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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1040/93 Received:15-NOV-93 Type:FULL

Name: Centros Properties Ltd/
Peveril Securities Ltd
Mellier House
Albemarle Street
London, W1X 3PA

Agent: Lyons & Sleeman & Hoare
82 Park Street
Camberley
Surrey
GU15 3NY

Description: Redevelopment:A1 retail store, petrol station/car wash, five retail units, retail arcade, toilets, relocate lorry park

Location : Land at & to North of Swan Street, Winsover Road, West of Winfrey Avenue & South of Kings 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 the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the roads);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

* This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

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3 Before any development is commenced on the major retail store and petrol filling station, the following further details shall be submitted to and approved by the Local Planning Authority.

(i) Detailed drawings, including sections, to a scale not less than 1:50 of the following parts of the store building.
  (a) The parapet wall and cornice.
  (b) The gutter and cornice to the towers.
  (c) The eaves, gutter and support piers of the canopies.
  (d) The buttresses.
  (e) The glazing.

(ii) Details of all external materials to be used on the store and petrol filling station.

(iii) Details of the construction, surfacing and drainage of the vehicular and pedestrian accesses and walkways to and around the store and petrol filling station, of the lorry unloading and manoeuvring areas for the store, and the car parking area for the store (which shall include provision for a minimum of 417 car spaces).

(iv) Details of all walls, fences, gates or barriers, street furniture, lighting, cycle and trolley parks within the area covered by 3(iii) and above.

Reason: To ensure a satisfactory development in terms of visual appearance, access and surface water drainage.

4 (a) No retail sales shall take place from the retail store until all works for which details are required under Conditions 2 and 3 above have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

(b) No retail sales shall take place from the petrol filling station until the highway works for which details are required under Condition 2 and the vehicular access to the petrol filling station have been carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development in terms of visual appearance, access, parking and surface water drainage.

5 Before any development is commenced on those parts of the development not covered by Condition 3 above, the following further details shall be submitted to and approved by the Local Planning Authority:

(i) Detailed drawings, including sections, to a scale not less than 1:50 of the following:
  (a) The eaves, and gutters treatment, including downpipes, of each retail unit and kiosk, and of the semi-circular covered arcade and of the public toilet block.
  (b) All windows and surrounds, including shop windows and blind windows and brick recesses of the retail units, kiosks and the toilet block.
  (c) The supports and central lantern to the covered arcade.

(ii) Details of all external materials to be used on each retail unit, kiosk, covered arcade and the public toilet block.

(iii) Details of the construction, surfacing and drainage of the vehicular

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and pedestrian access and walkways on the development not covered by Condition 3 above, of the lorry loading and manoeuvring areas, and the car and lorry parking areas also not covered by Condition 3.

(iv) Details of all walls, fences, gates or barriers, street furniture, lighting, cycle and trolley parks within the areas covered by 5(iii) above.

Reason: To ensure a satisfactory development in terms of visual appearance, access, parking and surface water drainage.

6 No retail sales shall take place from the retail units 1-5, nor from the retail kiosks, until all the works (apart from the shop display windows of each unit or kiosk) for which details are required under Conditions 2 and 5 have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development in terms of visual appearance, access and surface water drainage.

7 Details of the species and planting height of the trees and shrubs shown for planting on Drawing 92/147/PIF, and of the position, numbers, planting distances, species and planting sizes of all shrub planting proposed, and of the areas intended for grass planting shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To ensure the satisfactory landscaping and planting of the site.

8 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: To ensure the satisfactory landscaping and planting of the site.

9 Notwithstanding the provisions of Town and Country (Control of Advertisement) Regulations 1992, details of all announcement, direction, or advertisement signs intended to be erected on the site shall be submitted to and approved by the Local Planning Authority before their erection or display.

Reason: To ensure a satisfactory external appearance to the development.

10 The areas shown on the plans accompanying the application for car and lorry parking, manoeuvring or unloading, shall at all times be available for their purposes when the premises are in use.

Reason: To ensure adequate car parking and lorry unloading access are available at all times in the interests of the safety and convenience to the public.

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Upon completion of the highway works, the existing access to Kings Road for
11 the existing SBPA depot on the north side of Kings Road shall be permanently stopped up.

Reason: In the interests of road safety.

The sight lines shown in red on the plan attached to this decision notice
12 shall be maintained at all times and nothing shall be placed, erected or grown above 0.6 metres in height within these splays.

Reason: In the interests of road safety.

The roads and footways shall be laid out and made up in accordance with
13 the specification, programme and details approved under Condition 2.

Reason: To ensure a satisfactory system of vehicular access.

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.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 16 March 1994.

sgd B SMITH
Director of Planning and Building Control Services

21-MAR-94 H16/1040/93

MAP 4 : INDICATIVE LAYOUT

