~ 10 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 The building to which this permission relates shall not be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, adjacent to and gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to ~~each~~ the building ~~plot~~ at all times that the development is in progress, in the interests of the proper development of the site.

No

Does this need Old C2a Reason?

5 There shall be no means of vehicular (or pedestrian) access to the permitted building from Wardentree Lane.

Reason: In the interests of road safety.

6 Before the building is commenced the access shall be constructed as shown on the amended plan (Drg No. 1398-970921 3D received on 24 December 1997).

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.

7 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 (Drg No. 1398-970921 3D received on 24 December 1997).

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

8 The car parking shall be suitably hardened and demarkated as shown on the amended plan within 3 months of the commencement of use of the building.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of xxxxxxxx xxxxxxxxx Road.

9 Before the development hereby permitted is commenced details 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.

10 Details of security lights and cameras shall be submitted to and approved in writing by the Local Planning Authority before they are installed.

Reason: To ensure they do not detract from the overall design of the building.

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Reason: The site is of archaeological interest.

15-JAN-98 Checked ...[illegible]....

Authorised to issue (inc Delegation)..[illegible]....

~~SN Amended plan 1398-97092A-SD and a 24 Dec 97~~

SN 12 Drafted as to [illegible]

PDM 15-1-98