SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H06-0450-15 **Received:** 19th May 2015 **Type:** S73A CONTINUATION

Name: Lincolnshire County Council
Economic Regeneration
Unit 4 Witham Park House
Waterside South
Lincoln
LN5 7JN

Agent: Lincolnshire County Council
Economic Regeneration
Unit 4 Witham Park House
Waterside South
Lincoln
LN5 7JN

Description: Proposed earth sheltered commercial development including landscaping and parking (retrospective) approved under H06-0386-11. Modification of Condition 10 to allow Sunday trading for all units - 1,3,4,5,6,7 & 9

Location : CAFE 4 HODDINS WAY
LONG SUTTON SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg nos. 519.CU.01, 519.CU.02 and 519.CU.03 received 20 May 2011.

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

2 Details relating to materials shall be carried out in accordance with those approved under condition compliance application H06-0678-10.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.
This Condition is imposed in accordance with Policy SG14 of the South Holland District Local Plan 2006.

3 Details relating to landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be carried out in accordance with those approved under condition compliance application H06-0678-10. The trees, shrubs or bushes shall

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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 landscaping scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity.
This Condition is imposed in accordance with Policy SG18 of the South Holland District Local Plan 2006.

4 The development hereby permitted shall be limited to business as defined in Class B1 of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.
This Condition is imposed in accordance with Policy SG17 of the South Holland District Local Plan 2006

5 The areas shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.
This Condition is imposed in accordance with Policy SG14 of the South Holland District Local Plan 2006.

6 The use of the premises hereby permitted for commercial purposes shall only take place between 08:00 and 18:00 hours (Monday to Sunday).

Reason: In the interests of the amenity of nearby and adjacent residential occupiers.
This Condition is imposed in accordance with Policy SG17 of the South Holland District 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 subsequently determining to grant planning permission within the statutory timeframe 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

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Paul Jackson
Planning Manager

7th July 2015 **H06-0450-15**

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.

decision