SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0873/02 Received: 25-JUL-02 Type: SEC 73 MODIFICATION

Name: Humber Sea Terminal Ltd
Clough Lane
North Killingholme
North Lincolnshire
DN40 3JP

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Modification of condition 20 of H18/1433/00 to allow erection of acoustic fencing after road construction and to be thereafter maintained in situ.

Location : Port Sutton Bridge West Bank
Sutton Bridge

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

1 Within one month of the completion of road construction, the transparent acoustic fencing shall be extended in a southerly direction in order to reduce the gap in the acoustic barriers created by the Petts Lane road access, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The acoustic fencing shall be maintained in situ thereafter.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

The determined plans are:
Dwg no. 473/2/102 received 25 July 2002.

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Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
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Head of Planning & Development
31 OCT 2002

H18/0873/02

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 H18/0873/02 Received: 25-JUL-02 Type: SEC 73 MODIFICATION

Name: Humber Sea Terminal Ltd
Clough Lane
North Killingholme
North Lincolnshire
DN40 3JP

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Modification of condition 20 of H18/1433/00 to allow erection of acoustic fencing after road construction and to be thereafter maintained in situ.

Location : Port Sutton Bridge West Bank
Sutton Bridge

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

~~[illegible]~~ Within 1 month of

1 ~~After~~ the completion of road construction, the transparent acoustic fencing shall be extended in a southerly direction in order to reduce the gap in the acoustic barriers created by the Petts Lane road access, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The acoustic fencing shall be maintained in ~~[illegible]~~ thereafter.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

The determined plans are:

Drawing 473/2/102 received 25 July 2002

Head of Planning & Development
15 OCT 2002

H18/0873/02

SM 15/10

[illegible] 30/10/02

SHDC
Planning & Development
25 JUL 2002
Ref 6873/102

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
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Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H18/1433/00 Received: 08-DEC-00 Type: FULL

Name: Simon Storage Group Ltd
Priory House
Station Road
Redhill
Surrey RH1 1PH

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 2 warehouses, stationing of 2 office portakabins, new access road and electricity sub station

Location : West Bank Port Sutton Bridge
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 Prior to the commencement of the buildings the landscaping scheme shall be carried out in its entirety. The trees, shrubs and hedging shall be properly maintained for a period of ten years beginning with the date of the completion of the landscape scheme and all losses shall be made good during that period.

Reason: Having regard to the scale of the buildings it is considered necessary for the landscape scheme to be implemented as quickly as possible in order to help protect the visual amenity and outlook of the local residents and help assimilate the development into the locality.

3 Not withstanding the submitted plan, a 2.5 metre acoustic fence shall be erected between the new road extension and 33 Petts Lane in the position shown on the approved plan dwg no. 473/02/102 received on 8 December 2000.

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Reason: In the interests of the amenity of residential occupiers in Petts Lane.

4 The fencing required in condition 3 above shall be erected prior to the road first coming into use and shall be maintained in a proper manner to retain its acoustic properties in perpetuity or until such time as No. 33, 34 & 35 Petts Lane are in the control of the Port.

Reason: In the interests of the occupiers of residential properties in Petts Lane.

5 Prior to the commencement of the construction of the warehouses, a scheme of noise insulation shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be implemented in its entirety before the use commences.

Reason: In the interests of the occupiers of residential properties in Petts Lane.

6 Prior to the construction of the access road full details of the finished road suface shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid road noise in the interests of the amenity of occupiers of 33 Petts Lane.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 Prior to the commencement of the construction of the road full details, including cross-sections of the proposed junction spur off the new road extension into the proposed Port extension area, shall be submitted to and apporved in writing by the Local Planning Authority. The junction shall be constructed strictly in accordance with the approved details, together with any measures identified to mitigate against any impact on the adjacent trees.

Reason: In the interests of the well-being of the preserved trees and proper access arrangements.

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9 No fixed plant or machinery shall be located along the new road extension.

Reason: In the interests of amenity of the occupiers of 33 Petts Lane and the general visual amenity of the area.

10 There shall be no parking of vehicles or trailers (other than in the case of emergency or breakdown), storage of goods or materials, or loading or unloading on the new access road.

Reason: In the interest of the amenity of the occupiers of 33 Petts Lane and the general visual amenity of the area.

11 There shall be no lighting along the new access road unless prior approval in writing by the Local Planning Authority is received.

Reason: In the interests of the amenity of the area.

12 Prior to commencement of the warehousing a scheme of external lighting (if proposed) shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out strictly in accordance with the approved scheme.

Reason: In the interests of the amenity of the area and to reduce the level of light pollution from the site.

13 There shall be no fixed plant or machinery on the southern elevations or along the boundary of warehouse number 20.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

14 Prior to the commencement of the warehouses a written scheme of dust arrestment and continuous monitoring shall be submitted to and approved in writing by the Local Planning Authority and such scheme shall be implemented before the use commences.

Reason: In the interests of avoiding dust pollution arising from the development.

15 There shall be no outside storage of goods or materials in advance of warehouse number 20 being constructed.

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Reason: Warehouse number 20 will provide a sound barrier to outside storage activities and it is considered that in the absence of warehouse number 20, there would be an unacceptable noise impact on the residential occupiers in Petts Lane.

16 Warehouse number 21 shall only be constructed in advance of, or at the same time as, warehouse number 20.

Reason: The activities associated with warehouse number 21 would have an unacceptable impact on the reasonable residential amenity of occupiers in Petts Lane in advance of the construction of warehouse number 20 and the sound attenuation this building will provide.

17 The warehousing shall be used for goods and materials coming in and or out of the Port and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order).

Reason: Having regard to the location, general warehousing unconnected with the Port would be contrary to Policy EMP1 of the South Holland District Local Plan and would give rise to additional vehicle movements contrary to Planning Policy Guidance Note 13 (Transport).

18 Prior to the commencement of development a survey of protected species, that is species protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation (Natural Habitats & c.) Regulations 1994, shall be carried out. The report shall be submitted to the Local Planning Authority for approval in consultation with English Nature and any mitigation measures identified shall be fully implemented prior to the commencement of the relevant works.

Reason: In order to fully consider the possible impact on protected species in accordance with Policy E10B of the South Holland District Local Plan.

19 Noise from fixed plant and machinery shall not exceed a level equivalent to 40 dB LA eq 15 minutes during the hours of 0700 and 2100 and 30 dB LA eq 5 minutes at all other times as measured at a height of 1.5 metres and a distance of 3.5 metres from any residential fascade.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

20 Prior to the commencement of development the transparent acoustic fencing shall be extended in a southerly direction in order to reduce the gap in the acoustic barriers created by the Petts Lane road

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access, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

21 Prior to the occupation of warehouse number 21, a 2.5 metre acoustic close-boarded fence shall be erected to connect the northern corner of warehouse number 20 with the south-western corner of warehouse number 21.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

22 Prior to the commencement of development a scheme of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented in full prior to the use first coming into operation.

Reason: To ensure adequate drainage of the site.

23 Prior to the commencement of development a satisfactory scheme of external finishes for the warehouses shall be submitted to and approved in writing by the Local Planning Authority and all work shall be executed in accordance with the approved scheme.

Reason: To safeguard the visual amenities of the area.

The determined plans are:-
Dwg nos. 473/2/101. /102 & /103 received on 8 Dec 99.

Head of Planning & Development
26 MAR 2001 H18/1433/00

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 1990

Planning Permission

Reference: H18/1433/00 Received: 08-DEC-00 Type: FULL

Name: Simon Storage Group Ltd
Priory House
Station Road
Redhill
Surrey RH1 1PH

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 2 warehouses, stationing of 2 office portakabins, new access road and electricity sub station

Location : West Bank Port Sutton Bridge
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 Prior to the commencement of the buildings the landscaping scheme shall be carried out in its entirety. The trees, shrubs and hedging shall be properly maintained for a period of ten years beginning with the date of the completion of the landscape scheme and all losses shall be made good during that period.

Reason: Having regard to the scale of the buildings it is considered necessary for the landscape scheme to be implemented as quickly as possible in order to help protect the visual amenity and outlook of the local residents and help assimilate the development into the locality.

3 Not withstanding the submitted plan, a 2.5 metre acoustic fence shall be erected between the new road extension and 33 Petts Lane in the position shown on the approved plan dwg no. 473/02/102 received on 8 December 2000.

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Reason: In the interests of the amenity of residential occupiers in Petts Lane.

4 The fencing required in condition 3 above shall be erected prior to the road first coming into use and shall be maintained in a proper manner to retain its acoustic properties in perpetuity or until such time as No. 33, 34 & 35 Petts Lane are in the control of the Port.

Reason: In the interests of the occupiers of residential properties in Petts Lane.

5 Prior to the commencement of the construction of the warehouses, a scheme of noise insulation shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be implemented in its entirety before the use commences.

Reason: In the interests of the occupiers of residential properties in Petts Lane.

6 Prior to the construction of the access road full details of the finished road suface shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid road noise in the interests of the amenity of occupiers of 33 Petts Lane.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 Prior to the commencement of the construction of the road full details, including cross-sections of the proposed junction spur off the new road extension into the proposed Port extension area, shall be submitted to and apporved in writing by the Local Planning Authority. The junction shall be constructed strictly in accordance with the approved details, together with any measures identified to mitigate against any impact on the adjacent trees.

Reason: In the interests of the well-being of the preserved trees and proper access arrangements.

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9 No fixed plant or machinery shall be located along the new road extension.

Reason: In the interests of amenity of the occupiers of 33 Petts Lane and the general visual amenity of the area.

10 There shall be no parking of vehicles or trailers (other than in the case of emergency or breakdown), storage of goods or materials, or loading or unloading on the new access road.

Reason: In the interest of the amenity of the occupiers of 33 Petts Lane and the general visual amenity of the area.

11 There shall be no lighting along the new access road unless prior approval in writing by the Local Planning Authority is received.

Reason: In the interests of the amenity of the area.

12 Prior to commencement of the warehousing a scheme of external lighting (if proposed) shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out strictly in accordance with the approved scheme.

Reason: In the interests of the amenity of the area and to reduce the level of light pollution from the site.

13 There shall be no fixed plant or machinery on the southern elevations or along the boundary of warehouse number 20.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

14 Prior to the commencement of the warehouses a written scheme of dust arrestment and continuous monitoring shall be submitted to and approved in writing by the Local Planning Authority and such scheme shall be implemented before the use commences.

Reason: In the interests of avoiding dust pollution arising from the development.

15 There shall be no outside storage of goods or materials in advance of warehouse number 20 being constructed.

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Reason: Warehouse number 20 will provide a sound barrier to outside storage activities and it is considered that in the absence of warehouse number 20, there would be an unacceptable noise impact on the residential occupiers in Petts Lane.

16 Warehouse number 21 shall only be constructed in advance of, or at the same time as, warehouse number 20.

Reason: The activities associated with warehouse number 21 would have an unacceptable impact on the reasonable residential amenity of occupiers in Petts Lane in advance of the construction of warehouse number 20 and the sound attenuation this building will provide.

17 The warehousing shall be used for goods and materials coming in and or out of the Port and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order).

Reason: Having regard to the location, general warehousing unconnected with the Port would be contrary to Policy EMP1 of the South Holland District Local Plan and would give rise to additional vehicle movements contrary to Planning Policy Guidance Note 13 (Transport).

18 Prior to the commencement of development a survey of protected species, that is species protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation (Natural Habitats & c.) Regulations 1994, shall be carried out. The report shall be submitted to the Local Planning Authority for approval in consultation with English Nature and any mitigation measures identified shall be fully implemented prior to the commencement of the relevant works.

Reason: In order to fully consider the possible impact on protected species in accordance with Policy E10B of the South Holland District Local Plan.

19 Noise from fixed plant and machinery shall not exceed a level equivalent to 40 dB LA eq 15 minutes during the hours of 0700 and 2100 and 30 dB LA eq 5 minutes at all other times as measured at a height of 1.5 metres and a distance of 3.5 metres from any residential fascade.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

20 Prior to the commencement of development the transparent acoustic fencing shall be extended in a southerly direction in order to reduce the gap in the acoustic barriers created by the Petts Lane road

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access, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

21 Prior to the occupation of warehouse number 21, a 2.5 metre acoustic close-boarded fence shall be erected to connect the northern corner of warehouse number 20 with the south-western corner of warehouse number 21.

Reason: In the interests of the amenity of the residential occupiers in Petts Lane.

22 Prior to the commencement of development a scheme of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented in full prior to the use first coming into operation.

Reason: To ensure adequate drainage of the site.

23 Prior to the commencement of development a satisfactory scheme of external finishes for the warehouses shall be submitted to and approved in writing by the Local Planning Authority and all work shall be executed in accordance with the approved scheme.

Reason: To safeguard the visual amenities of the area.

The determined plans are:-
Dwg nos. 473/2/101. /102 & /103 received on 8 Dec 99.

Head of Planning & Development
26 MAR 2001 H18/1433/00

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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SHDC
Planning & Development
25 JUL 2002
Ref 0873/02

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H18/1270/00 Received: 24-OCT-00 Type: FULL

Name: Simon Storage Group
Priory House
Station Road
Redhill
Surrey RH1 1HP

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erect coil warehouse extension & provide new access road with electricity sub station to land north of existing port

Location : Port Sutton Bridge West Bank
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 Prior to the coil warehouse building coming into use the existing earth bund shall be extended and landscaped as indicated on plan number 473-03 in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the nearby residential occupiers.

3 Not withstanding the submitted plan, a 2.5 metre acoustic fence shall be erected between the new road extension and 33 Petts Lane in the position shown on the approved plan dwg no. 473-02 received on 24 October 2000.

Reason: In the interests of the amenity of residential occupiers in Petts Lane.

4 The fencing required in condition 3 above shall be erected prior to the road first coming into use

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and shall be maintained in a proper manner to retain its acousitc properties in perpetuity or until such time as No. 33, 34 & 35 Petts Lane are in the control of the Port.

Reason: In the interests of the occupiers of residential properties in Petts Lane.

5 Prior to the commencement of the coil warehouse a scheme of noise insulation for the building shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be implemented in its entirety before the use commences.

Reason: In the interests of the occupiers of residential properties in Petts Lane.

6 Prior to the construction of the access road full details of the finished road surface shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid road noise in the interests of the amenity of occupiers of 33 Petts Lane.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 Prior to the commencement of the construction of the road, full details, including cross-sections of the proposed junction spurs off the new road extension shall be submitted to and approved in writing by the Local Planning Authority. The junctions shall be constructed strictly in accordance with the approved details, together with any measures identified to mitigate against any impact on the adjacent trees.

Reason: In the interests of the well-being of the preserved trees and proper access arrangements.

9 No fixed plan or machinery shall be located along the new road.

Reason: In the interests of amenity of the occupiers of 33 Petts Lane and the general visual amenity

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of the area.

10 There shall be no parking of vehicles or trailers (other than in the case of emergency or breakdown), storage of goods or materials, or loading or unloading on the new access road.

Reason: In the interest of the amenity of the occupiers of 33 Petts Lane and the general visual amenity of the area.

11 There shall be no lighting along the new access road unless prior approval in writing from the Local Planning Authority is received.

Reason: In the interests of the amenity of the area.

12 Prior to the commencement of development a survey of protected species, that is species protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation (Natural Habitats & c.) Regulations 1994, shall be carried out. The report shall be submitted to the Local Planning Authority for approval in consultation with English Nature and any mitigation measures identified shall be fully implemented prior to the commencement of the relevant works.

Reason: In order to fully consider the possible impact on protected species in accordance with Policy E10B of the South Holland District Local Plan.

13 Prior to the commencement of development a scheme of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented in full prior to the use coming into operation.

Reason: To ensure adequate drainage of the site.

14 Prior to the commencement of development a satisfactory scheme of external finishes of the warehouse shall be submitted to and approved in writing by the Local Planning Authority and all work shall be executed in accordance with the approved scheme.

Reason: To safeguard the visual amenities of the area.

The determined plans are:-
Dwg nos. 473-01, 02 & 03 received on 24 Oct 00.

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Head of Planning & Development
26 MAR 2001

H18/1270/00

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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