FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0543/92 Received:15-MAY-92 Type:FULL

Name: Mr P F Taylor
49 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Agent: Mr P F Taylor
49 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Description: Change of use of bag store/ garage to Sub Post Office/ general retail store
Location : 49 Backgate Cowbit
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 A mimimum of two car parking spaces shall be provided within the site at all times the premises are in use, for the parking of customer vehicles.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Notes to Applicant:

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 British Standard Code of Practice BS 5810:1979. Any amendments to the approved scheme because of these requirements may need a further planning application.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

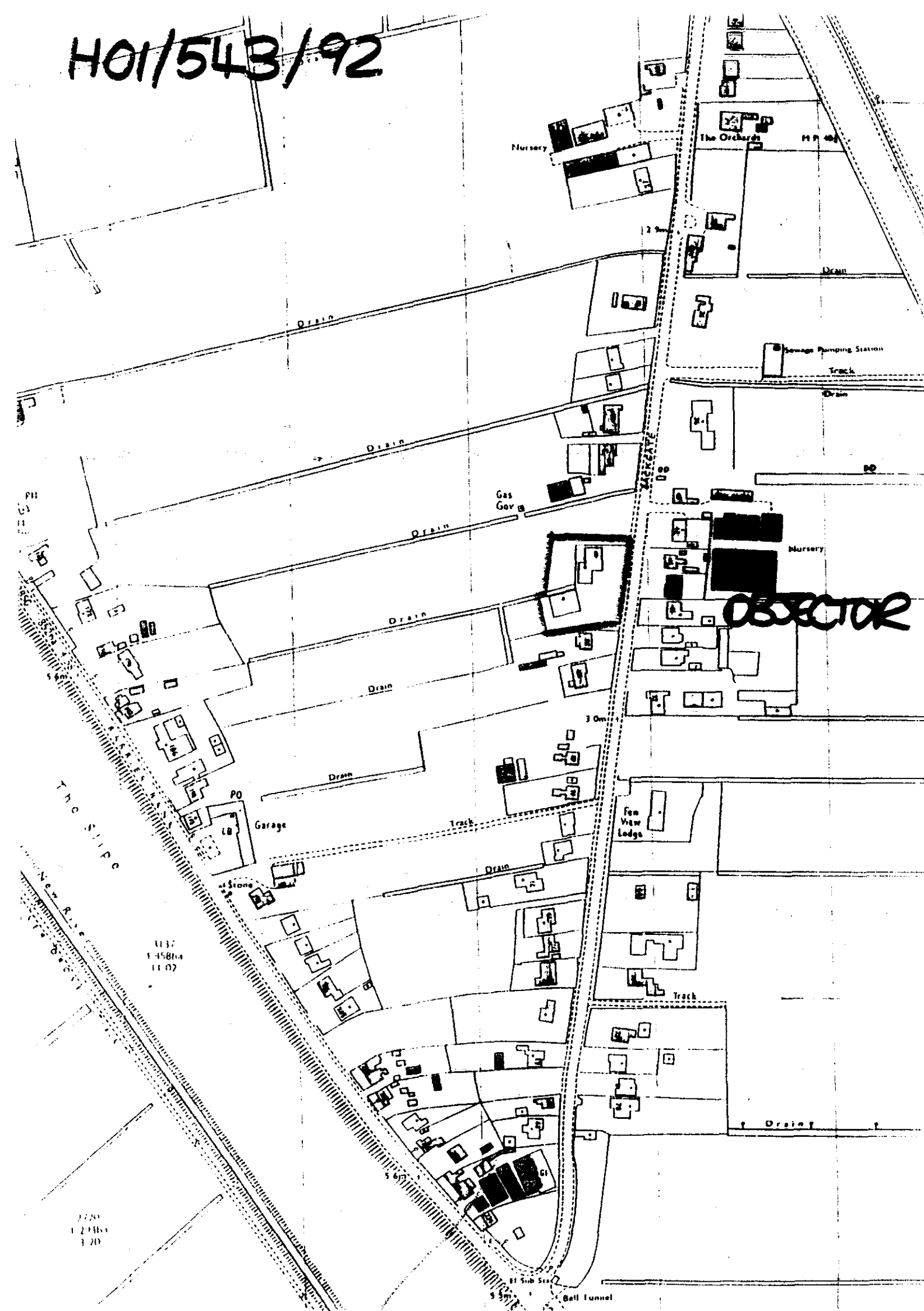
Director of Planning and Building Control Services
16-JUL-92 H01/0543/92

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

H01/543/92


Nursery
The Orchards
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Sewage Pumping Station
Track
Gas Gov
Nursery
OBJECTOR
PO
Garage
LB
Track
Fen View Lodge
Track
Drains
Bell Tunnel

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/0543/92

Date Registered 15 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P F TAYLOR
49 BACKGATE
COWBIT
SPALDING PE12 6AP

Tel. No. 0406 380 307

NAME AND ADDRESS OF AGENT
(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

49 BACKGATE COWBIT SPALDING PE12 6AP

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SUB POST OFFICE
FRUIT & VEG AND CONFECTIONARY

ch

Please complete

I attach ✓ Four copies of all plans
✓ an ownership certificate (see back page)
*a fee of ..... If you consider no fee is payable include a written explanation instead.

Signed... P.F. Taylor ..... Date. 14-5-92 .....

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/~~or new building works~~ [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) [ ]

(ii) Alterations or ~~extension~~ [✓]

(iii) Change of use [✓]

B. If new dwellings are proposed, please state how many: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

WHOLESALE PRODUCE AND BAG STORAGE

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road [✓]

or

B. There will be a new or altered access to a public road [ ] → If so, name of road:
Will there be — Individual access(es) [ ]
New estate road [ ]

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — EXISTING

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to: — EXISTING

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	[ ] →	Date: Consultee(s):
Is this application related to a previous submission	[ ] →	Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. As There is no P.O. in the Village at the Present time it would be greatly appreciated if this could be dealt with as soon as possible

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed P F Taylor (Applicant/Agent) Date 14.5.92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed P F Taylor Applicant/Agent) Date 14.5.92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at 49 BACKGATE COWBIT
Take notice that application is being made to South Holland District Council by P F TAYLOR
for planning permission for SUB POST OFFICE RETAIL FRUIT & VEG CONFECTIONARY

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed P F Taylor ..... Date 14.5.92

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace [✓]

B. The proposal involves the creation of or an alteration in total **gross** floorspace [ ]

Proposed total gross floorspace [ ] sq. m. Previous total gross floorspace [ ] sq. m.

This new total includes the following net floorspace:

Retail [ ] sq. m. Office [ ] sq. m. Industrial [ ] sq. m. Warehousing [ ] sq. m.

Other [ ] sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	NONE	NONE	NONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	WHOLE SALE FRUIT & VEG MERCHANT		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	/		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	EXISTING PARKING		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	50 - 60 PER DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	EXISTING		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	KEEP DOOR STEP TO ABSOLUTE MINIMUM		

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0543/92 Type: FULL

Applicant: Mr P F Taylor
Tel: 0406 380307

Agent: Mr P F Taylor
0406 380307

Description: Change of use of bag store/ garage to Sub Post Office/ general retail store

Location: 49 Backgate
Cowbit
Spalding

Valid date:	15-MAY-92	Terminal date:	10-JUL-92
Target dates:		Target Committee:	24-JUN-92
To case officer	20-MAY-92	Report deadline:	10-JUN-92
Inspected by	25-MAY-92		
Extra contacts	30-MAY-92	Case Officer:	
Report if not clear by 19-JUN-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Cowbit PC	0775 724536	20-MAY-92	03-JUN-92
Cllr T Barker	0406 380787	20-MAY-92	03-JUN-92

L.C.C. Ops Attached pkn taken cb 21/5/92 JB cb 21/5/92.

44A, 44, 46, 48, 55 Backgate, Cowbit 4-JUN-92 18-JUN-92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P1161

Date First Received 15 MAY 1992

REGISTRATION

REFERENCE H01/0543/92

Cross-Ref ....L.....

Date 18/5/92

VALIDATION Date 15/5/92

Type FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 19.5.92

Index Sheets 299 OS 10s ..... Grid Ref 520000 177570

Part ..X... Parish ..WOODBURY..

Inside CBD ..NO Inside CP Area..NO

TR Burial ☐ C1 ☐
TR Bypass ☐ C3 ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref. 000370

Planning Records:
Earlier apps

3098/84
183/74 5706/79
1511/75

3 Leg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJM
date: 2-6

Case Officer Conclusions (issues)

Brick + tile building adjoined to dwelling
In + ok accesses for drive
Poor dk

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic. — No .... Nil fees (not first Submission) / Other info. viz: Signed ..... / Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

RECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

P22 21-5 1 sa app = ecoph + ORI Mrs Pk

CONSULTATION/PUBLICITY REQUIRED

Publicity : General Residents (Postal): D22/5
Departure
Setting of LB Viz 44A, 44, 46, 48 55
Backgate Cowbit

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H01/0543/92.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

49 BACKGATE, COWBIT

3. Name, classification and number of road

U/C

4. Date application referred 21 - 5 - 92

5. State whether outline, detailed application etc.

FULL.

6. Description of proposed development/change of use including access details

CHANGE OF USE OF BAG STORE/GARAGE TO SUB POST OFFICE/ RETAIL STORE

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application~~ (reason overleaf).

d. ~~Requests the local planning authority to complete~~ Form T.R. 108 para 10b as shown overleaf.

Date: 21-5-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) ~~The~~ Both the existing accesses, to Eackgate shall be widened to a minimum of 4.5m

(2) A minimum of 2 car parking spaces shall be provided within the site, at all times the premises are in use, for the parking of customer vehicles

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) F4

Note:— use continuation sheet(s) as necessary.

548. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H16/0515/92 Mrs M Forth	O.A.	Residential development (2 plots) at 12 Wygate Road, Spalding.

(Subject to an additional condition requiring the demolition of the existing bungalow on the site.)

H18/0516/92 ALIH (Farms)	Change of use to general storage - Class B8 at Peterspoint Yard, Sutton Bridge.
H09/0483/92 Mr & Mrs A P Brighton	Replacement dwelling at Neals Gate, Fleet Fen.
H01/0543/92 Mr P F Taylor	Change of use of bag store/garage to Sub Post Office/general retail store at 49 Backgate, Cowbit.

(Subject to the deletion of condition 1.)

H13/0552/92 Mr & Mrs T Crawford		Bungalow with double garage adjacent to 35 Roman Road, Moulton Chapel.
H16/0581/92 Mr & Mrs Wilson	O.A.	Three dwellings including details of siting, means of access and landscaping at Bridge House and adjacent land, Luck's Bridge, Spalding.
H09/0592/92 W H Fowler & Sons (Coaches) Ltd		Redevelopment of existing bus depot to give two dwellings with garages at Fleet Street, Holbeach.
H08/0621/92 Mr A Rylott	O.A.	Three dwellings and retention of agricultural access at Part OS 218 Siltside, Gosberton Risegate.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H08/0133/92 P R Lindley	Additional stables and bungalow in connection with business at Manor Stables, Cheal Road, Gosberton.
H05/0477/92 Mr A W Boelema and Others	Established Use Certificate for commercial haulage, storage and distribution at "Riverside" (Bloodfold Farm), Ravens Bank, Holbeach St Johns.
H16/0542/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

[illegible]

[illegible]

[illegible]

2nd March 1994

Mrs A Glover
Solicitors
Bride House
28/30 Bride Lane
LONDON
EC4Y 8JX

Dear Sir

49 Bankgate, Combit

In reply to your letter concerning the above mentioned property. I now enclose as requested copies of the original Planning Permission SW/5/58 for the erection of a bungalow together with a copy of SW/5/58/A2 for the change of use of hay store/garage to Sub Post Office/general retail store. Unfortunately I am unable to trace a relevant Building Regulation Approval for the latter.

With regard your enquiry concerning the erection of a garage built in [illegible] early 1990s I am unable to trace any records of Planning or Buildings Regulations applications relating to this work. If you are able to provide me with any further details I will research my records further.

../Cont

Finally, I have spoken to Mr P Udy, Planning Assistant for the area and can confirm that the bungalow can be used as a private dwelling with living accommodation over the garage without requiring a further Planning Permission. However, if Planning Permission H01/0543/92 has been implemented as suggested then the area of garage used for the sub post office would need Planning Permission to be returned to a garage. This should not be problematic however.

I hope this information is of assistance to you

Yours faithfully

A C Pickering
Principal Administrative Officer

enc

Plan B1 Regs B 3 Checked.

NUTT & OLIVER
SOLICITORS

Incorporating **LANNONS**

Frank P. Hills
David J. Gottler
Rodney J. Hills

Consultants:
J. H. Oliver (non practising)
G. Lazarus
J. L. Lannon

Bride House
18/20 Bride Lane
London EC4Y 8DX

Telephone: 071-353 8792

Fax: 071-353 7623
Dx: 184 London

Our Ref: **FPH/PG/B.4250** *Your Ref:* *Date:* **22 February 1994**

S.H.D.C. PLANNING DEPT.
RECEIVED
[illegible]

The Chief Planning Officer
South Holland District Council
Priory Road
Spalding PE11 2XE

Dear Sir

49 BACKGATE COWBIT

We act for the proposed purchaser of the above property which is edged *red on the enclosed plan.*

We have made a Local Search the result of which has been issued under No. 0070/94 and in this Search Certificate reference is made to a Planning Permission dated 16th July 1992 under reference number H01/0543/92 in respect of Change of User Bag Store/Garage to Sub-Post Office/General Retail Store at 49 Backgate Cowbit.

Would you please let us have a copy of this Planning Permission together with any relevant Building Regulation Approval. We undertake to pay your reasonable copying charges.

no B1 Regs received.

We are told that the bungalow at 49 Backgate was erected about 30 years ago and it has been used as a private dwelling throughout it's life. We don't have a copy of any Planning Permission issued for the erection of the bungalow and if this is still available would you please let us have a copy for which we undertake to pay your reasonable copying charges. SR10515 8

We are told that a Garage was built in the early 1980s above which there is living accommodation by way of annex to the bungalow. Is there a Planning Permission and/or Building Regulation Approval in respect of the same? If so would you please let us have a copy for which we undertake to pay your reasonable copying charges.

We understand that part of the ground floor area of the garage was sub *divided and used firstly as a bag store and then as a sub-Post* Office/General Retail Store but has now been converted back to a double garage for use with the bungalow. Were any Planning

THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS

Permissions issued in respect of these uses? If so would you please let us have copies for which we undertake to pay your reasonable copying charges.

Finally would you please let us know whether Planning Permission is now necessary for the use of the bungalow as a private dwelling together with the living accommodation above the garage and the use of the garage as a double garage for use with the dwelling house.

Our Clients are keen to proceed and we would be grateful please for an early reply to this letter.

Yours faithfully

0775 710772

Can use bungalow as private dwelling together with living accommodation over garage without need for P.P. But part of garage used for Sub Post office + thus need P.P to be returned to garage if Post office replaced

PDU 2-3

Town and Country Planning Act etc

DRAFT DECISION

Reference: H01/0543/92 Received:15-MAY-92 Type:FULL

Name: Mr P F Taylor
49 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Agent: Mr P F Taylor
49 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Description: Change of use of bag store/ garage to Sub Post Office/ general retail store
Location : 49 Backgate Cowbit
Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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 A mimimum of two car parking spaces shall be provided within the site at all times the premises are in use, for the parking of customer vehicles.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Authorised to issue:

15-JUL-92 H01/0543/92

AD...17/7.....DC...7/7.....

APPLICATION REFERENCE: H01/0543/92 DATE RECEIVED: 15.5.92

APPLICANT: Mr P F Taylor
49 Backgate
Cowbit
Spalding
Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: Change of use of bag store/garage to Sub Post Office/ general retail store

LOCATION: 49 Backgate, Cowbit

Parish Council: Fully support application, adequate car parking facilities. Post Office is a service urgently required.

Ward Member: Supports proposal.

County Highways: Requests conditions.

Public Objections: Letter received from 44A Backgate:
- request restriction on opening days/hours.
- road side parking by visitors will be hazardous.
- mark "in" and "out" points on drive.

PLANNING ISSUES

1 The site has an existing commercial business use as a wholesale fruit and vegetable merchant.

2 It is proposed to change the use of a small part of an existing brick building to a Post Office. The use is acceptable. The area of the Post Office is 12.6 square metres and for this size an hours of use restriction is not considered to be necessary.

RECOMMENDATION - Grant permission

(1) TL1

1 Both the existing accesses to Backgate, Cowbit shall be widened to a minimum of 4.5m and signed IN and OUT.

(2) A minimum of two car parking spaces shall be provided within the site at all times the premises are in use, for the parking of customer vehicles.

Reasons

1 ~~B6~~

(2) F4

Note

The applicant is advised that the two signs will not need Advertisement Consent if they comply with Class 2, Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

BRI. . SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0543/92

Applicant: Mr P F Taylor
49 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Agent: Mr P F Taylor
49 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Description: Change of use of bag store/ garage to Sub Post Office/ general retail store

Location: 49 Backgate Cowbit
Spalding

Type: FULL

Date received: 15-MAY-92

20-MAY-92

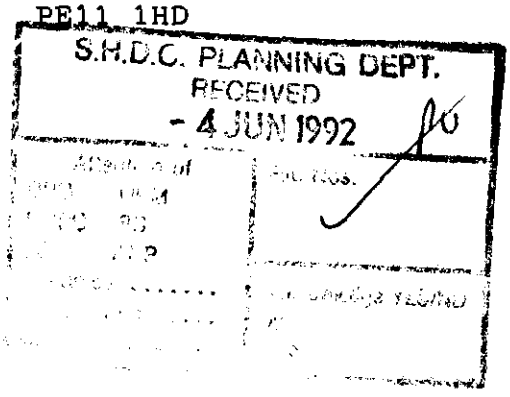
Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-JUN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Cowbit PC
7 West Parade
Spalding
Lincs
PE11 1HD



FOR PARISH COUNCIL USE ONLY

Comments: My members fully support the application. The site provides adequate car Parking facilities and the proposed Post office is a service that is urgently required. It is hoped that approval will not be delayed

Signed:

3/6/92

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1992 PJ

Attention of
DPO NDM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Comment .....

File Nos.

Acknowledge YES/NO
by SJ
date 16/6

44A, Backgate,
Cowbit,
Spalding.
14th June, 1992

OBJECTION

Planning application H01/0543/92
P. F. Taylor – 49, Backgate Cowbit.

Thank you for your letter of 4th June regarding the above proposals.

I have inspected the application and, whilst welcoming a post office back to Cowbit, would ask that the Council consider the following comments.

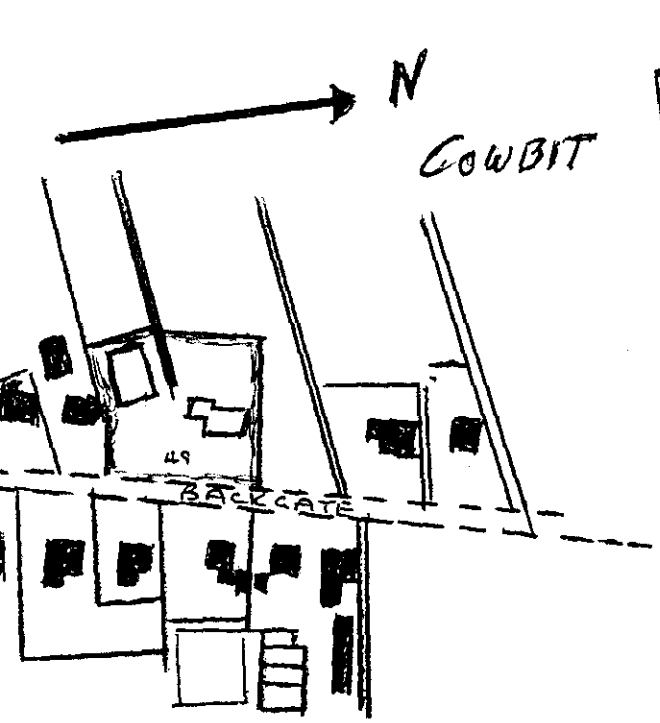
Because the application is in a residential area I would request that some formal restrictions be made to the opening days/hours of the business.

From a safety point of view, Backgate is a busy through route, and because of the existing wholesale trade from the property, I envisage that there will be roadside parking by visitors to the new business, which may be hazardous to children, pedestrians and cyclists.

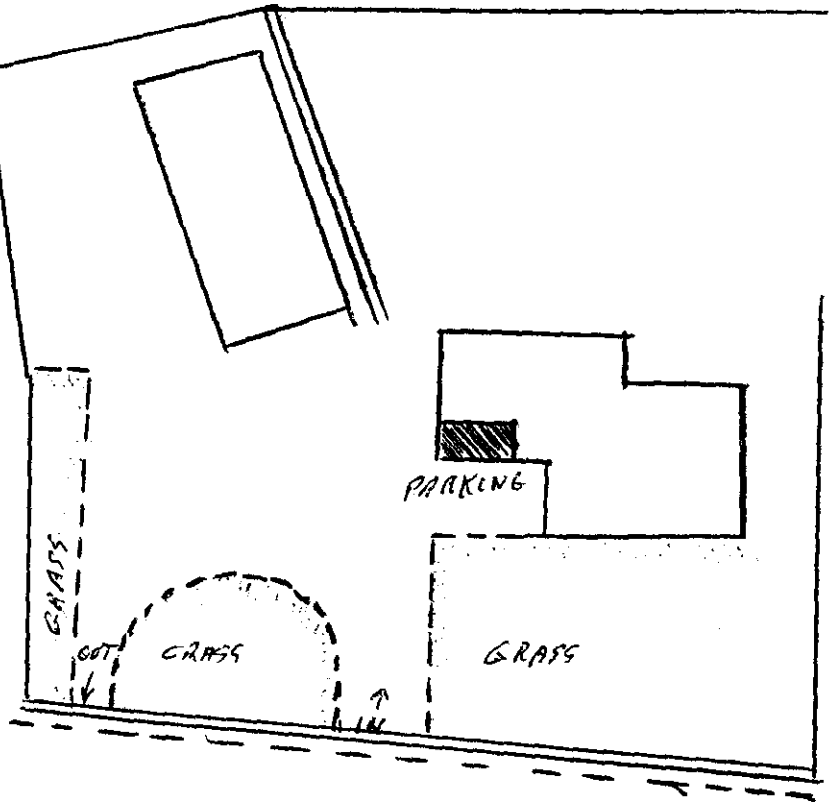
I note an entry and exit route are proposed, and again from the safety point would hope these would be formally marked to avoid accidents.

Yours faithfully,

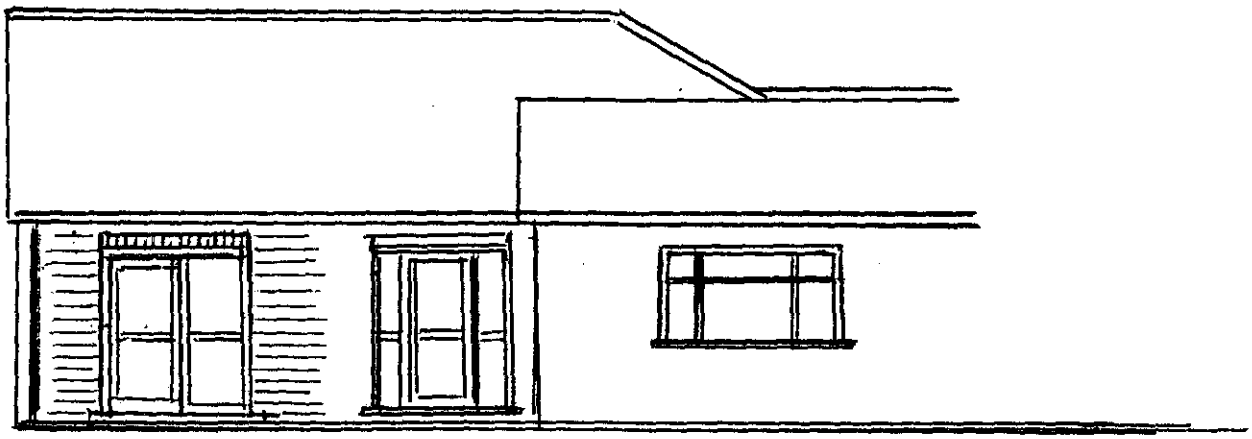
S. W. PYWELL.



LOCATION PLAN SCALE 1/2500



BLOCK PLAN SCALE 1/500

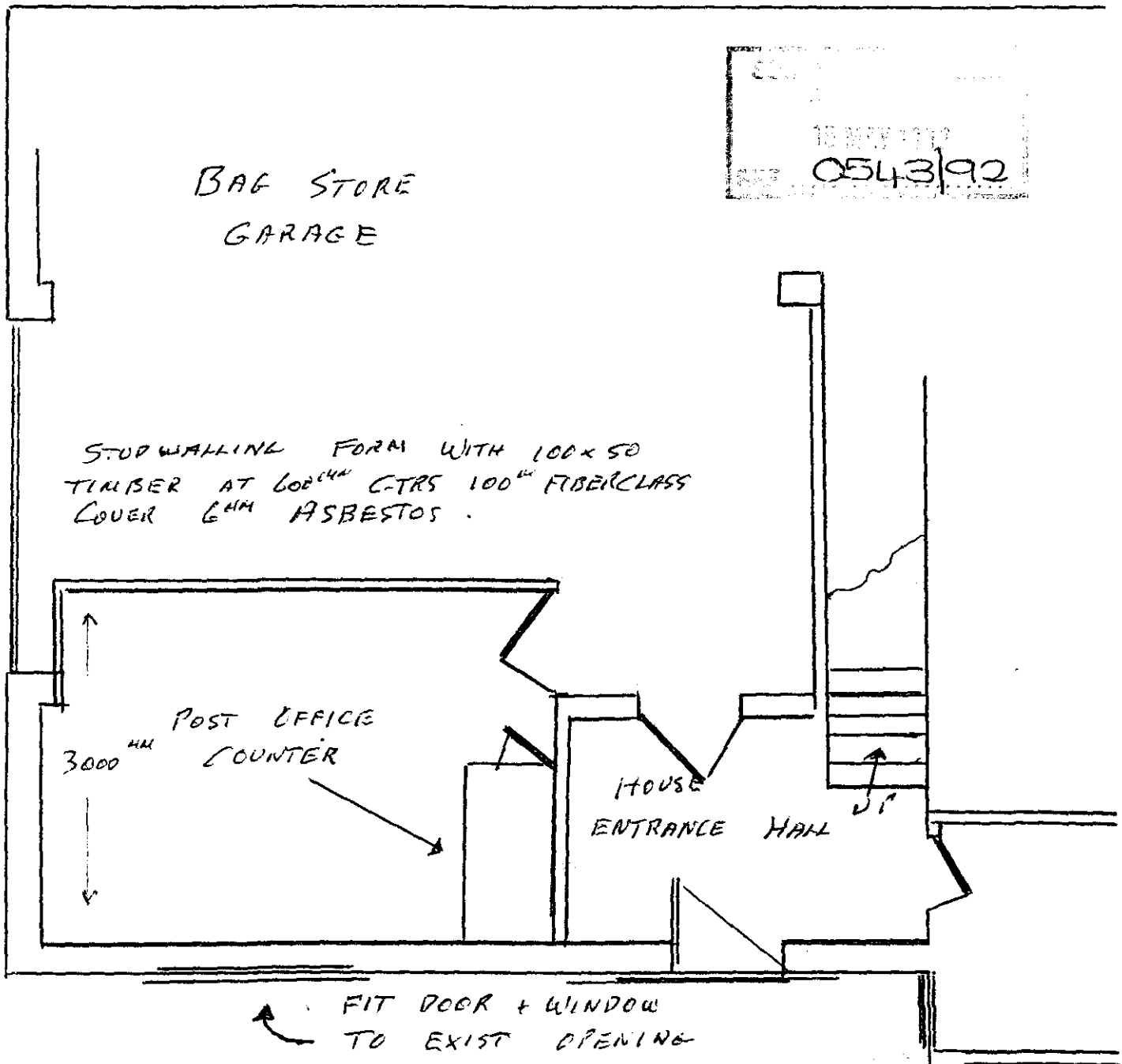


SF 60 RICHMOND

JOHN CARR POOR 9 FRAME



EXISTING FRONT ELEVATION



LOWER CEILING TO 2500MM FORM WITH 100 x 38 TIMBER AT 600 CTRS 10MM GYPROC PLASTERBOARD + SKIM COVER INSIDE STUD WALL WITH 12MM CHIPBORD + VENEER WALL BOARD

PROPOSED ALTERATIONS TO BAG STORE GARAGE AT 49 BACKGATE, COWBIT, FOR MR P E TAYLOR

SCALE 1/50 1/100