

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0538-15 **Received:** 15th June 2015

Type: S73A CONTINUATION

Name: Mr J Smith
Bank House Farm
Roman Bank
Holbeach Bank
Spalding
PE12 8BX

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

Description: Change of use of former drama/dance studio to fitness centre - approved under H16-1015-12. Modification of Condition 4 to allow opening hours to be changed to 6.30am.

Location : Welland Court Cradge Bank
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

- 1 For a period of one year from the date of this permission the opening hours of the fitness centre shall be from:
6.30am to 10.00pm Monday to Friday,
6.30am to 6.00pm on Saturdays and
8.00 am to 6.00pm on Sundays or Bank Holidays.

Thereafter, the opening hours shall be from:
7.00am to 10.00pm Monday to Friday,
7.00am to 6.00pm on Saturdays and
8.00 am to 6.00pm on Sundays or Bank Holidays.

Reason: To assess the affect of the development on the amenities of nearby dwellings and to enable the Local Planning Authority to review the development in the light of experience.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 Location Plan and dwg. no. 2475-12-01 received 10 December 2012 originally submitted

within planning application reference H16-1015-12 and e-mail from G R Merchant Ltd received 15 January 2012 originally submitted within planning application reference H16-1015-12, and dwg. no. 2563-13-01 received 30 August 2013 originally submitted within planning reference H16-0770-13.

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

- 3 The premises shall only be used as a fitness centre and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any Order or Statutory Instrument revoking and re-enacting that Order).

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 Noise from any sound amplification system shall not exceed a level equivalent to 35 dB(A) Leq 15 minutes when measured at any residential boundary.

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 All doors/windows shall be closed whilst music is played on the premises.

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

- 6 The existing parking areas serving the site 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.

- 7 Fifteen covered cycle racks shall continue to be provided in the vicinity of the building of the design and in the positions agreed within planning application reference H16-0103-13. The cycle racks shall thereafter be so maintained.

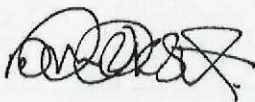
Reason: To ensure that adequate secure facilities are provided for cyclists using the site.
This Condition is imposed in accordance with Policy SG15 of the South Holland Local Plan 2006.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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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 within the statutory timeframe 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
Planning Manager

29th July 2015

H16-0538-15

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.