SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H16/0418/97 Received:28-MAY-97 Type:FULL

Name: David Bowman Limited
c/o D A Green & Sons Ltd
High Road
Whaplode
Spalding Lincs

Agent: D A Green & Sons Limited
High Road
Whaplode
Spalding
Lincs

Description: Proposed agricultural storage buildings

Location : Rangells Gate Low Fulney
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 five 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 site is commenced to be used and any buildings are erected, the access, including visibility splays of 2.4 metres x 215 metres, shall be laid out as shown on the submitted drawing (drawing no. 1779/1A) and the access suitably surfaced, to the reasonable satisfaction of the Local Planning Authority.

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.

**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)

SOUTH HOLLAND DISTRICT COUNCIL

5 The visibility splays shall be kept clear of any obstruction above 0.6 metres in height, above the level of the adjoining carriageway edge.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Before the building is occupied space shall be provided within the site as shown on the submitted plan (drawing no. 1779/1A) 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 Rangells Gate.

7 Noise from fixed plant and machinery shall not exceed a level equivalent to 30dB LA eq 5 minutes as measured at a height of 1.5 metres and a distance of 3.5 metres from any residential facade.

Reason: In the interests of residential amenity.

8 Any refrigerated HGV mounted units on the site shall be operated by means of electric hook-ups or alternatively switched off.

Reason: In the interests of residential amenity.

9 Before the buildings are brought into use, the 1.8 metre high earth bund shall be provided and grassed to the reasonable satisfaction of the Local Planning Authority in the position shown on drawing no. 1779/1A.

Reason: In the interests of residential amenity.

10 Before the occupation of the buildings, the hardstanding shall be provided in accordance with details of its surfacing to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

11 No work shall take place at the premises at any time on Sundays or Bank Holidays nor between the hours of 7pm and 7am on other days except where, in the case of Sundays, prior written notification is given to the Local Planning Authority of working on that day and the Local Planning Authority has, in response, given its written agreement to working on that day.

Reason: In the interests of residential amenity.

12 The development shall be undertaken fully in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

This permission is granted in accordance with the application submitted

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SOUTH HOLLAND DISTRICT COUNCIL

as revised by the letter and amended plans (drawing nos. 1779/1A, 1779/2A and 1779/3A) received by the Local Planning Authority on 13 May 1997.

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
20-JUN-97 H16/0418/97

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.

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Director of Housing and Planning Services
20-JUN-97 H16/0418/97

20/6/97

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Checked Adi 20/6
Case Officer