Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

The Planning Hub
Jubilee House
79 Gertrude Road
West Bridgford
Nottingham
NG2 5DA

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL REQUIRED BY CONDITION OF PERMISSION

Reference: H16-1266-18 **Date of Decision:** 27th February 2019

Applicant: Country Court Care Ltd
Millennium House
Dukesmead Industrial Estate
Werrington
Peterborough Cambs
PE4 6ZN

Location: Former Goodfellows School Spalding Common Spalding

Description: Details of Conditions 3 (archaeological investigation), 4 (archaeological matters), 5 (archaeological matters), 7 (provision of bat boxes), 8 (Arboricultural Method Statement), 9 (external materials), 10 (Details of the design of all external doors, window frames and door frames), 13 (means of foul and surface water disposal), 14 (details of the covered cycle racks), 15 (external boxes for gas and electricity supplies and of any gas flues and soil vent pipes), 17 (proposed boundary treatment) and 19 (Details of the external illumination) of H16-0778-18

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission.

Notes:

The determined plans and documents are:

Application Form
Covering letter PH/172/18 dated 23rd December 2018

(20)001 Rev A02
(10)002 Rev A03
First-slight tall Bollard light 10 Watt 806 Lumens, Car park areas
Tree Protection Method Statement. MV Construction
ENVIRONMENTAL IMPACT PRE-CONTRACT ASSESSMENT. MV Construction
RISK ASSESSMENT Activity: Tree Protection on Site. MV Construction
British Standards 5837:2012 Arboricultural Method Statement and Tree Protection Plan
RSE_1750_01_V1
Silicone Scraped Texture. Colour chart
EuroSeries Roof Mounting Axial Fans
Unreferenced Brick Chart
Aurora Lighting Group. SP029233 EXTERIOR LIGHTING. UKT-988
Crest Roofing Tiles. The Planum
Sternfenster Aluminium Window & Door Guide Section 1 Version 1 - 08.18
Witham Archaeology Historic Building Recording. WA Report No 287 Site Code: SCGS18
OASIS ID: withamar1-336899 December 2018
2015.5563.21A
2015.5563.22
2015.5563.20
Drainage Assessment 2014.5563. Revision B - December 2018
Cycle Store Details. (24)001 P00
Tree Retention and Removal Plan (Siting of bat boxes)
Siting, cleaning and caring for your bat box

As the drainage is a system that will rely on an electrically powered pump and although it does have a duty pump and a stand-by pump, it would be prudent for the site personnel to be made aware of this fact and of the layout and general operation of the site drainage, in the event that there should be any sort of failure of the system and emergency pumping-out is required.



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.