FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0534/96 Received:06-JUN-96 Type:FULL

Name: Slator Brothers (Farms) Ltd
Beacon Farm
Wisemans Gate
Weston
Spalding Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Construction of indoor children's leisure complex with associated access and car parking
Location : Land at High Road Weston
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 The development shall be used solely as an indoor children's leisure complex with car park, and for no other use contained in Class D2 "Assembly and Leisure" of the Town and Country (Use Classes) Order 1987.

Reason: The proposed use is considered to be complementary to the adjoining Baytree Nurseries, and is therefore considered acceptable within the terms of the Draft District Local Plan. This is not the case with other uses contained in Class D2 of the Order.

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 five 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 the commencement of the use of the building, the areas of car overspill and coach parking shown on the approved plan shall be constructed to the reasonable satisfaction of the Local Planning Authority. Details of the surfacing of the car overspill and coach parking areas and the access to them shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the construction of these facilities.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Reason: In the interests of visual amenity and highway safety.

5 Before the commencement of the use of the building, a scheme of lighting, including security lighting, in respect of the car overspill and coach parking areas shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and also security.

6 Before the commencement of the building, the play area shown on the approved plan shall be fenced to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

7 There shall be no external electronic amplification of music from the building.

Reason: In the interests of amenity.

8 The shop shall be operated solely as an ancillary facility in connection with the leisure complex of which it forms an integral part. It shall not operate as a totally separate retail outlet.

Reason: A separate retail unit in the open countryside, unassociated with the leisure complex, would be contrary to shopping policy defined within the approved Lincolnshire Structure Plan.

9 The means of access shall be provided strictly in accordance with the approved plan (drawing no. 359/1 Rev A, received on 23 July 1996) and the vision splays shall be kept free of all obstacles over 1 metre in height at all times.

Reason: In the interests of highway safety.

10 Before the commencement of the use of the building, a child-proof barrier of a type and construction to be agreed in writing by the Local Planning Authority shall be erected to the satisfaction of the Local Planning Authority in the position shown in green on the appended plan.

Reason: In the interests of highway safety and security.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 359/1 Rev A) and letter received by the Local Planning Authority on 23 July 1996.

The meaning of indoor childrens leisure complex does not include an amusement arcade, which the Town and Country Planning (Use Classes) Order 1987 defines as a 'sui generis' use.

Your attention is drawn to the existence of a Section 106 Planning

SOUTH HOLLAND DISTRICT COUNCIL

Obligation regulating the development hereby permitted.

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.

Director of Housing and Planning Services
23-DEC-96 H22/0534/96

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Construction of indoor children's leisure complex with associated access and car parking

Location: High Road Weston
Land at Spalding Lincs

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

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

2 The development shall be used solely as an indoor children's leisure complex with car park, and for no other use contained in Class D2 "Assembly and Leisure" of the Town and Country (Use Classes) Order 1987.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the commencement of the use of the building, the areas of car overspill and coach parking shown on the approved plan shall be constructed to the reasonable satisfaction of the Local Planning Authority. Details of the surfacing of the car overspill and coach parking areas and the access to them shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the construction of these facilities.

Reason: In the interests of visual amenity and highway safety.

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09-DEC-96 Checked ..... SAS 11/12

Authorised to issue (inc Delegation)..... 18/12

NB: Plan to go with decision notice