SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0804/94 Received:17-AUG-94 Type:CONDITION COMPLIANCE

Earlier Permission: H09/0384/93

Name: Longhurst Housing Assoc Ltd
Friars House
Quaker Lane
Boston
Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Drainage, roadways, parking, landscaping, footpaths, etc (Conditions 1 - 17 inclusive of application H09/0384/93)
Location : Site off Arthurs Avenue Holbeach Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This Notice of Decision does not convey approval in respect of Conditions 16 and 9 of H09/0384/93 (as approval in respect of compliance with these conditions has already been granted), nor does this Notice convey approval in respect of compliance with Conditions 2, 3 and 5 of H09/0384/93.

Director of Housing and Planning Services
27-SEP-95 H09/0804/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

146. NEW SAFEWAY STORE, MARKETS AREA REDEVELOPMENT, SPALDING; APPLICATION NO. H16/1040/93

Consideration was given to a report of the Director of Planning and Building Control Services relating to the requirements of condition 3(ii) (materials); type of brick and tile samples to be used for the development of the new Safeway Store, Spalding. The developer's architects had submitted, on an informal basis, an artificial slate, a length of guttering and some bricks and paviours, illustrating their proposed materials although the precise make of the materials chosen had not yet been finally determined. The Director of Planning and Building Control Services gave details of the types of slate and brick proposed by the developer and requested the committee give consideration as to whether it wished the new development to maintain a similar range and balance of colour as in the rest of the town centre. It was recommended, given the importance of the site and the size of the building, that members should have the opportunity view a sample panel of the proposed walling, rather than to judge the materials from a few individual bricks and a separate panel of dressings.

RESOLVED:

a) That the developers be asked to provide a sample panel(s) of the proposed materials;

b) That all members of the Planning Committee be invited to visit the site with a view to inspecting the sample panels of the proposed materials when they are available and the application be then referred back to the Committee for determination.

147. RESIDENTIAL DEVELOPMENT - ARTHUR'S AVENUE, HOLBEACH - LONGHURST HOUSING ASSOCIATION

Consideration was given to a report of the Director of Planning and Building Control Services relating drainage problems of the site and the unauthorised commencement of development at Arthur's Avenue, Holbeach and his recommended options for future action. Members were reminded that in July 1994, planning permission had been granted to Longhurst Housing Association for the erection of a hostel, four "move-on" flats and six 2-bedroom bungalows for the elderly on land off Arthur's Avenue, Holbeach. The permission had contained a number of restrictive conditions and when an application was submitted in August 1994 for condition compliance approval, approval was not issued because of the problems of the drainage of surface water from the site, a circumstance which meant that a number of other conditions had also not yet been complied with, although satisfactory details had been submitted in respect of them. The Director of Planning and Building Control Services reported that Longhurst Housing Association had been asked on several occasions to cease all construction work until condition compliance approval had been forthcoming, but no assurances had been received that this request would be adhered to. Accordingly, he recommended that formal action should now be taken in respect of the unauthorised work as there seemed to be a possibility that a complete development would be built with a serious problem with surface water disposal. The Association however had intimated that they wished to pursue an alternative means of surface water disposal and were currently consulting Anglian Water Services and the South Holland Internal Drainage Board.

147. RESIDENTIAL DEVELOPMENT - ARTHUR'S AVENUE, HOLBEACH - LONGHURST HOUSING ASSOCIATION (continued)

RESOLVED: That the matter be deferred for two weeks to allow Longhurst Housing Association to consult with the South Holland Internal Drainage Board regarding the surface water disposal from the site and, if the situation relating to the drainage of surface water from the site is still unresolved after that time, a condition compliance notice be issued to secure compliance with those conditions which have been contravened by the commencement of the unauthorised development and an Enforcement notice and Stop notice be issued to secure the immediate cessation of unauthorised works.

(Councillor T Barker left the meeting during consideration of the above item).

148. SPALDING TREE PRESERVATION ORDER NO. 55, 1994 - WATER LANE, SPALDING

Consideration was given to a report of the Director of Administration concerning representations which had been received in respect of the above Tree Preservation Order. The report advised of the Director of Planning and Building Control Services' observations on representations made by the owner who had objected to the imposition of the Tree Preservation Order and was of the opinion that the land upon which it was situated had development potential. The Director however felt that the tree was of high amenity value, and that the reasons put forward by the owner did not provide sufficient justification for the authority not to confirm the order.

RESOLVED: That the Spalding Tree Preservation Order No. 55, 1994 be confirmed without modification.

149. AMENITY AREA, VIKINGS WAY, SPALDING

The Director of Administration submitted a report on a request to incorporate part of an amenity area into an adjoining garden at Vikings Way, Spalding. The Leisure Services Committee at its meeting on 21st February 1995 (Minute 93/95 refers) had considered a report detailing an encroachment onto this amenity area by a resident of Vikings Way, Spalding, when it was resolved not to raise any objections to the amenity area being incorporated into the adjoining garden(s). Planning Committee approval was required for any changes in the approved layout of the estate, although any sale of the land would have to be negotiated by the intended purchaser with the current owner of the land.

RESOLVED: That the matter be deferred and a site inspection be undertaken to assess the effect of changes in the aproved layout of the estate that would result if the amenity area was incorporated into the adjoining garden(s).

Town and Country Planning Act etc

DRAFT PERMISSION

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Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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Nor does this ~~decision~~ Notice convey approval in respect of compliance with Conditions 2, 3 and 5 of H09/0804/94.

21-SEP-95 AD check.....25/9.

Authorised to issue (inc Delegation).....25/9