SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0478/97 Received:30-APR-97 Type:FULL

Name: Rooke Agencies Ltd
The Warehouse
Beck Bank
West Pinchbeck
Spalding Lincs

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

Description: Change of use of Unit 1 to wholesale cash & carry warehouse for pet and animal feeds
Location : Cradge Bank Industrial Estate (Unit 1)
Cradge Bank 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 Before the use is commenced the existing shrubs on the site frontage shall be removed to provide satisfactory visibility from the site access.

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.

3 The hardstanding area/forecourt shall be available for use at all times for parking, loading and unloading of vehicles and shall therefore not be used to deposit, store or display any goods, materials or other items.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

4 The premises shall not be used, or loading/unloading take place, at any time on Sundays and Bank Holidays nor between 1900 - 0700 hours on other days.

Reason: To protect the amenities of this residential area.

5 Unit no. 1 shall only be used for wholesale cash and carry of pet and animal feeds as an ancillary part of the use of units 2 and 3 for the storage of pet and animal feeds.

Reason: To ensure the use does not become an unrestricted A1 use which would be contrary to Policy STC 4 of the South Holland District Local Plan, Deposit Draft.

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

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.

You are advised that any alterations which may be proposed to the external appearance of the building will require a further application for planning permission.

Director of Housing and Planning Services
13-JUN-97 H16/0478/97

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0478/97 Received:30-APR-97 Type:FULL

Name: Rooke Agencies Ltd
The Warehouse
Beck Bank
West Pinchbeck
Spalding Lincs

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

Description: Change of use of Unit 1 to wholesale cash & carry warehouse for pet and animal feeds
Location : Cradge Bank Industrial Estate (Unit 1)
Cradge Bank 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 Before the use is commenced the existing shrubs on the site frontage shall be removed to provide satisfactory visibility from the site access.

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.

3 The hardstanding area/forecourt shall be available for use at all times for parking, loading and unloading of vehicles and shall therefore not be used to deposit, store or display any goods, materials or other items.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

4 The premises shall not be used, or loading/unloading take place, at any time on Sundays ~~or~~ and Bank Holidays nor between ~~14.00 — 7.00~~ 1900 - 0700 hours on other days.

Reason: To protect the amenities of this residential area.

5 Unit no. 1 shall only be used for wholesale cash and carry of pet and animal feeds as an ancillary part of the use of units 2 and 3 for the storage of pet and animal feeds.

Reason: To ensure the use does not become an unrestricted A1 use which would be contrary to Policy STC 4 of the South Holland District Local Plan, Deposit Draft.

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.

05-JUN-97 Checked ....SAS 9/6

Authorised to issue (inc Delegation).....M...10/6.

? SNS Change of use only