Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Council Offices
Priory Road
Spalding
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tel: 01775 761161
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Town and Country Planning Act 1990

Planning Permission

Reference: H16/1318/02 Received: 04-DEC-02 Type: FULL

Name: Fen Properties Ltd
4 Church Street
Spalding
Lincs

Agent: Cooper Architectural Design
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Proposed change of use of disused sorting office to form ground floor bowling alley & first floor D2 (Assembly & Leisure) use including extension & partial demolition

Location : The Crescent 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 five years beginning with the date of this permission.

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

2 Noise from fixed plant and machinery shall not exceed a level equivalent to 36dB LA eq 15 minutes when measured on any residential boundary.

Reason: In the interests of protecting the residential amenity of residents in the locality.

3 The applicant shall control the level of noise emanating from the premises such that:
a) The equivalent continuous A weighted sound pressure level (LA eq 5 Mins), measured 1 metre outside a window of a habitable room of any noise sensitive premises shall not exceed the background noise level (LA 90 5 mins), measured at the same location and at a comparable time, with no such noise taking place by more than 5dB.
b) The equivalent continuous sound pressure level (L eq 5 mins) in the 63 Hz or 125 Hz octave bands (whichever shows the greatest amplitude), measured 1 metre outside a window of a habitable room of any noise sensitive premises with entertainment taking place at the site shall not exceed the corresponding L90 5mins background noise level, measured in the same octave band, at the same location, and at a comparable time, with no entertainment taking place, by more than 5 dB.

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Reason: In the interests of protecting the residential amenity of residents in the locality.

4 Before development commences details of a fume extraction and odour arrestment system for the kitchen shall be submitted to and approved in writing by the Local Planning Authority, the approved system shall be installed and be available for use before the use of the site commences and thereafter retained in an operable condition.

Reason: In the interests of protecting the residential amenity of residents in the locality.

5 The premises shall not be used between the hours of 11:30pm and 7:00am.

Reason: In the interests of protecting the residential amenity of residents in the locality.

6 The development shall be implemented in accordance with a scheme of acoustic attenuation works which comply with the recommendations contained in paragraph 3.1 of the Acoustic Report RAP/J896/7737 dated December 2002. The scheme shall be submitted to the Local Planning Authority and approved in writing and the approved scheme shall be incorporated into the building during construction.

Reason: In the interests of protecting the residential amenity of residents in the locality and to provide certainty in relation to the performance of the building and flexibility in relation to the internal design and materials choice.

7 The use of the first floor of the building shall be limited to the following use:
- adventure play ground/children's play space
- billiard, pool or snooker hall
- gymnasium or sports hall
- fitness centre/health club
- craft centre
- social centre or meeting place
- solarium

and for no other purpose under Class D2 without the benefit of planning permission.

Reason: In the interests of noise attentuation and highway safety.

8 Before development commences, details and position for a CCTV camera(s) shall be submitted to and approved in writing by the Local Planning Authority. The camera(s) shall be installed before the uses commence.

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Reason: In the interests of security.

9 No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangments are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

Note(s):

The determined plans are:
Dwg.Nos. 0119-02, -03, -06, -07 received 4 December 2002.
Acoustic Associates Report RAP/J896/7737 received 3 January 2003.
Dwg.No. 0119-05B received 9 May 2003.

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 Section 21 of the Disability Discrimination Act 1991, 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.

Head of Planning & Development
26 NOV 2003 H16/1318/02

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.

2nd Draft

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Location : The Crescent Spalding

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Reason: In the interests of protecting the residential amenity of residents in the locality and to provide certainty in relation to the performance of the building and flexibility in relation to the internal design and materials choice.

7 The use of the first floor of the building shall be limited to
- adventure play ground/children's play space
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- craft centre
- social centre or meeting place
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and for no other purpose under Class D2 without the benefit of planning permission.

Reason: In the interests of noise attentuation and highway safety.

8 Before development commences, details and position for a CCTV camera(s) shall be submitted to and approved in writing by the Local Planning Authority. The camera(s) shall be installed before

"No development shall take place within the ~~area indicated (on the attached plan)~~ Spilman site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the local planning authority".

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

the uses commence.

Reason: In the interests of security.

Note(s):

The determined plans are:
Dwg.Nos. 0119-02, -03, -06, -07 received 4 December 2002.
Acoustic Associates Report RAP/J896/7737 received 3 January 2003.
Dwg.No. ~~0991~~-05B received 9 May 2003.

Head of Planning & Development
27 OCT 2003

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and for no other purpose ~~listed~~ under Class D2 ~~of the land use gazetteer~~ without the benefit of planning permission.

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