SOUTH HOLLAND DISTRICT COUNCIL
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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H22-0908-14 **Received:** 28th October 2014 **Type:** FULL

Name: Lucksbridge Horticulture Ltd
Broadgate Drove
Moulton Chapel
Spalding
Lincolnshire
PE12 0XU

Agent: Shaun Barnes
t/a Albion Technical Solutions
8 Malvern Avenue
Spalding
Lincolnshire
PE11 2DG

Description: Proposed new glasshouses and 2 new Biomass Plant Rooms

Location : LUCKSBRIDGE NURSERIES BROADGATE DROVE
MOULTON CHAPEL 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. ATS/120-10-04H, ATS/120-10-10, ATS/120-10-11 and ATS/120-10-12B.

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

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

Reason: The site is located in the open countryside where it is normally the policy of the Local Planning Authority not to permit new development unless it is appropriate and essential in that location, particularly in conjunction with agriculture.
This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan, 2006

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which seeks to protect the countryside and minimise the loss of high quality agricultural land.

4 The approved scheme of landscaping shall be carried out in its entirety within a period of 6 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.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

5 No deliveries shall be taken at or dispatched from the site outside the hours of 7am to 9pm during the period 15 February to 10 May and 7am to 6pm otherwise.

Reason: To protect the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

6 Before any glasshouse hereby permitted is brought into use electrical hook up points shall be installed on the premises in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

7 Noise from fixed plant and machinery shall not exceed the background noise level by more than 5dB(A) when measured as a 15 minute LAeq at any residential facade not within the applicant's ownership.

Reason: To protect the amenity of local residents.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

8 The solid metal clad walling on the proposed north elevation shall be constructed strictly in accordance with details shown on dwg. nos. ATS/120-10-04H and ATS/120-10-12B before any of the northernmost 10 bays are brought into use. It shall thereafter be retained in its entirety.

Reason: To protect the amenity of local residents.

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This condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

9 Details of external lighting to be installed on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The lighting shall thereafter be installed strictly in accordance with the approved details.

Reason: To protect the amenity of local residents.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

10 Full details of all internal lighting to be installed within the glasshouses shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The lighting shall thereafter be installed strictly in accordance with the approved details.

Note: All lighting within at least the northernmost 5 bays shall be fitted with sensors that automatically switch off lighting when no one is present within that area.

Reason: To protect the amenity of local residents.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

11 The fuel used for the biomass boiler shall be solely woodchip.

Reason: To define the terms of the permission, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

12 There shall be no means of access to the site via the existing access in the north-eastern corner of the site, except in an emergency.

Reason: In the interest of highway safety and to protect the amenity of nearby residents.
This Condition is imposed in accordance with Policies SG14, SG15 and SG17 of the South Holland Local Plan, 2006.

13 The development hereby permitted shall not be commenced until full details of a scheme for surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety before any part of the development hereby permitted is brought into use.

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

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14 Before development is commenced full details of a scheme for the disposal of any additional foul water from the site shall submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety before any part of the development hereby permitted is brought into use.

Reason: To ensure the satisfactory disposal of foul water, in the interest of the amenities of the locality and to prevent pollution.
This Condition is imposed in accordance with Policy SG12 of the South Holland Local Plan, 2006.

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 by identifying matters of concern within the application and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

23rd March 2015 **H22-0908-14**

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.