FILE COPY

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

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Town and Country Planning Act 1990

Planning Permission

Reference: H22/0468/03 Received: 22-APR-03 Type: PERMISSION RENEWAL

Name: Lingarden Ltd
Stonegate
Weston
Spalding
Lincs

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Expansion of existing flower bulb and cut flower packing facilities (Renewal of H22/0223/00)

Location : Stonegate Weston

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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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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.

4 Prior to the commencement of development details of the improvements to the junction of Stonegate with the A151 shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Local Highways Authority. Such scheme as agreed shall be implemented prior to the commencement of the development.

Reason: To ensure the provision of safe and adequate means of access between the extended site and the highway network.

5 The rating level (LArT) shall not exceed the prevailing background level (LA90T) by more than 6 dB at any time as measured at the boundary of any habitable dwelling. A noise assessment demonstrating the above shall be undertaken in accordance with BS 41:42:1997 and shall be submitted concurrently with the submission of reserved matters relating to the siting of buildings and landscaping. Any mitigating works required shall be put in place prior to the use commencing.

Reason: In the interests of residential amenity.

6 Before any building is brought into use, a scheme of lighting in respect of the access ways, parking and loading areas and any lighting necessary for security purposes, shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

7 Prior to the commencement of development full details of the method of surface water and foul water disposal shall be submitted to and approved in writing with the Local Planning Authority and such scheme shall be fully implemented prior to the buildings coming into use.

Reason: In the interests of the proper drainage of the site and to avoid ground water pollution.

8 All emissions to atmosphere shall be free from offensive odour beyond the boundaries of the site as

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determined by an officer of the Local Planning Authority.

Reason: To prevent odour from the site having detrimental impact on residential occupiers.

9 There shall be no food processing carried out on the site.

Reason: In the interests of the amenity of residential occupiers, and in the absence of specific measures to mitigate impact.

10 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

11 Development should proceed fully in accordance with the approved Flood Risk Assessment and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:
Dwg no. 5037L:51 received 11 April 2003.
Letter from John Roberts Achitects Ltd, South Holland Flood Risk Map and Dwg. nos. 5528L/35 & 5850L:10 Rev D received 20 August 2003.

The Environment Agency has advised that any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no dishcarge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

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Sevenoaks

Head of Planning & Development
14 NOV 2003

H22/0468/03

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.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Director of Rural Services

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DRAFT PERMISSION

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Agent: John Roberts Architects Ltd
1 James Street
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LN2 1QD

Description: Expansion of existing flower bulb and cut flower packing facilities (Renewal of H22/0223/00)

Location : Stonegate Weston

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
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Reason: The site is of archaeological interest.

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Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:
~~1~~:2500 Site ~~location plan~~ received 11 April 2003.
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Head of Planning & Development
10 NOV 2003

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