



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16/0724/01

Received: 14-JUN-01

Type: FULL

Name: Patterson Homes Ltd
Ornom House
Roman Bank
Spalding Lincs

Agent: Cooper Architectural Design
c/o G R Merchant
Unit 4 Wrights Mews
12A Park Road Holbeach
Spalding Lincs. PE12 7EE

Description: Demolition of 3, 4 & 5 Broad Street and redevelopment to erect 16 apartments

Location : Broad 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 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.

- 3 Before development is commenced, the applicant shall construct on site a sample panel of the brick and stone to be used. Such panel shall demonstrate the method of construction, including coursing and pointing. The sample panel shall be approved in writing by the Local Planning Authority and shall be retained on site for the duration of building operations and the building shall be constructed in accordance with the approved panel.

Reason: To ensure a satisfactory development for this Conservation Area site.



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- 4 Before the development hereby permitted is commenced samples of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development.

- 5 Before development is commenced, the applicants shall submit to and have approved in writing by the Local Planning Authority, details and drawings of:
- a) The surface treatment of the land between the building and Broad Street
 - b) Alternative external lighting for the car parking area
 - c) The perimeter wall to the car park increased in height to 2.1 metres
 - d) Acoustic trickle vents for the windows
 - e) Amendments to the frontage railings
 - f) Details of the finished ground floor level.

Reason: To ensure a satisfactory development in the interest of security and amenity.

- 6 The development shall be carried out in strict accordance with the approved plans and details.

Reason: To ensure a satisfactory development.

- 7 No development shall 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 to and approved in writing by the Local Planning Authority.

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

Note(s):

The determined plans are:

Amended dwg. nos. 0120-01, 0120-02, 0120-03, 0120-04 and 0120-05 received 27 March 2002.

Amended dwg. no. 0120-06-A received 16 May 2002.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pote Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.



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Levinson

Head of Planning & Development
03 NOV 2003

H16/0724/01

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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12A Park Road Holbeach
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Description: Demolition of 3, 4 & 5 Broad Street and redevelopment to erect 16 apartments

Location : Broad 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 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.

- 3 Before development is commenced, the applicant shall construct on site a sample panel of the brick and stone to be used. Such panel shall demonstrate the method of construction, including coursing and pointing. The sample panel shall be approved in writing by the Local Planning Authority and shall be retained on site for the duration of building operations and the building shall be constructed in accordance with the approved panel.

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Reason: To ensure a satisfactory development for this Conservation Area site.

4 Before the development hereby permitted is commenced samples of the materials to be used for the 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.~~ a satisfactory development.

5 Before development is commenced, the applicants shall submit to and have approved in writing by the Local Planning Authority, details and drawings of:

- a • The surface treatment of the land between the building and Broad Street,
- b • Alternative external lighting for the car parking area,
- c • The perimeter wall to the car park increased in height to 2.1 metres,
- d • Acoustic trickle vents for the windows.
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Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

Note(s):

The determined plans are:

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Amended Dwg no. 0120-06-A received 16 May 2002.

HNC - Access

SMH - Demolition note

letter from Lincs Police to be attached

Your attention is drawn to the attached advice from Lincolnshire

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

Police notes

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Head of Planning & Development
22 OCT 2003

H16/0724/01

What about EIA ~~Minimum~~ Should this be added to determined
plans ~~use~~ i.e. v Flood Risk Assessment received 28 February 2003
Amended

SAS
21/10/03