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Town and Country Planning Act 1990 Planning Permission

Reference: H16-0034-15 **Received:** 16th January 2015

Type: FULL

Name: The Pennygate Foundation
204 Pennygate
Spalding
Lincs
PE11 1LT

Agent: The Pennygate Foundation
204 Pennygate
Spalding
Lincs
PE11 1LT

Description: Change of use of domestic dwelling to charity run Health and Wellbeing Centre and siting of portable buildings (retrospective). Re-submission of H16-0628-14 for the change of location of the two portable buildings

Location : 204 PENNYGATE SPALDING

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 hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 Location Plan, Approved plan No. 1, Submitted Plan No. 2, Block Plan showing movement from original approved plan no. 1 and photographs.

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

- 2 The use of the site hereby permitted shall be discontinued on or before 23 October 2017, the portacabins removed and the site restored to its former use as a residential dwelling before that date.

Reason: To enable the Local Planning Authority to review the effect of the development on the amenity of local residents.

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

- 3 The two portacabins on site shall be painted a final colour which shall be submitted to and approved in writing by the Local Planning Authority and thereafter maintained. Such approved

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final colouring shall be applied within three months of this decision notice.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction and final colour of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 or national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 4 A trellis, the design, height and materials of construction of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the southern boundary of the site within three months of this decision notice and shall thereafter be so maintained.

Reason: In order to ensure that the site is adequately screened, in the interests of the character and appearance of the development, the visual amenity of the area in which it is set and to preserve the visual amenity for the occupants of 50 Mansell Close.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 5 The premises shall be used only as a Health and Well-Being Centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any Order or Statutory Instrument revoking and re-enacting that Order).

Reason: To ensure that the Local Planning Authority retains control over the future use of the site in the interests of the amenity of local residents.

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

- 6 The use hereby permitted operating within the house (204 Pennygate) on the site shall not be open to members of the public except between the hours of 10:00 and 16:00 (Monday to Friday) and 10:00 and 12:00 (Saturdays). Any occasional events or meetings outside these hours should be conducted within the portacabin to the north west of the site away from the neighbouring property.

Reason: In the interests of the amenity of local residents.

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

- 7 The portacabin sited along the shared boundary with 202 Pennygate shall be used for storage only, and not for the holding of meetings or for any other purpose.

Reason: In the interests of the amenity of local residents.

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

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The Local Planning Authority has acted positively and proactively in determining this application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent 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.



Paul Jackson
Planning Manager

4th March 2015

H16-0034-15

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.