SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16-0953-14 **Received:** 11th November 2014 **Type:** FULL

Name: West Nurseries Ltd
20 Mallard Road
Low Fulney
Spalding
Lincs
PE12 6ND

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincolnshire
PE11 3RY

Description: Proposed replacement and new glasshouses including reservoir and soakaway pond

Location : WEST NURSERY 20 MALLARD 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 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. nos. 407/1/2014 and 407/LP/BP/2014C;
Flood Risk Assessment and Surface Water Plan (Rev A) prepared by S M Hemmings dated 6 November 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The use of the buildings shall be confined to agriculture as defined within Section 336 of the Town and Country Planning Act, 1990.

Reason: The site is located in 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

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conjunction with agriculture.
This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan 2006 which only allows new development in the open countryside if it is essential in that location, especially *in conjunction with agriculture.*

4 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The landscaping scheme should include hedge and tree planting within the southern area of the site.

Reason: To ensure that the development is adequately landscaped and to help integrate it within the rural landscape.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

5 Before any other development is commenced the new lined reservoir and soakaway pond shall be constructed in accordance with the approved details. It shall thereafter be retained in its entirety.

Reason: To ensure a satisfactory form of development and to prevent flooding, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG11 of the South Holland Local Plan 2006.

6 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Surface Water Plan (Rev A) dated 6 November 2014 and the mitigation measures detailed within. The mitigation measures shall be fully implemented prior to the glasshouses being brought into use and subsequently in accordance with the timing/phasing arrangements embodied within the scheme.

Reason: To ensure a satisfactory form of development and to reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with Policy SG11 of the South Holland Local Plan 2006 and advice within Section 10 of the National Planning Policy Framework, 2012.

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Paul Jackson
Planning Manager
6th February 2015 **H16-0953-14**

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.