SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16-1068-14 **Received:** 5th January 2015 **Type:** FULL

Name: Alder Veterinary Surgery
58 Bourne Road
Spalding
Lincs
PE11 1JW

Agent: C P K Architects
45 Westwood Park Road
Peterborough
Cambs
PE3 6JL

Description: Refurbishment of shop front including installation of canopies and upgrading of frontage hardstanding

Location : ALDER VETERINARY SURGERY 58 BOURNE ROAD SPALDING

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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no's. SMIT LP01, SMIT PL01, SMIT PL10, photographs of aggregates to be used (examples of terracotta and Scandinavian Pearl)and specification sheet for Addaset resin paving.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the addaset resin surface is laid.

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Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 The pilasters to the side of the shop front shall be of timber construction.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Paul Jackson
Planning Manager
25th February 2015 **H16-1068-14**

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.