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

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1274/99 Received: 17-DEC-99 Type: FULL

Name: Plumb Center
Unit 5 Church Street
Dunstable
Beds
LU5 4HU

Agent: KJM Todd Associates Ltd
Staple House
Eleanors Cross
Dunstable
Beds LU6 1SU

Description: Proposed plumb center and replacement dry goods store

Location : Plumb Center, St Thomas 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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

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

3 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.

4 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

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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.

5 The use of the site shall be restricted to a building material dealers warehouse or storage place (Class B8 of the Town and Country Planning (Use Classes) Order 1987) and retailing shall be ancillary to the use, namely, building material products.

Reason: The site is located outside the town centre where an unrestricted retail use would be contrary to the policies of the Development Plan

6 Within an area extending 2 metres from the southern boundary (part of the area indicated for open storage) no materials or building products shall be stacked above 3 metres in height, nor shall any items which exceed 3 metres in height be placed within the same area.

Reason: To protect the outlook of the adjacent residential property.

7 Before development commences and notwithstanding the submitted details, further plans shall be submitted to and approved by the Local Planning Authority showing the brick wall and railings set back from St Thomas Road footpath with intervening landscaping. The approved scheme shall be implemented prior to occupation.

Reason: In the interests of the street scene of St Thomas Road.

The determined plans are:-
Site location plan received on 17 December 99
Dwg Nos. 2156-AC-06B and 2156-AC-07D received on 25 August 00.

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.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

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Director of Housing and Planning Services
04 OCT 2000

H16/1274/99

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: KJM Todd Associates Ltd
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Location : Plumb Center, St Thomas Road Spalding
Lincs

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Director of Housing and Planning Services
04 MAY 2000

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H16/1274/99