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Your ref: PP:13720174
Our ref: 1649-1 LMS SB

05 February 2025

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

Dear Sir

MR AND MRS B MACRO

CHANGE OF USE FROM DWELLING TO DWELLING AND MOTORCYCLE REPAIR (WITHIN AN EXISTING BUILDING), MOT TESTING, SALES, STATIONING OF TEMPORARY OFFICE CABIN AND DISPLAY OF THREE ILLUMINATED ADVERTISEMENTS.
102 FLEET ROAD, HOLBEACH, SPALDING, PE12 8LD

We have submitted an application for change of use in respect of the above, via the Planning Portal, reference PP-13720174.

102 Fleet Road is a detached bungalow, together with a large portal frame building (H05-0333-16) to the rear which is proposed to be used for the motorcycle business. Our client currently occupies poor quality business premises in South Kesteven District and proposes to expand his business and invest and live in this new location on the outskirts of Holbeach.

The site has an access onto Fleet Road and the former Fleet Road Nursery immediately to the west has now been redeveloped into a number of industrial units. The nearest residential dwelling lies some 50m to the east.

The applicant intends to offer motorcycle servicing, repairs, tyre fitment and MOT testing and is a specialist for Triumph and Yamaha motorcycles, having worked in the past for a main dealer. The existing customer base has been built up through word of mouth and other motorcycle shops send work that they can't fix (both main dealers and independent shops). The new site will permit a live-work arrangement to the benefit of the business and reduce commuting time for the applicant. Living on site also provides the element of control on how the business operates.

Presently, the business is carried out solely by the applicant however, work experience has been provided in the past and it is hoped that this new location will enable a further skilled member of staff to be recruited.

It is intended that the business operating hours will be Monday - Friday 9am -5pm and Saturday 9am-12pm (by appointment and generally only through the peak season March - September). There will be no working on a Sunday or Bank Holiday.

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The business utilises the following machinery/tools however, bearing in mind there is currently one member of staff, the use of machinery is at worst intermittent.

- Hand tools
- Air compressor for associated tools used infrequently
- Tyre changing machine
- Wheel balancer
- Ultrasonic cleaner

The air tools will be powered by a silent air compressor and an exhaust gas extraction system will be installed so engines can be run with the workshop doors closed and the building insulated internally to provide a comfortable and quiet working environment. The existing roller shutter door into the building faces west away from the nearest residential dwelling.

It is also proposed to locate a portable building on the southern boundary of the site to provide a small office and welfare facilities for the business.

Around 80% of customers arrive under their own steam with a smaller percentage dropping off a motorcycle via trailer, van or courier. The business is small and the quantity/frequency of vehicles entering and leaving the site is equally small. The existing gates onto Fleet Road will be set back in order to allow vehicles to pull clear of the public highway and there is ample turning within the site to allow vehicles to enter and leave the site in forward gear.

Permission is also sought to display two illuminated advertisements that will take the form of stone gabion baskets (often used to form decorative walls) with an applied metal business logo on the front. In addition, it is proposed to install an illuminated sign on the front of the workshop flush to the façade. Details of both adverts are included within the proposal. the gabion signs at the front of the site form part of the boundary treatment and are sited in such a way as to not cause a distraction to passing vehicles and the sign on the front of the workshop will go largely unseen from the highway. Both signs are discreet and will have little if any impact on the character of the area.

South East Lincolnshire Local Plan Policy 7 is a positive policy and indicates that new employment outside allocated employment sites will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings.

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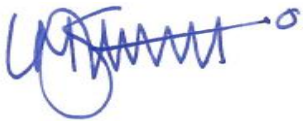
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The proposal complies with Local Plan Policy 22 and having regard to the redevelopment of the former Fleet Road Nursery now occupies a location where the adjacent uses are industrial.

We trust you will consider the application favourably, but should you require any further information, please do not hesitate to contact us.

Yours faithfully



Lewis M Smith MRTPI

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