

TOWN AND COUNTRY PLANNING ACT 1990

## FULL PLANNING PERMISSION



**APPLICATION NO: PA/2011/1340**

**Applicant:** Pro Truck Auctions Ltd

**Address/Agent:** Mr H Wroot  
Howard J Wroot, Chartered Surveyor  
240 Wharf Road  
Ealand  
SCUNTHORPE  
DN17 4JN

**North Lincolnshire Council** hereby gives notice that the application received on 01/11/2011 to:

**change the use of 5 hectares of land to the storage/parking of HGVs and plant at Protruck Auctions Ltd, Sandtoft Industrial Estate Road 1, Belton, DN9 1PN**

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.  
The development must be begun before the expiration of three years from the date of this permission.

**Reason**  
To comply with section 91 of the Town and Country Planning Act 1990.

2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: 790 Pro T 1 of 2 and 790 Pro T 2 of 2.

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

3.  
Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

- the utilisation of sustainable drainage techniques;

- the limitation of surface water run-off to equivalent greenfield rates (typically 1.4l/s/ha);
- the ability to accommodate surface water run-off on site up to the critical 1% annual probability event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and
- responsibility for the future maintenance of drainage features;
- that adequate pollution prevention infrastructure is incorporated into the drainage scheme.

**Reason**

To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity, and to ensure the future maintenance of the sustainable drainage structures.

4.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been submitted too and agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the change of use takes place, and once built/planted it shall be retained.

**Reason**

In the interests of the amenity afforded by the open countryside.

5.

No floodlighting shall be erected without the express grant of planning permission in that regard.

**Reason**

To ensure that any floodlighting erected does not harm highway safety principally on the adjacent M180 motorway adjacent to the site.

6.

Only vehicles, HGVs, parts of vehicles or HGVs, or plant shall be stored or parked on the site.

**Reason**

To define the permission.

7.

The development shall operate essentially in accordance with the details contained within the submitted transport statement.

**Reason**

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

### **Reasons for approval**

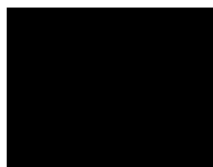
The reasons for granting permission contrary to policy are: (i) that the development is reasonable to consolidate the operations on the site and to fit the local circumstances in relation to existing problems; (ii) that the applicants represent a major investment in the area and the development will result in further employment in the area, and (iii) that the site is scrubland and the development would tidy up the area and not adversely impact on the surrounding countryside.

The decision (based on the plans and information submitted with and contained in the application) has, where appropriate, been considered against and meets the provisions of the following policy/policies contained in:

1. North Lincolnshire Local Plan: IN1, RD2
2. Regional Spatial Strategy for Yorkshire and the Humber: None
3. North Lincolnshire Core Strategy: CS11

Dated: 8 February 2012

Signed:



A handwritten signature in black ink, appearing to be 'P. Wallis'.

**Phil Wallis**  
**Head of Development Management**

### **WARNING**

THIS DOCUMENT DOES NOT CONSTITUTE ANY  
APPROVAL UNDER THE BUILDING REGULATIONS

## WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

**Note: Householder Development\*** If your application was for Householder Development and you wish to appeal to remove or vary a condition or conditions attached to this permission then you must do so within 12 weeks of the date of this notice.

- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**\* Householder Development includes: dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches and satellite dishes**

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.