Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0294/03 Received: 10-MAR-03 Type: FULL

Name: Castlebuild Scaffolding Ltd
4 Shivean Gate
Moulton
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of farm yard and builder storage buildings to store and offices for scaffolding business

Location : Adj. Pomona House Holbeach Road
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 five years beginning with the date of this permission.

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

2 Prior to any development being carried out on site, full details of any external alterations to the existing buildings and details of car parking and surfacing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the change of use being implemented and shall thereafter be retained.

Reason: In the interest of the visual amenities of the surrounding area.

3 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.

4 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

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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.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the use of the buildings shall be limited to office use and storage of scaffolding and ancillary use only and no industrial process shall be carried out or machinery installed in the buildings.

Reason: To safeguard the amenities of the locality.

6 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.

7 Adequate space shall be reserved within the curtilage of the site at all times for the parking, loading, unloading and manoeuvre of all vehicles expected to call at the site at any one time.

Reason: To ensure the provision of adequate facilities clear of the adjacent A151 County Highway in the interests of highway safety.

8 Any gates to the vehicular access shall be set back 10 metres from the nearside edge of the carriageway of Holbeach Road, and shall open away from the highway.

Reason: To ensure that vehicles entering or leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

9 No deliveries, vehicle movements, unloading or loading shall take place on the site other than between the following times:-
7.00am - 6.00pm Monday to Friday.
7.00am - 12.00pm Saturdays.
No activity shall take place on Sundays, or Bank or Public Holidays.

Reason: To protect the amenities of adjoining residents.

10 Before the use hereby approved is implemented, a 1.8 metre high close boarded fence shall be

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erected on the south and west side boundaries, as shown on drawing number 637-03-01A.

Reason: In the interests of the amenities of the adjoining resident.

Note(s):

The determined plans are:
Amended dwg no. 637-03/01A received 2 June 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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 Section 21 of the Disability Discrimination Act 1991, 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.

Head of Planning & Development
27 AUG 2003 H16/0294/03

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0294/03 Received: 10-MAR-03 Type: FULL

Name: Castlebuild Scaffolding Ltd
4 Shivean Gate
Moulton
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of farm yard and builder storage buildings to store and offices for scaffolding business

Location : Adj. Pomona House Holbeach Road
Spalding

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

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 Prior to any development being carried out on site, full details of any external alterations to the existing buildings and details of car parking and surfacing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the change of use being implemented and shall thereafter be retained.

Reason: In the interest of the visual amenities of the surrounding area.

3 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.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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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.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the use of the buildings shall be limited to office use and storage of scaffolding and ancillary use only and no industrial process shall be carried out or machinery installed in the buildings.

Reason: To safeguard the amenities of the locality.

6 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.

7 Adequate space shall be reserved within the curtilage of the site at all times for the parking, loading, unloading and manoeuvre of all vehicles expected to call at the site at any one time.

Reason: To ensure the provision of adequate facilities clear of the adjacent A151 County Highway in the interests of highway safety.

8 Any gates to the vehicular access shall be set back 10 metres from the nearside edge of the carriageway of Holbeach Road, and shall open away from the highway.

Reason: To ensure that vehicles entering or leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

9 No deliveries, vehicle movements, unloading or loading shall take place on the site other than between the following times:-
7.00am - 6.00pm Monday to Friday.
7.00am - 12.00pm Saturdays.
No activity shall take place on Sundays, or Bank or Public Holidays.

Reason: To protect the amenities of adjoining residents.

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Note(s):

The determined plans are:
Amended dwg no. 637-03/01A received 2 June 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development
21 AUG 2003

H16/0294/03

Yes

10 Before the use hereby approved is implemented, a 1.5m high close boarded fence shall be erected on the south and west site boundaries as shown on drawing no 637-03-01A.

Reason: To the interests of the amenities of the adjoining resident.

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/1452/03 Received: 01-DEC-03 Type: CONDITION COMPLIANCE

Name: Castlebuild Scaffolding Ltd
4 Shivean Gate
Moulton
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: External details and landscaping (Conditions 2 & 3 of H16/0294/03)

Location : Adjacent: Pomona House Holbeach Road
Spalding

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:

Note(s):

The determined plans are:
Dwg.nos. 637-03-01A and 637-03-02, received 1 December 2003.

The applicant is advised that surfacing details as required by Condition 2 of H16/0294/03 still need to be submitted.

Head of Planning & Development
07-JAN-04

H16/1452/03

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.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H16/0053/04 Received: 15-JAN-04 Type: CONDITION COMPLIANCE

Name: Castlebuild Scaffording Ltd
4 Shivean Gate
Moulton
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Details of surfacing (Part of Condition 2 of **H16/0294/03**)

Location : Holbeach Road Spalding

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:

Note(s):

The determined plans are:
Dwg. no. 637-03-01A, received 15 January 2004.

This consent is granted on the basis that the gravel will be compacted to prevent trafficking onto the highway and to reduce vehicular noise.

Head of Planning & Development
06-FEB-04

H16/0053/04

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.