SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0417/98 Received:01-JUN-98 Type:FULL

Name: Patterson Properties (TD) Ltd
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Proposed Age Concern day centre and garage for ambulance.
Location : Former Johnson Bros Site High Street 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 Prior to the occupation of the day centre, the road and footways shall be laid out and constructed to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

3 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

5 Amplified sound from the day centre building shall not exceed a noise level equivalent to 35 dB LA eq 5 minutes as measured at a distance of 3 metres from any residential facade.

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

Reason: In the interests of amenity.

6 No development or groundworks shall take place until a programme of archaeological work has been undertaken to the reasonable satisfaction of the Local Planning Authority in accordance with a scheme of archaeological investigation to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological remains on the site are preserved in situ or are fully recorded prior to destruction as appropriate.

7 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

8 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order 1987, the day centre shall not be used for any other purpose on a continuous basis without the prior written permission of the Local Planning Authority.

Reason: To define the terms of the permission and because any other such use of the premises would require the further permission of the Local Planning Authority.

9 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.

Director of Housing and Planning Services
19-AUG-98 H16/0417/98

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

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

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Proposed Age Concern day centre and garage for ambulance.
Location : Former Johnson Bros Site High Street Spalding Lincs

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 Prior to the occupation of the day centre, the road and footways shall be laid out and constructed to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

3 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

5 Amplified sound from the day centre building shall not exceed a noise level equivalent to 35 dB LA eq 5 minutes as measured at a distance of 3 metres from any residential facade.

Reason: In the interests of amenity.

6 No development or groundworks shall take place until a programme of archaeological work has been undertaken to the reasonable satisfaction of the Local Planning Authority in accordance with a scheme of archaeological investigation to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological remains on the site are preserved in situ or are fully recorded prior to destruction as appropriate.

7 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

8 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order 1987, the day centre shall not be used for any other purpose on a continuous basis without the prior written permission of the Local Planning Authority.

Reason: To define the terms of the permission and because any other use of the premises would require the further permission of the Local Planning Authority.

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

18-AUG-98 Checked ..

Authorised to issue (inc Delegation).....