Council Offices
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PE11 2XE
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Bridge Farm Nurseries
Bridge Farm
Horseshoe Road
Spalding
Lincolnshire
PE11 3BE

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H16-0286-14 **Date of Decision:** 26th May 2016

Applicant: Bridge Farm Nurseries
Bridge Farm
Horseshoe Road
Spalding
Lincolnshire
PE11 3BE

Location: Bridge Farm Horseshoe Road Spalding

Description: Proposed glasshouse extension, erection of biomass plant room and creation of lagoon

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

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:
Dwg. No's: ATS/168-14-01A, ATS/168-14-02A, ATS/168-14-03, ATS/168-14-04A, ATS/168-14-05 and ATS/168-14-06.
Reason: For the avoidance of doubt, and in the interests of proper planning.

3 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.

4 Before commencement of the development hereby permitted, details of a scheme of roof and wall screening to minimise light pollution from all glasshouses on site, and a timetable for its delivery, shall be submitted to, and approved by the Local Planning Authority. The approved details shall be carried out in full in accordance with the approved timetable and thereafter be so maintained.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

5 Noise from fixed plant and machinery from anywhere on site shall not exceed a level of 35dB(A), when measured as a 15 minute L(A)eq, at any residential boundary not within the applicants' ownership.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

6 No machinery shall be operated, no processes shall be carried out and no deliveries shall be taken at or dispatched from anywhere on the site, outside the hours of 7am to 7pm, other than in the 14 days prior to Mother's Day and between 11th - 20th December (inclusive).

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

7 During the 14 days prior to Mother's Day and between 11th and 20th December (inclusive), outside of the hours of 7am to 7pm, all loading and unloading on the site shall be restricted to the central loading bay, accessed via the main site entrance, as identified on Dwg No: ATS/168-14-06.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

8 There shall be no HGV access or egress at the southern vehicular access, adjacent to the property known as 'Lynbury', at any time, and that access shall be gated shut between the hours of 7pm and 7am, all year round.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

9 The fuel used for the biomass boiler shall be solely woodchip.

Reason: To define the terms of the permission, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.