SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16-0215-15 **Received:** 5th March 2015 **Type:** SEC 73 MODIFICATION

Name: R S Properties
C/O Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Description: Modification of Condition 3 of H16-0549-14 - No longer a requirement for Affordable Housing

Location : THE VINE INN 21 COMMERCIAL ROAD
SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

1 The development must be begun before 21st October 2017.

Reason: As required by Section 91 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:
Dwg. No's: 2312-001 and 2312-002E.
Flood Risk Assessment, prepared by SM Hemmings, dated 21st July 2014.

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

3 The secure cycle storage at the rear of the property as shown on Drawing No 2312-002E and approved under this Decision Notice, shall be provided before the first occupation of the development hereby permitted and shall thereafter be so maintained.

Reason: To ensure that adequate secure facilities are provided for cyclists using the site.
This Condition is imposed in accordance with Policy SG15 of the South Holland Local Plan 2006.

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4 The car parking spaces at the rear of the property as shown on Drawing No 2312-002E and approved under this Decision Notice, shall be provided before the first occupation of the development hereby permitted and shall thereafter be so maintained.

Reason: To ensure that adequate secure facilities are provided for cyclists using the site.
This Condition is imposed in accordance with Policies SG15 and SG16 of the South Holland Local Plan 2006.

5 The refuse storage facilities at the rear of the property as shown on Drawing No 2312-002E and approved under this Decision Notice, shall be provided before the first occupation of the development hereby permitted and shall thereafter be so maintained. Refuse shall not be stored at the front of the property.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set.
This Condition is imposed in accordance with Policies SG13 and SG17 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 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

9th April 2015 **H16-0215-15**

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.