Good-Design-Ing Ltd.
11 Saracen Way
Newark Road
Peterborough
PE1 5WS

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
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planningadvice@sholland.gov.uk
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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H02-0945-22 **Date of Decision:** 7th November 2022

Applicant: Sovereign Properties (England) Ltd.
6 Blenheim Court
Peppercorn Close
Peterborough
PE1 2DU

Location: The Royal British Legion Chapel Street Crowland Peterborough

Description: Proposed change of use from British Legion Club to Child Nursery and Community Hall, with External Alterations

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

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:

Application Form
Design and Access Statement
211276-01
211276-04 D
211276-05 D
211276-06 C
211276-09 B

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

3 The parking arrangements hereby approved shall be laid out in accordance with the details on drawing 211276-04 D prior to the use being brought into operation, and shall be retained thereafter for the lifetime of the development.

Reason: To ensure that the development has adequate parking, pick up and drop off arrangements, in the interests of highway safety and highway use within the area in which it is located.
This condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

4 Prior to the uses coming into operation details of arrangements for scooter and cycle provision shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The arrangements for scooter and cycle provision shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In the interests of the amenity of local residents and to provide adequate arrangements.
This condition is imposed in accordance with Policies 2, 3 and 36 of the South East Lincolnshire Plan, 2019

5 Prior to the uses coming into operation polite signage shall be provided at the Chapel Street and Broadway elevations indicating the location of the entrances and parking for the development and to deter on street pick up and drop off. The signage shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In the interests of the amenity of local residents.
This condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Plan, 2019.

6 The nursery use hereby permitted shall not be open to customers and users and no deliveries shall be taken at or dispatched from the site except between the hours of 07:00 to 18:00 Mondays to Fridays, with no use on Saturdays, Sundays or Bank Holidays.

Reason: In the interests of the amenity of local residents.
This condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

7 Details of the roof lights hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The roof lights shall be non-opening and shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity in which it is set and in the interests of the residential amenity of adjoining residents.
This condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

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8 Details of any illumination of all elements of the building and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.
This condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

9 Notwithstanding the refuse collection arrangement shown on drawing reference 211276-04 D, prior to the use being brought into operation, full details of the arrangement for private refuse/recycling collection shall be submitted to and approved in writing by the Local Planning Authority. The approved management arrangements shall be implemented upon first use of the site and thereafter retained for the lifetime of the development.

Reason: This application has been approved on the basis that waste collection will be carried out by a private company and to ensure appropriate arrangements are in place for the collection of refuse/recycling.
This condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

10 The conifer tree screen shown on the boundary on drawing 211276-09 B shall be retained on the site for the duration of this use. The trees shall be maintained by the owner or owners of the land on which they are situated and 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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Notes:

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Head of Planning
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

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 grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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 the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant 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 can he 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 the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.