



Town and Country Planning Act 1990

Planning Permission

Reference: H16/0836/96

Received: 06-SEP-96 Type: PERMISSION RENEWAL

Name: McCarthy & Stone (Development) Agent: The Planning Bureau Ltd
c/o The Planning Bureau Ltd Hartington House
Harrington House Hartington Road
Harrington Road, Broadheath Broadheath
Altrincham, Cheshire Altrincham Cheshire WA14 5LX

Description: Sheltered residential development for the retired
and wardens accommodation (Renewal of H16/0460/89)

Location : Former Odeon Cinema London Road
Spalding Lincs

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 occupancy of the properties, the front wall and railings shown on the drawing 5/90 (07/467/006) and the perspective sketches accompanying the previous permission shall be constructed.

Reason: In the interests of the visual amenity of this part of the Spalding Conservation Area, and because the details are omitted from the submitted elevation drawings.

- 3 Before development is commenced, samples of the materials to be used for all external walls and roofs and hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of this part of the Conservation Area.

- 4 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.

- 5 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 five 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.

- 6 The area(s) shown on the plan accompanying the previous permission reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 7 Prior to development being commenced all trees being retained on the site shall be fenced off at least one metre beyond the spread of such trees by means of a fence of a maximum 1200mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

- 8 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Housing and Planning Services
21-JAN-97 H16/0836/96

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Sheltered residential development for the retired
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Location : Former Odeon Cinema London Road
Spalding Lincs

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 occupancy of the properties, the front wall and railings shown on the drawing 5/90 and the perspective sketches shall be constructed. *occupancy is the new permission*
[This refers to the second year of drawing and documents]

- X Reason: In the interests of the visual amenity of ~~the~~ ^{the} part of the Spalding Conservation Area, and because the details are omitted from the submitted elevation drawings.

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Reason: To safeguard the visual amenities of this part of the Conservation Area.

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15-JAN-97

Checked *T 15h*

Authorised to issue (inc Delegation) *DR 15h*