

PLANNING PERMISSION

REFERENCE : H20/1325/80

DATE RECEIVED : 17 1 81

APPLICANT : Smith Bros.,
Sallimans Way
Off Ferry Lane
Rainham
Essex

AGENT : G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

TYPE : Full GRID REF : 537740 316960

DESCRIPTION : Change of use of agricultural buildings and yard
to plant holding depot.

LOCATION : Part O.S. 6600, Broadgate, Sutton St James

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to 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 43 of the Town and Country Planning Act 1971

- 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 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 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.

Cont....

IMPORTANT NOTE

*This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.*

SOUTH HOLLAND DISTRICT COUNCIL

4 The premises shall not be used at any time on Sundays nor between the hours of 5 pm and 8 am on other days.

Reason: To protect the amenities of this residential area.

5 The use of the premises shall be limited for storage only.

Reason: In the interests of the amenities of the locality.

6 The existing northern access to the site from Broadgate shall be stopped up permanently to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

7 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 Before the use is commenced space shall be provided within the site as shown on the attached plan 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 Broadgate.

9 The area shall for the first 15 metres (measured from the nearside carriageway edge) be surfaced in a suitable material, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure unsuitable material (mud or stone) is not trafficked onto the adjoining public highway, to the detriment of other road users.

10 No trees or shrubs on the site shall be topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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

B. White

District Planning Officer
7 March 1991 (C)

NOTE

The landscaping scheme should preferably make provision for a hedge of native species along the north eastern, south eastern and south western boundaries of the site.