

FILE COPY

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16-0482-15 Received: 5th June 2015

Type: RESERVED MATTERS

Name: Pro Petro Limited
Bank House
Broad Street
Spalding
Lincs
PE11 1TB

Agent: Wyeth Projects Services
The Cart Shed
Amberley Court
Old Elstead Road
Milford
Surrey
GU8 5EB

Description: Restaurant/cafe relating to area B3b - Outline application H16-0025-15

Location : Land north and south of Barrier Bank Road (B1173) and north-west of the A1175 and A16 on the southern edge of Spalding, Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. WPS-102-PL02B, WPS-102-PL03B, WPS-102-PL04A, WPS-102-PL05 and 00036203-Figure 1.

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

- 2 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: The application as submitted does not include the information necessary to agree final materials, and to ensure that the Local Planning Authority retains control over the external materials of construction 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 SG14 of the South Holland Local Plan 2006.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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- 3 Prior to the commencement of the first use of the development hereby permitted cycle racks shall be provided in the vicinity of the building of a design, in numbers and in positions which shall be approved in writing by the Local Planning Authority.

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.

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 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



Paul Jackson
Place Manager

10th September 2015

H16-0482-15

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.