SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1133/01 Received: 20-SEP-01 Type: OUTLINE

Name: Mr I King
80 Commercial Road
Spalding
Lincs

Agent: AP Sales
38 New Road
Spalding
Lincs PE11 1DW

Description: Demolition of existing workshops and sheds to provide residential development

Location : 80 Commercial Road Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: *As required by Section 92 of the Town and Country Planning Act 1990.*

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

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Reason: The application was submitted in outline only.

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 development commences the existing commercial buildings on the site shall be demolished and the rubble cleared away.

Reason: In the interests of the residential amenity of the future occupiers of this site by ensuring that previous industrial activities have been removed by demolition.

5 Before development commences, details of a Contaminated Land Risk Assessment shall be carried out in accordance with the provisions of the Environmental Protection Act Part II A. The report of the findings of the investigations shall be submitted to and approved in writing by the Local Planning Authority before development of the site commences.

Reason: In the interests of protecting the amenities of future occupiers of this site from risks to their health from contamination in the ground.

6 Before development commences a Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority to assess the likelihood of flooding of the site and measures which may be required to reduce inundation of the buildings. Any physical or management measures shall be put in place prior to the first occupation of any dwelling and thereafter be permanently retained.

Reason: The site is at risk of flooding as judged by the Environment Agency Year 2000 Indicative Flood Plain Map.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme

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to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

The determined plans are:-
1:2500 and 1:500 plans received 20 September 2001.

Director of Customer Services
13 NOV 2001 H16/1133/01

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/1133/01 Received: 20-SEP-01 Type: OUTLINE

Name: Mr I King
80 Commercial Road
Spalding
Lincs

Agent: AP Sales
38 New Road
Spalding
Lincs PE11 1DW

Description: Demolition of existing workshops and sheds to provide residential development

Location : 80 Commercial Road Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 development commences the existing commercial buildings on the site shall be demolished and the rubble cleared away.

Reason: In the interests of the residential amenity of the future occupiers of this site by ensuring that previous industrial activities have been removed by demolition.

5 Before development commences details of a Contaminated Land Risk Assessment ~~under~~ the Environmental Protection Act Part II A shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenities of future occupiers of this site from ~~any~~ from ~~pollution~~ in the ground.

6 Before development commences a Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. Any physical or management measures shall be put in place prior to the first occupation of any dwelling and thereafter be permanently retained.

Reason: The site is at risk of flooding as judged by the Environment Agency Year 2000 Indicative Flood Plain Map.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

The determined plans are:-
1:2500 and 1:500 plans received 20 September 2001.

Director of Customer Services
07 NOV 2001

H16/1133/01

Town and Country Planning Act etc

2nd **DRAFT PERMISSION**

Reference H16/1133/01 Received: 20-SEP-01 Type: OUTLINE

Name: Mr I King
80 Commercial Road
Spalding
Lincs

Agent: AP Sales
38 New Road
Spalding
Lincs PE11 1DW

Description: Demolition of existing workshops and sheds to provide residential development

Location : 80 Commercial Road Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 development commences the existing commercial buildings on the site shall be demolished and the rubble cleared away.

Reason: In the interests of the residential amenity of the future occupiers of this site by ensuring that previous industrial activities have been removed by demolition.

5 Before development commences, details of a Contaminated Land Risk Assessment shall be carried out in accordance with the provisions of the Environmental Protection Act Part II A. The report of the findings of the investigations shall be submitted to and approved in writing by the Local Planning Authority before development of the site commences.

Reason: In the interests of protecting the amenities of future occupiers of this site from risks to their health from contamination in the ground.

6 Before development commences a Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority to assess the likelihood of flooding of the site and measures which may be required to reduce inundation of the building. Any physical or management measures shall be put in place prior to the first occupation of any dwelling and thereafter be permanently retained.

Reason: The site is at risk of flooding as judged by the Environment Agency Year 2000 Indicative Flood Plain Map.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

The determined plans are:-
1:2500 and 1:500 plans received 20 September 2001.

Director of Customer Services
07 NOV 2001

H16/1133/01

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/0892/02 Received: 31-JUL-02 Type: CONDITION COMPLIANCE

Name: Mr I King
Castle Building Ltd
400 High Street
Lincoln
LN5 7SS

Agent: Mr I King
Castle Building Ltd
400 High Street
Lincoln
LN5 7SS

Description: Details of contaminated land risk assessment (Condition 5 of H16/1133/01)

Location : 80 Commercial Road Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Phase 1 and II Geoenvironmental Site Assessment Report received 13 July 2002.

Head of Planning & Development
03-SEP-02

H16/0892/02

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.

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