FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1160/94 Received:07-DEC-94 Type:FULL

Name: Octavia Estates Ltd
Swan Centre
Fishers Lane
Chiswick
London W17 1RX

Agent: M J Design Services
Foldyard Cottage
Highgate
Cherry Burton
N. Humberside HU17 7RR

Description: Change of use of existing premises from bus garage to retail sales shop
Location : 51 Fleet Street Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the operation of the retail outlet, the car parking and servicing area shall be laid out as shown on the approved plan and shall be surfaced to the satisfaction of the Local Planning Authority. The area shall be available for servicing and parking at all times when the premises are in use.

Reason: In the interests of visual amenity and highway safety.

3 Before the operation of the retail outlet, acoustic fencing shall be erected to the satisfaction of the Local Planning Authority in the positions shown on the approved plan. The exact specification of the acoustic fencing shall be agreed in writing with the Local Planning Authority before its erection.

Reason: In the interests of residential amenity.

4 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.

5 Before the operation of the retail outlet, new timber fencing of a height no more than 1.5 metres high shall be erected to the satisfaction of the Local Planning Authority along the frontage of the site to Fleet Street in the position shown on the approved plan.

Reason: In the interests of visual amenity.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

6 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

7 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall 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 scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

8 Noise emitted from fixed plant and machinery shall not exceed a level equivalent to 40 dB expressed as a 5 minute LAeqt between 2300 hours and 0700 hours on any day as measured at a distance of 3.5 metres from any residential facades.

Reason: In the interests of residential amenity.

9 No deliveries to the service area shall be made on Sundays or Bank Holidays or between 2100 hours and 0800 hours on any other day.

Reason: In the interests of residential amenity.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Housing and Planning Services
22-MAY-95 H09/1160/94

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) F.C.I.H. Director of Housing & Planning Services

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Town and Country Planning Act etc

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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04-MAY-95 AD check.....17/5.....

Authorised to issue (inc Delegation).....17/5.....

+ SN 12 Disabled