FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0352/95 Received:03-APR-95 Type:FULL

Name: Centros Properties Limited/
Peveril Securities Limited
Mellier House
Albemarle Street
London W1X 3PA

Agent: Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hampshire RG27 8QA

Description: Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets
Location : Land at the Holland Markets Swan Street/Winfrey Avenue 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 any development is commenced, the following details shall be submitted to and approved by the Local Planning Authority.
(1) Detailed drawings, including sections, to scale not less than 1:50 of the following:
(a) The eaves, and gutter treatment, including down pipes, of each retail unit and kiosk, and of the covered arcade and of the public toilet block.
(b) All windows and surrounds, including shop windows and blind windows and brick recesses of the retail units, kiosks and the toilet block.
(c) The supports to the covered arcade.
(2) Details of all external materials to be used on each retail unit, kiosk, covered arcade and the public toilet block.
(3) Details of the construction, surfacing and drainage of the vehicular and pedestrian accesses and walkways and of the lorry loading and manoeuvring areas, and the car and lorry parking areas not covered by other conditions of this permission.
(4) Details of all walls, fences, gates or barriers, street furniture, lighting, cycle and trolley parks.
No retail sales shall take place from the retail units, nor from the retail kiosks, until all the works (apart from the shop display windows of each unit or kiosk) for which details are required under this condition have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development in terms of visual appearance, access and surface water drainage.

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)

3 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.

4 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.

5 Notwithstanding the provisions of the Town and Country (Control of Advertisement) Regulations, 1992, details of all announcement, direction or advertisement signs intended to be erected on the site shall be submitted to and approved by the Local Planning Authority before their erection or display.

Reason: To ensure a satisfactory external appearance to the development.

6 Before the use is commenced space shall be provided within the site as shown on the submitted plan (drawing number 92/147/P13, dated March 1995) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Winfrey Avenue.

7 Before the permitted accesses are commenced to be used the existing accesses between the site and Winfrey Avenue shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

8 The detailed design for the paving of the arcade and the treatment to the Swan Street/Winfrey Avenue junction, including traffic signals shall be submitted for subsequent approval, and the approved details shall be implemented before any of the units are open to the public.

Reason: To ensure the materials are suitable for adoption and all new alignments are adequate in terms of higwhay safety.

9 Physical speed restraints shall be erected in accordance with details to be submitted to and approved by the Local Planning Authority between the car park for these units and the car park for the foodstore to the west of the site.

Reason: To deter vehicles from making short cuts between Winfrey Avenue and

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the new distributor road, in the interests of highway safety, and the safety of the users of this site.

10 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any building erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate building.

Reason: To ensure satisfactory access to each building in the interests of residential amenity and convenience.

11 No retail sales shall take place from the retail units until all the works for which details are required under Condition 10 above have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory development in terms of access and parking.

The applicants are advised that it will be necessary for the existing public footpath between Swan Street and Chapel Lane to be diverted prior to the commencement of the Holland Arcade units.

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
13-JUN-95 H16/0352/95

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.

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HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

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  (c) The supports to the covered arcade.

(2) Details of all external materials to be used on each retail unit, kiosk, covered arcade and the public toilet block.

(3) Details of the construction, surfacing and drainage of the vehicular and pedestrian accesses and walkways and of the lorry loading and manoeuvring areas, and the car and lorry parking areas not covered by other conditions of this permission.

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Reason: To ensure a satisfactory development in terms of visual appearance, access and surface water drainage.

3 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.

4 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.

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Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Winfrey Avenue.

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Reason: In the interests of road safety.

8 The detailed design for the paving of the arcade and the treatment to the Swan Street/Winfrey Avenue junction, including traffic signals shall be submitted for subsequent approval, and the approved details shall be implemented before any of the units are open to the public.

Reason: To ensure the materials are suitable for adoption and all new alignments are adequate in terms of higwhay safety.

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9 Physical speed restraints shall be erected in accordance with details to be submitted to and approved by the Local Planning Authority between the car park for these units and the car park for the foodstore to the west of the site.

Reason: To deter vehicles from making short cuts between Winfrey Avenue and the new distributor road, in the interests of highway safety, and the safety of the users of this site.

10 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any building erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate building.

Reason: To ensure satisfactory access to each building in the interests of residential amenity and convenience.

11 No retail sales shall take place from the retail units until all the works for which details are required under Condition 10 above have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory development in terms of access and parking.

The applicants are advised that it will be necessary for the existing public footpath between Swan Street and Chapel Lane to be diverted prior to the commencement of the Holland Arcade units.

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.

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