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Town and Country Planning Act 1990 Outline Planning Permission

Reference: H09-0979-14 **Received:** 21st November 2014 **Type:** OUTLINE

Name: Church Street Surgery Ltd
Co Alex Duce
Rock House
Stamford
Lincolnshire
PE9 2YQ

Agent: Stringer & Jones
White House
Pinchinthorpe
Guisborough
TS14 8HE

Description: Demolition of existing buildings within former builder's yard and construction of new medical centre, together with associated parking

Location : Church Street Holbeach
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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:
1:1250 location plan.

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

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;



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- ii) the means of access to the site;
- iii) the landscaping of the site;
- iv) the means of sewage and surface water disposal;
- v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any successor legislation, the use of the building shall be restricted to a medical centre, including ancillary pharmacy.

Reason: To define the terms of the permission and to enable the Local Planning Authority to determine whether any other use would be acceptable in this location on amenity and highway safety grounds.

This Condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan 2006.

- 5 Before development is commenced a scheme of landscaping and tree planting, including position, species and planting height, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of landscaping and tree planting shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. All trees, shrubs and bushes 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.

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 Policy SG18 of the South Holland Local Plan 2006.

- 6 Details of any external lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority before such lighting is installed. The lighting shall thereafter be installed in accordance with the approved details.

Note: All new lighting should be diffuse and preferably low level.

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Reason: In the interests of visual and residential amenity.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

- 7 Prior to the commencement of the use hereby permitted, the vehicular access to the site and car park shall be made-up and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory access and parking facilities, in the interests of ensuring a satisfactory development and highway safety.

This Condition is imposed in accordance with Policies SG14, SG15 and SG16 of the South Holland Local Plan 2006.

- 8 The car parking areas within the site shall be available for use at all times by staff and visitors during opening hours.

Reason: In the interest of highway safety.

This Condition is imposed in accordance with Policies SG15 and SG16 of the South Holland Local Plan 2006.

- 9 The development hereby permitted shall be carried out in accordance with the following flood mitigation measures:
- Finished floor levels of the building shall be set 300mm above existing ground levels;
 - Flood resilient construction techniques shall be incorporated into the building in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- The mitigation measures shall be fully implemented prior to the building being first brought into use and shall thereafter remain in place.

Reason: To reduce the risk and impact of flooding to the development and future users in accordance with advice within Section 10 of the National Planning Policy Framework, 2012.

- 10 The development hereby permitted shall not be commenced until details for the disposal of foul and surface water have been submitted to and approved in writing by the Local Planning Authority. Foul and surface water shall thereafter be disposed of in accordance with the approved details.

Reason: To ensure the provision of satisfactory drainage, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

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- 11 Before development is commenced details of boundary screening shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of screening shall be implemented before the building hereby permitted is first brought into use and shall thereafter be retained in its entirety.

Reason: In the interest of the amenities of the locality.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006,

- 12 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures.
- i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
 - iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
 - iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

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The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.

This Condition is imposed in accordance with Policy SG13 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 subsequently determining to grant planning permission in as timely a manner as possible 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

20th February 2015

H09-0979-14

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.