

Council Offices
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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0437-15 Received: 15th May 2015

Type: FULL

Name: Care of Pastor Kevin Taylor
1 Carrington Road
Spalding
Lincolnshire
PE11 1LY

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
PE12 7EE

Description: Change of use from B1 to D1/D2 use.

Location : 1 WOOLRAM WYGATE 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 three years beginning with the date of this permission.

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. 2792-15-01, 2792-15-02 (relating to parking spaces 1-9 only), 2792-15-02A, e-mail from the agent G R Merchants (received 2 June 2015), letters from applicant (dated 8 July 2015 and 4 August 2015) and e-mail from applicant (received 5 August 2015).

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

- 3 The premises shall only be used as a Community Church with associated church activities which also includes church outreach activities (e.g. Senior Drop-Ins, Parent and Toddler Groups), and for no other purpose (including any other purpose in Class D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 2015, or in any Order or Statutory Instrument revoking and re-enacting that Order).

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Reason: To enable the Local Planning Authority to monitor the affect that any other use would have upon the amenities of the locality and also highway safety.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 4 Details of proposed acoustic treatment to windows in the main room shall be submitted to the Local Planning Authority and approved in writing prior to the community church first opening to the public. The acoustic treatment shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To protect the amenity of nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 5 Details of the design of the external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details 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 SG20 of the South Holland Local Plan 2006.

- 6 With regard to the secure cycle storage indicated on dwg. no. 2792-15-02A, further details shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall include the following:
 - the number and type of cycle stand to be used,
 - individual locations of each cycle stand, and
 - the roof covering including materials to be used to provide shelter for the cycle stand area. The approved cycle racks shall be in place prior to the commencement of the first use of the development hereby permitted and thereafter 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.

- 7 The community church and associated activities shall not be open to the public outside the following hours .
 - 9.30am to 2.30pm and 4pm to 9.30p.m on Mondays to Fridays (inclusive).
 - 7am to 10pm on Saturdays.
 - 8am to 9.30pm on Sundays and Bank Holidays.

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Reason: To protect the amenity of nearby residents.

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

- 8 The parking areas serving the site identified on dwg. no's. 2792-02 and 2792-02A shall be available for use by staff and visitors at all times when the premises are in use.

Reason: In the interest of highway safety.

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

- 9 All doors and windows to be kept closed at all times when music is being played.

Reason: To protect the amenity of nearby residents.

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

- 10 Noise from music shall not exceed a level of more than 5 dB(A) above the background noise level when measured as a 15 minute LAeq at any residential boundary not within the applicant's ownership.

Reason: To protect the amenity of nearby residents.

This Condition is imposed in accordance with Policy 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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in as timely a manner as possible, 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

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Paul Jackson
Place Manager

17th August 2015

H16-0437-15

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.