SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990
Planning Permission

Reference: H16/0547/00 Received: 02-MAY-00 Type: FULL

Name: Swan Street Motors
Westlode Street
Spalding
Lincolnshire

Agent: Michael Sadd, Sadd Estates
The Workshop
Caistor Lane
Caistor St Edmund, Norwich
Norfolk. NR14 8QZ

Description: Residential development of 13 dwellings and demolish existing buildings.

Location : Albion Street Filling Station Albion Street
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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

3 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.

4 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

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

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.

5 Development shall not take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for investigation, retrieval and recording of any possible archaeological remains on the site of the Westlode Inlet.

6 Before development commences plans at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority showing the design of all walls, gates and fences to be constructed as part of the development and the development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

7 Before development commences details of the proposed surfacing of the entrances, roadways and parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be used as part of the proposed development.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

8 Before development commences a scheme of lighting for the site shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall thereafter be implemented as part of the proposed development.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

9 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, D, E, G and H of the Town and Country Planning (General Permitted Development) Order 1995, no extensions, including converting the car ports to residential accommodation, alterations to the windows, construction of porches, outbuildings, oil tanks or erection of satellite dishes shall take place without the benefit of planning permission.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

10 Before development commences details of doors or other means of enclosing the fronts of the car

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

ports shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of security.

11 Construction of the development shall not commence until the measures for decontaminating the site contained in the contaminated land risk assessment report have been implemented.

Reason: In the interests of the occupiers and public safety.

12 Before development commences, full details of facilities for the storage of domestic waste, prior to its collection, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development.

Reason: To ensure adequate facilities are provided in the interests of visual amenity and public health.

13 Before development commences a Flood Risk Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved Flood Risk Impact Assessment.

Reason: In the interests of flood protection and reduction.

For advice regarding the Flood Risk Impact Assessment you should contact the Environment Agency on 01536 385178 and ask for Gerry Crasto.

The determined plans are:-
Dwg no's 01C, 02A, 03A, 04C, 05A, 06A, 13, 14, 15, 17, 18, 19 & 20 received 19 September 2000.
Dwg no's 07, 08, 09, 10, 11, 12 & 16 received 22 June 2000.
1:1250 site location plan received 2 May 2000.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
06 DEC 2000

H16/0547/00

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.

DRAFT.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0547/00 Received: 02-MAY-00 Type: FULL

Name: Swan Street Motors
Westlode Street
Spalding
Lincolnshire

Agent: Michael Sadd, Sadd Estates
The Workshop
Caistor Lane
Caistor St Edmund, Norwich
Norfolk. NR14 8QZ

Description: Residential development of 13 dwellings and demolish existing buildings.

Location : Albion Street Filling Station Albion Street
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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

3 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.

4 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.

5 Development shall not take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for investigation, retrieval and recording of any possible archaeological remains on the site of the Westlode Inlet.

6 Before development commences plans at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority showing the design of all walls, gates and fences to be constructed as part of the development and the development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

7 Before development commences details of the proposed surfacing of the entrances, roadways and parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be used as part of the proposed development.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

8 Before development commences a scheme of lighting for the site shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall thereafter be implemented as part of the proposed development.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

9 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, D, E, G and H of the Town and Country Planning (General Permitted Development) Order 1995, no extensions, including converting the car ports to residential accommodation, alterations to the windows, construction of porches, outbuildings, oil tanks or erection of satellite dishes shall take place without the benefit of planning permission.

Reason: In the interests of ensuring acceptable development within the Conservation Area.

10 Before development commences details of doors or other means of enclosing the fronts of the car ports shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of security.

11 Construction of the development shall not commence until the measures for decontaminating the site contained in the contaminated land risk assessment report have been implemented.

Reason: In the interests of the occupiers and public safety.

12 Before development commences ~~Prior to the commencement of development~~, full details of facilities for the storage of domestic waste, prior to its collection, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development.

Reason: To ensure adequate facilities are provided in the interests of visual amenity and public health.

13 Before development commences a Flood Risk Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved Flood Risk Impact Assessment.

Reason: In the interests of flood protection and reduction.

For advice regarding the Flood Risk Impact Assessment you should contact the Environment Agency on 01536 385178 and ask for Gerry Crasto.

The determined plans are:-
Dwg no's 01C, 02A, 03A, 04C, 05A, 06A, 13, 14, 15, 17, 18, 19 & 20 received 19 September 2000.
Dwg no's 07, 08, 09, 10, 11, 12 & 16 received 22 June 2000.
1:1250 site location plan received 2 May 2000.

Director of Housing and Planning Services
30 NOV 2000

H16/0547/00

~~Some Dual Determination?~~ 4/12

PM 4/12 DZ 5/12