

FILE COPY

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Town and Country Planning Act 1990 Planning Permission

Reference: H23-1062-14 Received: 18th December 2014 Type: FULL

Name:	Green Steel & Cladding Ltd. The Quappelodes Kirkgate Whaplode Spalding Lincs PE12 6TE	Agent: M Watson 13 Wimberley Way Pinchbeck Spalding Lincs PE11 3RY
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Description: Proposed change of use in 3 bays to western end of existing building from B1 and/or B8 to B2 and/or B8 use, including soft planted area (part retrospective)

Location : The Cobgate Building Cobgate
Whaplode 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 hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 413/LP/BP/2014B;
Email from M Watson dated 26 February 2015.

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

- 2 This permission shall operate for the benefit of Mr D. W. Green only.

Reason: Permission has been granted having regard to the circumstances of the case and this permission is imposed to enable the Local Planning Authority to consider what effect a change of ownership what have on the nature of the business carried out, the amenities of the locality and highway safety.

This condition is imposed in accordance with Policies SG13, SG14, SG15, SG17 and EC3 of the South Holland Local Plan 2006.

- 3 The use hereby permitted shall only operate between 8am to 5pm on Monday to Friday and at no other times including weekends and Bank or Public holidays. No machinery shall be operated and



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no processes shall be carried out outside of these hours, or at any time at weekends, Bank or Public Holidays.

Reason: To protect the amenity of local residents.

This Condition is imposed in accordance with Policies SG13, SG17 and EC3 of the South Holland Local Plan 2006.

- 4 Within two months of the date of this decision notice the existing louvre on the western elevation of the building shall be removed and the opening made good to match existing cladding on the building.

Reason: In the interest of visual amenity and to protect nearby residents from noise emanating from within the building

This Condition is imposed in accordance with Policies SG20, SG13, SG17 and EC3 of the South Holland Local Plan 2006.

- 5 Within two months of the date of this decision notice the western wall of the building shall be fully insulated in accordance with details shown on dwg. no. 413/LP/BP/2014B.

Reason: To protect nearby residents from noise emanating from within the building

This Condition is imposed in accordance with Policies SG13, SG17 and EC3 of the South Holland Local Plan 2006.

- 6 All work relating to the fabrication of steelwork shall be carried out within the building with the doors closed.

Reason: To protect nearby residents from noise emanating from within the building.

This Condition is imposed in accordance with Policies SG13, SG17 and EC3 of the South Holland Local Plan 2006.

- 7 Fixed plant and machinery within the building associated with the fabrication of steelwork shall be restricted to that referred to within the email from M. Watson dated 26 March 2015. No press brake or sheet guillotine type machines shall be installed within the building.

Reason: To define the terms of the permission and to protect nearby residents from noise emanating from within the building.

This Condition is imposed in accordance with Policies SG13, SG17 and EC3 of the South Holland Local Plan 2006.

- 8 Noise from fixed plant and machinery shall not exceed the background noise level by more than



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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, SG17 and EC3 of the South Holland Local Plan 2006.

- 9 Within 4 months of the date of this decision notice the HGV turning area shown on dwg. no. 413/LP/BP/2014B to the west of the building shall be blocked off in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The area shall not thereafter be available for use by HGVs.

Reason: To define the terms of the permission and to protect nearby residents from noise emanating from HGVs manoeuvring within this area.

This Condition is imposed in accordance with Policies SG13, SG17 and EC3 of the South Holland Local Plan 2006.

- 10 The existing 2 metre high metal fence along the southern boundary of the site shall be retained in its entirety.

Reason: To protect nearby residents from noise and disturbance.

This Condition is imposed in accordance with Policies SG13, SG17 and EC3 of the South Holland Local Plan 2006.

- 11 Within one month of the date of this decision notice full details of shrub and tree planting within the area to the south west of the building, including details of positions, heights on planting and species, shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be carried out in their entirety within a period of six months from the date of approval, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees and shrubs 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of visual amenity.

This Condition is imposed in accordance with Policies SG14, SG18 and EC3 of the South Holland Local Plan 2006.

- 12 No storage of materials, machinery, vehicles, waste or other items shall take place outside the buildings on the site.

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Reason: In the interests the visual amenity of the area and the amenity of nearby residents.
This Condition is imposed in accordance with Policies SG13, SG14 and EC3 of the South Holland Local Plan 2006.

- 13 The number of HGV movements to the site in any one day shall not exceed 10.

Reason: To define the terms of the permission in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies SG14, SG15, SG17 and EC3 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

24th March 2015

H23-1062-14

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.