

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

Housing and Planning
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Priory Road,
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FILE COPY



Town and Country Planning Act 1990

Planning Permission

Reference: H16/0997/99

Received: 14-OCT-99

Type: FULL

Name: Age Concern Spalding
Dembleby House
12 Broad Street
Spalding
Lincs PE11 1ES

Agent: Broadgate Developers
Custom House
12 South Street
Boston
Lincs PE21 6HE

Description: Proposed age concern centre and double garage

Location : Site off Park 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 in writing 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 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

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 5 The access drive and parking areas shall be hard-surfaced, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before the building is commenced to be used.

Reason: To ensure a satisfactory development.

- 6 The premises shall not be used between the hours of 20.00 hours and 07.30 hours.

Reason: In the interests of the amenities of this residential area.

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order the use of the building shall be restricted to the following uses only:
- a. Day Centre for the elderly under Class D1 (b).
 - b. Uses falling within Classes D1(d) (e) and (f) of the Use Classes Order.

Reason: To safeguard the amenities of nearby residents, by requiring the suitability of the excluded uses within Use Class D1 to be assessed through a separate planning application.

- 8 Notwithstanding the submitted details, before any development is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority details of the following:
- a) A scheme of walls and or fences, designed so as to provide privacy and security.
 - b) A scheme for the illumination of the building and access driveway. Such scheme to include passive infra red actuated light units and column units (the latter to provide a minimum point illuminance of 1 lux/average point illuminance of 3.5 lux).
- The approved details shall be fully implemented before the use of the building is commenced.

Reason: To provide satisfactory levels of security.

- 9 The double garage shall be used solely for the stationing of ambulances operated in connection with the permitted use, and no repair or maintenance activities shall take place either in the garage or elsewhere on the site.

Reason: To safeguard the amenities of nearby residents.

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

The determined plans are:-

1:50 scale floor plans, 1:50 scale and 1:100 scale elevation and garage details received on 4 October 1999.

Drawing No.s 99012/1/BD/PR1 and 99012/1/B2/PR2 received on 18 February 2000.

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

28 FEB 2000

H16/0997/99

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.

Town and Country Planning Act etc
DRAFT PERMISSION

Reference H16/0997/99

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Agent: Broadgate Developers
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Lincs PE21 6HE

Description: Proposed age concern centre and double garage

Location : Site off Park Road Spalding
 Lincs

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):**

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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Reason: In the interests of visual amenity.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 5 The access drive and parking areas shall be hard-surfaced, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before the building is commenced to be used.

Reason: To ensure a satisfactory development.

- 6 The premises shall not be used ^{between} ~~outside~~ the hours of ^{20.00} ~~07.30~~ hours and ^{07.30} ~~20.00~~ hours.

Reason: In the interests of the amenities of this residential area.

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- The approved details shall be fully implemented before the use of the building is commenced.

Reason: To provide satisfactory levels of security.

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- ✕

Reason: To safeguard the amenities of nearby residents.

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Director of Housing and Planning Services
24 FEB 2000

H16/0997/99

SN1 _____

1625/2.
102 25/2

1/50 Scale Floor plans

1/50 Scale + 1/100 Scale Elevation & garage details

} 4/10/99

99012/1 /BD/PR1

99012/1 /B2/PR2

} 18/2/00.

+ disabled note.