

TOWN AND COUNTRY PLANNING ACT 1990  
**FULL PLANNING PERMISSION**



**APPLICATION NO: 2005/1484**

**Applicant:** Sapphire Primary Care Developments

**Address/Agent:** Mark Allcock  
Drivers Jonas  
26 York Street  
MANCHESTER  
M1 4JB

North Lincolnshire Council hereby give notice that the application received on 23/09/2005 to:

**erect a two storey medical centre and pharmacy with associated works, including demolition of existing building at Dispatch Building, Waterside Road, Barton Upon Humber**

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.  
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.  
The development shall be carried out in accordance with the submitted drawings and particulars unless otherwise agreed in writing by the local planning authority in which case the development shall be carried out in accordance with the agreed amended details.

Reason

To ensure that the development is carried out in accordance with the provisions of the Town and Country Planning Act 1990 or any amending legislation.

3.  
The proposed parking and servicing facilities serving the new medical centre shall be set out and constructed essentially in accordance with drawing number 04-775-03P contained within the application.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

The proposed medical centre shall not be brought into use until all of the associated parking and servicing facilities have been completed in accordance with the approved drawings.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the Local Planning Authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

Before the development commences appropriate details shall be submitted to and approved in writing by the Local Planning Authority for the obscure glazing of all of the windows in the eastern elevation of the building.

Reason

To ensure that the windows in the eastern elevation are glazed taking into account adjacent land uses.

7.

Only the approved type of glazing shall be used in the buildings eastern elevation and such glazing shall there after be retained.

Reason

To prevent the direct overlooking of adjacent private garden areas, and also to protect patient privacy.

Dated: 09/12/2005

Signed:



**M Welton**  
**Business Unit Manager,**  
**Development Control**



This decision (based on the plans and information submitted with and contained in the application) has, where appropriate, been considered against and meets the provisions of the following policy/policies contained in:

1. North Lincolnshire Local Plan: ST2, DS1, T19
2. Humberside Structure Plan: None

## **WARNING**

THIS DOCUMENT DOES NOT CONSTITUTE ANY  
APPROVAL UNDER THE BUILDING REGULATIONS

### **WARNING**

1. This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Planning Inspectorate, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Planning Inspectorate is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

3. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Planning Inspectorate, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council in whose area the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.