SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0983/94 Received:22-NOV-94 Type:FULL

Name: Spalding Sports Club Ltd
St Thomas's Road
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Additional car parking area

Location : Memorial Playing Field St Thomas's 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 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

4 Before the development commences the area of the embankment which is to be excavated shall be marked out by stout posts. This area shll be inspected by an Officer from the Local Planning Authority who shall agree which trees affected by the proposal can be removed. These trees shall be marked and all trees not so marked shall be retained. In addition areas of existing brambles which can be retained shall be fenced off and left untouched.

Reason: To ensure that the maximum quantity of tree and shrub cover is retained.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
12-JAN-95 H16/0983/94

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.

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Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

APPLICATION REFERENCE: H16/0983/94 DATE RECEIVED: 22-NOV-94

TYPE: Full

DESCRIPTION: Additional car parking area

LOCATION: Memorial Playing Field, St Thomas's Road, Spalding.

APPLICANT: Spalding Sports Club Ltd AGENT: Loweth Cowling Design

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REASON FOR COMMITTEE CONSIDERATION

Objection received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 JAN 1995

RECOMMENDATION

Grant Permission, subject to conditions.

COMMENTS

1 The proposal is to reshape the existing remains of the old railway embankment to the rear of the Rugby Clubhouse to provide extra area for car parking. It is proposed that the car park will still be shielded from views from the north, south and west by banks which will continue to be treed and shrubbed.

2 All the embankments will be affected by the proposal but to varying degrees. The northern bank, facing toward Regent Street, will be the least affected although a layer of soil will be placed on the northern face in order to regrade the eroded profile. The southern embankment will be moved southwards towards a line of existing trees and these trees will be retained. The western part of the embankment currently has a small inlet and this will be filled in by moving the internal edge of the embankment westwards. Therefore, the existing extremities of the banks should not be extended further out. The proposal is only the re-sculpturing of what exists.

3 The existing mature trees on the site are to remain and also as much of the existing shrubs as possible. However given the extent of soil works it will be necessary for the new banks to be replanted. A landscaping condition is therefore imposed. The existing embankments support a developed habitat and it is possible that a culvert may be used by bats though this has not been proved. Bats are protected by the Wildlife and Countryside Act 1981 and also under this Act it is an offence intentionally to take, damage or destroy the nest of a wild bird whilst it is in use.

REPRESENTATIONS

Public: Two letters received from 65 London Road and 37 Regent Street (summarised).

- In principle proposal seems acceptable.
- Preserves visual amenity and wildlife habitat.
- Keeps extra cars out of site.
- Is the grading of the south side too steep?
- Is the inlet in the west end to be filled in?
- Embankment used by BMX bikes and motorcyclists. Pity application does not take opportunity to tackle this.
- Previous excavation of site caused a furore through work being carried out through nesting season.
- Previous excavation also grossly overstepped the planning permission causing needless destruction of mature trees and shrubs. The embankments are now recovering. The work needs constant and meticulous supervision.
- Culvert has been inspected. As far as could see no evidence of bats but tunnel is long and they may therefore be out of view. Songbirds are protected by the 1981 Countryside and Wildlife Act. Site is important nesting area for Willow Warbler who nests just above ground in long grass or brambles. Nationally not a scarce bird but in this area there are few sites which provide this sort of habitat.
- Suggest that culvert is left open and the access closed off with metal bars to keep out children.
- Suggest area of shrub and bramble above the culvert to south west of corner of the bank is preserved intact.
- Suggest work is carried out between the end of July and October.

SCHEDULE OF CONDITIONS

1 SC21 - (Landscaping Scheme).

2 SC27 - (Implementation of Planting).

3 Before the development commences the area of the embankment which is to be excavated shall be marked out by stout posts. This area shall be inspected by an Officer from the Local Planning Authority who shall agree which trees affected by the proposal can be removed. These trees shall be marked and thereafter retained. In addition areas of existing brambles which can be retained shall be fenced off and left untouched.
Reason: To ensure that the maximum quantity of tree and shrub cover is retained.

Note The culvert may be a habitat for a colony of bats. The existing ground covering shrubs and brambles are also habitat for nesting birds. The disturbance of protected species such as bats is an offence under the Wildlife and Countryside Act 1981. It is also an offence under this Act to disturb any nesting birds.

4th JANUARY 1995 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0112/93 B P Nutrition	PJU	Grant as recommended.
3	H16/0756/94 Mr & Mrs Farrow	DMG	Grant as recommended.
5	H16/0960/94 Michael Kiely Holdings Ltd	JB	Refused as recommended. Amend refusal reason 1, line 7, to read "consistent with Planning Policy".
7	H16/0983/94 Spalding Sports Club	PJU	Grant as recommended. Clarify meaning of Condition 3 with regards to tree identification. See Recommendation Sheet
10	H05/0989/94 J M, R A & P H Franks	JB	Grant as recommended.
12	H16/0993/94 Taylors of Spalding	PJU	Refused as recommended. Amend refusal reason 1, line 2, to read "signs will result"
14	H15/1006/94 C R Harvey	PJU	Refused as recommended. No representations printed? Ltr to applicants explaining that planting of orchard comes under agriculture and would not require permission.
16	H18/1009/94 Mr K I F Harlock	JB	Grant as recommended. Check whether gradient requirements in condition 5 are appropriate. (Chris Briggs has confirmed this but would not be opposed to its removal)
18	H18/1119/94 Mr K I F Harlock	JB	Grant as recommended.
20	H09/1030/94 Royal Insurance Property Services	JB	Grant as recommended.
22	H06/1031/94 F H Gilman & Co	JB	Deferred for site visit. Applicant to provide precise details of their intentions with regards to concrete works site prior to site visit.
25	H16/1061/94 H16/1090/94 L.C.C.	PJU	No objections as recommended.
28	H05/1083/94 D Brown Ltd	JB	Refused as recommended.
29	H16/1096/94 Mrs S A Waltham	PJU	Grant as recommended. Memo to Env Services expressing chairmans/vice chairmans concern and requesting that efforts be made to enhance the appearance of the building.
30	H09/1112/94 F H Bowser Ltd	DMG	Deferred for site visit.
32	H02/1122/94 Mr & Mrs Flaherty	PJU	Grant as recommended.

33 H14/0024/94 DJR Grant as recommended.
Smedleys Foods Ltd

35 H01/1125/94 DJR Refused as recommended.
Mr & Mrs Bradshaw

37 H16/1131/94 DJR Grant as recommended.
Mr & Mrs Overton

PO Report 4

H09/0764/94 JB Grant temporary permission for period of 12 months as recommended.
J Dolman Esq Ltr to applicants giving clear explanation of meaning of decision.

H06/0329/94 JB Subject to the agreement in writing of the applicant these
H05/0381/94 DMG applications be deferred for 12 month period pending policy
H05/0382/94 DMG review. If applicant unwilling to defer then back to cttee.
H06/0383/94 DMG Pending policy review no legal action be taken against signs
H Piggins & Son currently being displayed.
Gill Smith to compile accurate record of existing signs on A17.

H05/0800/93 JB DPBCS Auth subject to section 106 obligation and the
H Payne resolution of farm shop anomaly.
If unable to resolve problem then back to cttee.

Date: 5th Jan 95

Signed: .....
N Midlen
Principal Planning Officer

2. PLANNING APPLICATIONS (Continued)

(a) Applications Granted

Plan No. and Applicant	Proposal
H16/0756/94 Mr & Mrs G Farrow	Bungalow at 1A Woodfield Close, Spalding.
H16/0983/94 Spalding Sports Club Ltd	Additional car parking area at Memorial playing field, St. Thomas's Road, Spalding.

(Subject to the words "these trees shall be marked and thereafter retained" in Condition 3 being amended to indicate that only those trees which have been marked shall be removed.)

(Councillor M.S.L. Rollinson declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H05/0989/94 JM & RA & PH Franks	Residential development (renewal of application H05/0825/91) off Fleet Hargate.
H18/1009/94 Mr K I F Harlock	Two single storey dwellings with garages at rear of former Infant School, Sutton Bridge.
H18/1119/94 Mr K I F Harlock	Temporary siting of caravan for a period of 2 years at rear of former Infant School, Sutton Bridge.

(Councillor C.J.T.H. Brewis requested that his vote against the above decision be recorded.)

H09/1030/94 Royal Insurance Property Services	Change of use to Estate Agents and Surveyors office at 38 High Street, Holbeach.
H16/1096/94 Mrs S A Waltham	Improvements to public toilets at The Sheep Market, Spalding.
H02/1122/94 Mr & Mrs Flaherty	First Floor extension at 34 Peterborough Road, Crowland
H14/1124/94 Smedleys Foods Limited	Extension to existing factory at Wardentree Lane, Pinchbeck.
H16/1131/94 Mr & Mrs B Overton	Lounge extension and chimney at 317 Bourne Road, Pode Hole.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services:-

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0983/94 Received:22-NOV-94 Type:FULL

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St Thomas's Road
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

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Spalding Lincs

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Reason: To ensure that the maximum quantity of tree and shrub cover is retained.

* all trees not so marked shall be retained.

09-JAN-95

AD check....N.../.....

Authorised to issue (inc Delegation).....
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