FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0360/02 Received: 26-MAR-02 Type: FULL

Name: Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Agent: Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Description: Development of building for Class A3 (Food and Drink) purposes

Location : Land at Springfields Gardens Camel Gate
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 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, 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

satisfactorily.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the use of the building shall be restricted to that of Class A3 (Food and Drink).

Reason: To safeguard the vitality and viability of Spalding town centre by preventing an unrestricted A1 retail use from being established in the building.

5 Before development commences, details of a scheme of archaeological investigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:
a) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
b) an assessment of the impact of the proposed development on the archaeological remains;
c) proposals for the preservation in situ, for the investigation, recording and recovery of archaeological remains and the publishing of the findings (it being understood that there shall be a presumption in favour of their preservation in situ, wherever possible);
d) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of a) and c) above is completed prior to the commencement of the development hereby permitted in the area of archaeological interest;
e) notification in writing to the County Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.

Reason: To safeguard archaeological interests.

6 The development shall not be open to the public until such time as the existing restaurant to the north contained within the larger Springfields garden complex, has been demolished and the Springfields outlet shopping and gardens scheme, approved under H16/0361/02, has been completed and is open for trading.

Reason: To prevent a proliferation of such uses in the interests of the overall amenity of the locality and to ensure a co-ordinated development.

7 The development hereby permitted shall not be opened to the public until such time as highway improvements to Camel Gate and the junction of Camel Gate and Fulney Lane with Holbeach

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Road have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the development hereby permitted.

8 Function room facilities shall be provided within the new building of not less than 300 square metres.

Reason: To ensure that there is no loss of such facilities from the Springfields site. These facilities form an important element associated with the existing gardens, and their loss would be to the detriment of Spalding and vistors to the gardens.

9 Development shall not commence until details of a scheme of works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids operations likely to affect potential bat roosts on the development site between May and August inclusive. The scheme shall also detail mitigation for the loss of roost sites including positioning of artificial bat roosts and details of access points and bat roosts in new buildings on the site, as applicable. The development shall take place in accordance with the approved scheme or any amendment to the scheme as approved in writing by the Local Planning Authority.

Reason: To ensure that wildlife interests are properly taken into account.

The determined plans are:
Dwg nos. 3397-1-B2D, 3397-GA-15B and 3397-GA-10A-1 received 11 July 2002.

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Sevenoaks

Head of Planning & Development
23 SEP 2002

H16/0360/02

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. See enclosed notes relating to rights of appeal.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0360/02 Received: 26-MAR-02 Type: FULL

Name: Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Agent: Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Description: Development of building for Class A3 (Food and Drink) purposes

Location : Land at Springfields Gardens Camel Gate
Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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, 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 the use of the building shall be restricted to that of Class A3 (Food and Drink).

Reason: To safeguard the vitality and viability of Spalding town centre by preventing an unrestricted A1 retail use from being established in the building.

5 Before development commences, details of a scheme of archaeological investigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for:
a) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
b) an assessment of the impact of the proposed development on the archaeological remains;
c) proposals for the preservation in situ, for the investigation, recording and recovery of archaeological remains and the publishing of the findings (it being understood that there shall be a presumption in favour of their preservation in situ, wherever possible);
d) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of a) and c) above is completed prior to the commencement of the development hereby permitted in the area of archaeological interest;
e) notification in writing to the County Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.

Reason: To safeguard archaeological interests.

6 The development shall not be open to the public until such time as the existing restaurant to the north contained within the larger Springfields garden complex, has been demolished and the Springfields outlet shopping and gardens scheme, approved under H16/0361/02, has been completed and is open for trading.

Reason: To prevent a proliferation of such uses in the interests of the overall amenity of the locality and to ensure a co-ordinated development.

7 The development hereby permitted shall not be opened to the public until such time as highway improvements to Camel Gate and the junction of Camel Gate and Fulney Lane with Holbeach Road have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the development hereby permitted.

8 Function room facilities shall be provided within the new building of not less than 300 square

metres.

Reason: To ensure that there is no loss of such facilities from the Springfields site. These facilities form an important element associated with the existing gardens, and their loss would be to the detriment of Spalding and vistors to the gardens.

9 Development shall not commence until details of a scheme of works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids operations likely to affect potential bat roosts on the development site between May and August inclusive. The scheme shall also detail mitigation for the loss of roost sites including positioning of artificial bat roosts and details of access points and bat roosts in new buildings on the site, as applicable. The development shall take place in accordance with the approved scheme or any amendment to the scheme as approved in writing by the Local Planning Authority.

Reason: To ensure that wildlife interests are properly taken into account.

The determined plans are:
Dwg nos. 3397-1-B2D, 3397-GA-15B and 3397-GA-10A-1 received 11 July 2002.

Head of Planning & Development
12 SEP 2002

H16/0360/02

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/1336/02 Received: 06-DEC-02 Type: CONDITION COMPLIANCE

Name: Thornfield Properties plc
32 Park Square West
Leeds
LS1 2PF

Agent: Gifford & Partners Ltd
20 Nicholas Street
Chester
CH1 2NX

Description: Details of Archaeological Investigation (Conditions 5 of H16/0177/02 & H16/0360/02. Condition 11 of H16/0569/98)

Location : Springfield Gardens Camel Gate
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Written scheme of investigation (Report no. B3312A.R02) received on 6 Dec 02.

Head of Planning & Development
31-JAN-03

H16/1336/02

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. See enclosed notes relating to rights of appeal.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk