SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0227/92 Received:28-FEB-92 Type:SECTION 63

Name: R Pearson
2 Bensgate Road
Fleet
Spalding
Lincs PE12 8NL

Agent: R Pearson
2 Bensgate Road
Fleet
Spalding
Lincs PE12 8NL

Description: Continuation of use of building for car repairs

Location : 2 Bensgate Road Fleet
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

1 The premises shall not be used at any time on Sundays nor between the hours of 6pm and 8am on other days.

Reason: To protect the amenities of this residential area.

2 The repair work on the motor vehicles shall be confined to within the existing double garage.

Reason: To protect the amenities of this residential area.

3 The use hereby permitted shall be restricted to the area which includes the double garage and that space between the garage and Bensgate only.

Reason: To protect the amenities of this residential area.

4 The existing hedge along the southern boundary shall be retained at a height not less than 2 metres and so maintained thereafter.

Reason: To protect the amenities of the adjoining residents.

5 No spraying equipment shall be installed.

Reason: To protect the amenities of this residential area.

6 The operation of the business shall be related to the occupants of the adjoining dwelling at Bensgate Road or their employees.

Reason: The proximity of the business to the dwelling makes it environmentally unsuitable unless the two are linked.

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)

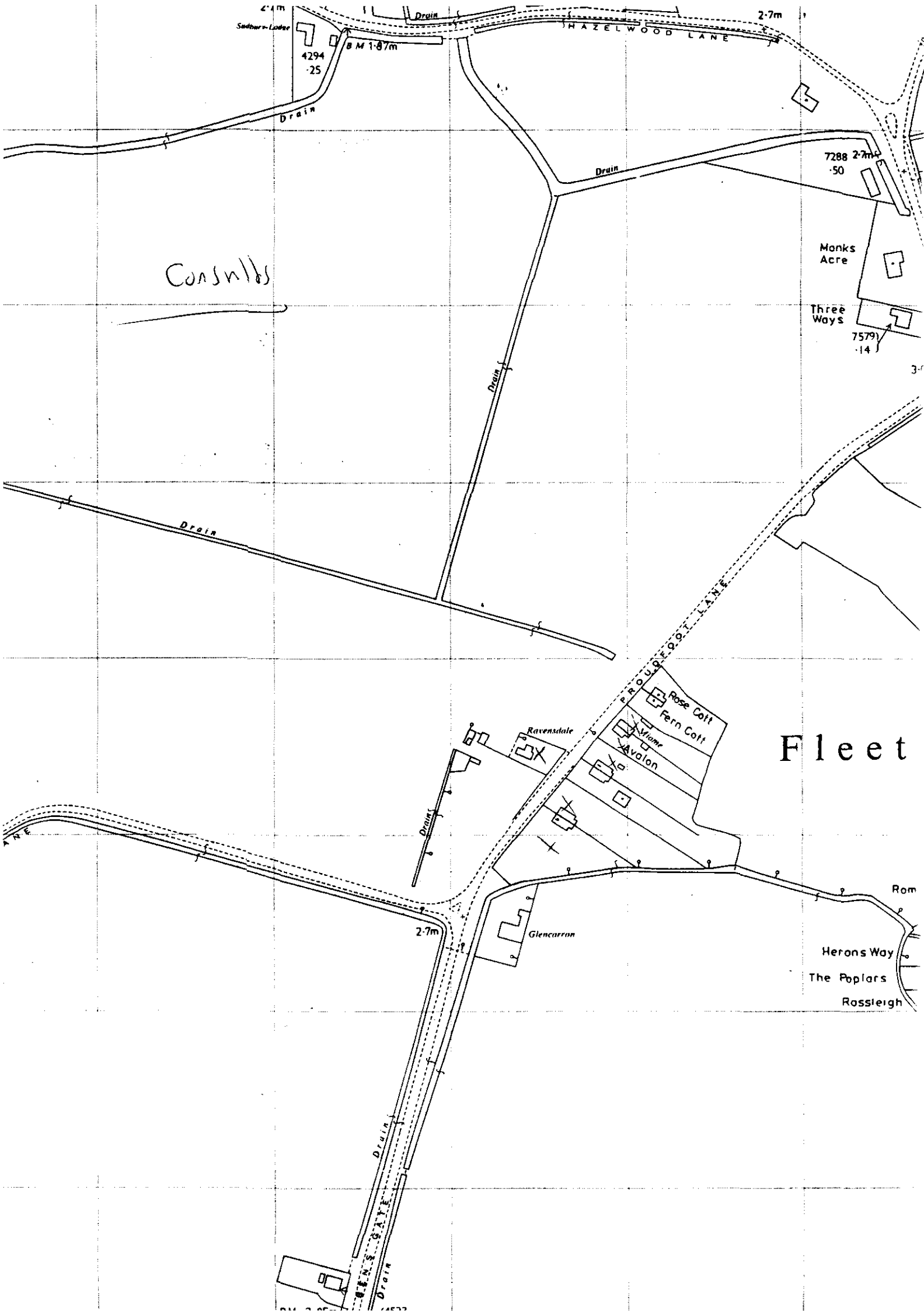
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
08-JUN-92 H05/0227/92

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)


Drain
HAZELWOOD LANE
2·7m
Sudbury Lodge
BM 1·87m
4294
·25
Drain
Drain
7288
·50
Monks
Acre
Three
Ways
7579
·14
Consnills
Drain
Drain
Drain
PROUDFOOT LANE
Rose Cott
Fern Cott
Viome
Avalon
Ravensdale
Fleet
Drain
Glencarron
Herons Way
The Poplars
Rossleigh
2·7m
Drain
Drain
BENS GATE

PLANNING APPLICATION

For office use only

Application No. H05/0227/92

Date Registered 21 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R PEARSON
2 BENSGATE ROAD
FLEET
SPALDING
LINCS
Tel. No. 24737 PE12 8NL

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

2 BENSGATE, ROAD, FLEET,
SPALDING LINCS PE12 8NL

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONTINUATION of use of building for.
CAR REPAIRS

Please complete

Signed. R. Pearson Date. 18-2-92

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.
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

H05/0137/87

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.

EXISTING

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

NOT APPLICABLE
Rain water goes into a Soakaway.

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	☐ →	If so, **please give details in Part 6**
The proposal affects a listed building		
The proposal affects a public footpath		
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices or shopping purposes	☐ →	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.

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?			
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 ☐		
If so, please explain the relationship			
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 ☐		
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

I am Applying for continuation of planning permission to run a MOTOR Repairs business from home, & have been granted permission for the previous 4 years without any problems or complaints from my neighbours, & also look out on to a 60 acre field.

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 ..... (Applicant/~~Agent~~) Date 18-2-92

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 ..... Applicant/Agent) Date 26-2-92

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

Take notice that application is being made to South Holland District Council by

for planning permission for

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 ..... Date .....

APPLICATION ASSESSMENT

for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently in operation. Does face roadway. Steel cladding construction. Residential to each side. No real noise at time of visit

Inspected by: DMG
date: 18/3

Case Officer Conclusions (issues) DMG 8/4

Circumstances have not materially altered since the grant of permission in 1987.

Environmental Health have received no complaints.

County Highways raise no objections.

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

DMG 23/4

Recommended approvals -

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

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

Recommend approval against material objection — Yes .... / No ....✓..
- Any objection received? No
- If yes, is any obj. material? No
- Yes / No
- [Reason:

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

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....
- Nil fees (not first Submission)

ANY ONE OF ABOVE
- Other info. viz:
- Signed .....

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:

DIRECTIONS

		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:

CONSULTATION/PUBLICITY REQUIRED DMG 5/4 DR 5/5.

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

[redacted] Ravensdale, Bensgate, [redacted], 4 Bensgate, Avalon, Bensgate, Miona, Bensgate, 1 Bensgate, Emmanuel College, 3 Bensgate.

Residents (Delivery):

[redacted]

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. P717

Date First Received 21 FEB 1992

REGISTRATION

REFERENCE H05/0227/92.....

Cross-Ref N/A.....

Date 24/2/92 JAB

VALIDATION Date 21/2/92

Type Sec 63..... Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 21.2.92

Index Sheets 190 OS Nos ..... Grid Ref S 335000 E 335500

Ward ..D... Parish ..FLEET...

Inside IDD YES Inside LP Area NO

TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☑ Grade
Level crossing ☐ T20 ☑
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..00234504

Planning Records:
Earlier apps 13/1/87
13/3/94

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/0227/92 Received:28-FEB-92 Type:SECTION 63

Name: R Pearson
2 Bensgate Road
Fleet
Spalding
Lincs PE12 8NL

Agent: R Pearson
2 Bensgate Road
Fleet
Spalding
Lincs PE12 8NL

Description: Continuation of use of building for car repairs

Location : 2 Bensgate Road Fleet
Spalding

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

1 The premises shall not be used at any time on Sundays nor between the hours of 6pm and 8am on other days.

Reason: To protect the amenities of this residential area.

2 The repair work on the motor vehicles shall be confined to within the existing double garage.

Reason: To protect the amenities of this residential area.

3 The use hereby permitted shall be restricted to the area which includes the double garage and that space between the garage and Bensgate only.

Reason: To protect the amenities of this residential area.

4 The existing hedge along the southern boundary shall be retained at a height not less than 2 metres and so maintained thereafter.

Reason: To protect the amenities of the adjoining residents.

5 No spraying equipment shall be installed.

Reason: To protect the amenities of this residential area.

6 The operation of the business shall be related to the occupants of the adjoining dwelling at Bensgate Road or their employees.

Reason: The proximity of the business to the dwelling makes it environmentally unsuitable unless the two are linked.

Authorised to issue:

03-JUN-92 H05/0227/92 AD... .....DC.....

APPLICATION REFERENCE: H05/0227/92 DATE RECEIVED: 28 February 1992

APPLICANT: R Pearson
2 Bensgate Road
Fleet
Spalding
Lincolnshire

AGENT:

TYPE: Section 63

DESCRIPTION: Continuation of use of building for car repairs

LOCATION: 2 Bensgate Road, Fleet, Spalding, Lincolnshire

Parish Council: No objections. Council have received no complaints.

County Highways: No objections.

Environmental Services Department has not received any complaints concerning these activities and a further temporary consent would, therefore, be appropriate.

Information from Applicant: Summarised:
- Applying for continuation of planning permission and have been granted permission for the previous seven years without any problems or complaints from my neighbours. I also look out onto a 60 acre field.

PLANNING POLICIES/DOE ADVICE
Frontage inside IBD.
Planning Policy Guidance Note 4, 1988 - "Industrial and Commercial Development and Small Firms".
Circular 10/73 - "Planning and Noise".

PREVIOUS DECISIONS
H05/0762/78 - Erection of double garage - Permitted.
H05/1210/84 - Change of use of building for car repairs - Permitted (2 year period).
H05/0137/87 - Continuation of use of building for car repairs - Permitted, 24 April 1987 for 5 year period.

PLANNING ISSUES
1 The determining issue in this particular case is whether circumstances have changed to such an extent since the granting of planing permission in 1987 as to justify an alternative decision.
2 This is an application to renew the planning permission to run a car repairs business from a residential property, originally granted permission in 1985 for a 2 year period and renewed in 1987 for a 5 year period.
3 The double garage used measures 5.5 metres x 9.8 metres and is located to the rear of the applicants house. This semi-detached house lies in the middle of a small group of properties (the frontage of which is within the IBD) and characterised by long narrow gardens and well spaced dwellings.

4 The garage is approximately 20 metres from the next property to the south and in the region of 7.7 metres from the dwelling to the north.

CONCLUSIONS

1 The applicant has indicated that his circumstances (ie, type of work) has not changed. Further, none of the neighbouring residents have responded and Environmental Services have confirmed that no complaints have been received concerning these activities.

2 Circular 1/85 states that "a second temporary permission should not normally be granted. A trial period should be set that is sufficiently long for it to be clear by the end of the first permission, whether permanent permission or refusal is the right answer." In the light of the above and given this advice, therefore, it is considered unreasonable to insist upon a further temporary period, however the operation of the business should be linked to the occupancy of the dwelling.

RECOMMENDATION: That the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:

1 SC51 - (working hours).
2 The repair work on the motor vehicles shall be confined to within the existing double garage.
3 The use hereby permitted shall be restricted to the area which includes the double garage and that space between the garage and Bensgate only.
4 The existing hedge along the southern boundary shall be retained at a height not less than 2 metres and so maintain thereafter.
5 No spraying equipment shall be stored.
6 The operation of the business shall be related to the occupants of the adjoining dwelling ~~and~~ Bensgate Road or their employees.

Reasons

1 Standard.
2 To protect the amenities of this residential area.
3 To protect the amenities of this residential area.
4 To protect the amenities of the adjoining residents.
5 To protect the amenities of this residential area.
6 The proximity of the business to the dwelling makes it environmentally unsuitable unless the two are linked.

, COMMITTEE - 13th May, 1992

NG APPLICATIONS (Continued)

Applications Director of Planning and Building Control Services Authorised to Approve

.he Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H11/0408/88/C1 T W Suiter & Son Ltd		Screen Fence details at Lime Walk, Long Sutton.

(Subject to the deletion of condition B requiring the provision of hedging alongside the acoustic fence.)

H02/1021/91 Mrs S A Waltham	O.A.	Residential development with access from the north, land rear of Cloot Drove, Postland Road, Crowland.

(It was also agreed that the applicants be advised that a footpath access to the centre of Crowland would be desirable if possible.)

H05/0227/92 R Pearson	Continuation of use of building for car repairs at 2 Bensgate Road, Fleet.
H09/0357/92 Mr and Mrs U Hilliam	Change of use from residential to residential and plant storage only at Nutts Lane, Holbeach St. Johns.

(Subject to an additional condition restricting the permission to a temporary period of three years.)

H04/0356/92 Mr. P. Smith	Reserved matters relating to the erection of house and garage, Plot 2 Northorpe Road, Donington.

(f) Deemed Application by Lincolnshire County Council

The Lincolnshire County Council be informed that this authority supports the undermentioned proposal in principle but objects to certain detailed points in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H16/0342/92 Lincolnshire County Council	Construct new Police station together with garages and outbuildings and widen existing highway at "The Green", rear of Queensgate Hotel, Westlode Street, Spalding.

(g) Conservation Area Consent - Lincolnshire County Council.

Lincolnshire County Council be informed that this authority objects to the undermentioned proposal for the reasons recommended by the Director of Planning and Building Control Services:-

BRIAN [illegible]**H** 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: H05/0227/92 Type: SECTION 63

Applicant: R Pearson
Tel: 0406 24737

Agent: R Pearson
0406 24737

Description: Continuation of use of building for car repairs

Location: 2 Bensgate Road
Fleet
Spalding

Valid date: 28-FEB-92
Target dates:
To case officer 04-MAR-92
Inspected by 09-MAR-92
Extra contacts 14-MAR-92
Report if not clear by 03-APR-92

Terminal date: 24-APR-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC		03-MAR-92	17-MAR-92
Cllr B A Paul	0406 23100	03-MAR-92	17-MAR-92

L.C.C. – No objections JG cs 5/3/92

Dir of Environmental Serv.	19-MAR-92	2-APR-92
Ravendale, Avalon, Miome, Emmarcusam, 1, 4 Bensgate Rd	19-MAR-92	2-APR-92

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 2.4.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H05/0227/92
Car repair workshop, Bensgate Lane, Fleet

I write in response to the above application for renewal and would confirm that the Department has not received any complaints concerning these activities and a further temporary consent would therefore be appropriate.

Director of Environmental Services

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 APR 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: H05/0227/92

Applicant: R Pearson
2 Bensgate Road
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Agent: R Pearson
2 Bensgate Road
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Spalding
Lincs PE12 8NL

Description: Continuation of use of building for car repairs

Location: 2 Bensgate Road Fleet
Spalding

Type: SECTION 63

Date received: 28-FEB-92

03-MAR-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 18-MAR-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 D M GEDNEY

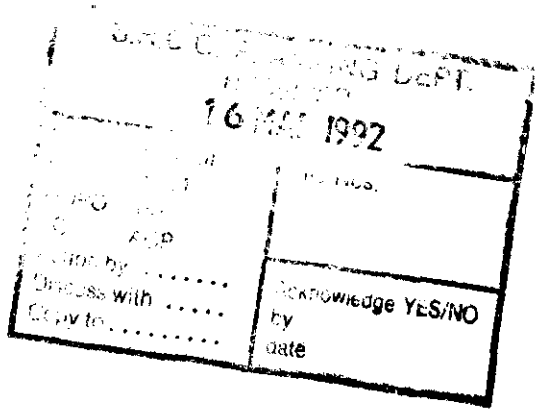
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Fleet PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:
NO OBJECTIONS. COUNCIL HAVE RECEIVED NO COMPLAINTS.

Signed:



BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0227/92

Applicant: R Pearson
2 Bensgate Road
Fleet
Spalding
Lincs PE12 8NL

Agent: R Pearson
2 Bensgate Road
Fleet
Spalding
Lincs PE12 8NL

Description: Continuation of use of building for car repairs

Location: 2 Bensgate Road
Fleet
Spalding

Type: SECTION 63

Date received: 21-FEB-92

25-FEB-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

✓ The enclosed certificate needs to be signed where marked.

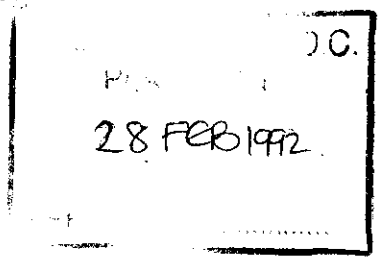
Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

J E Maxwell

Principal Administrative Officer



R Pearson,
2 Bensgate Rd,
Fleet,
Spalding,
Lincs.
PE12 8NL.

18th Febuary 1992.

Ref no, H05-0137-87.

Dear sir.

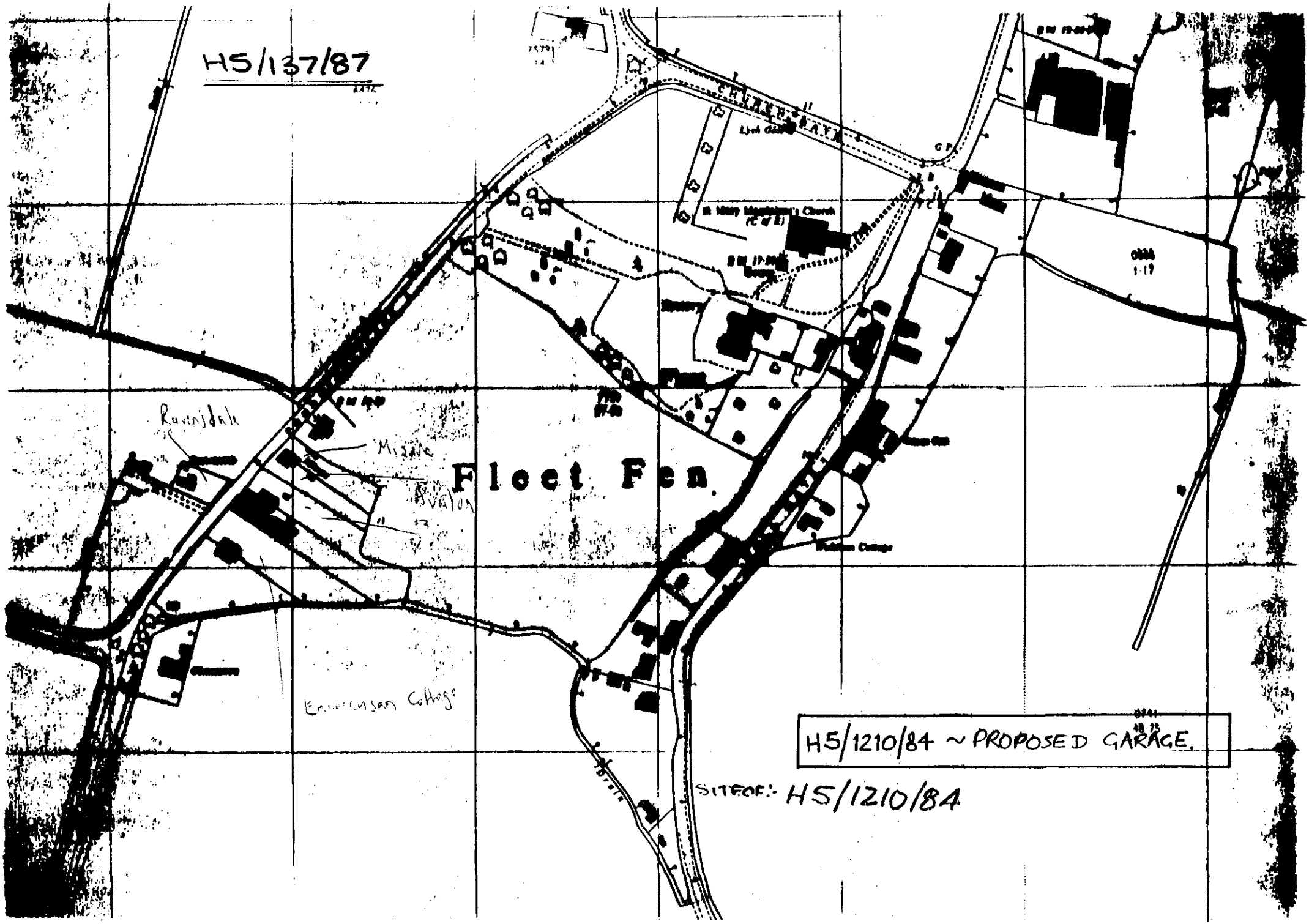
I am writing to re-apply for continuation of use of building for car repairs. I was told after telephoning the planning department that if my planning permission has not lapse, I have not got to submit plans like I have done before, a letter would be enough. It expires on 24th April 1992.

I have been granted permission for the last seven years, in that time my type of work has not changed, I have had no complaints from any of my neighbours or any other kind of problem whatsoever. I have no one overlooking me as there is a 60 acre field at the back of me.

I have enclosed a cheque for £55 & an ownership certificate as asked for.

Yours Sincerly,




H5/137/87
Fleet Fen
H5/1210/84 ~ PROPOSED GARAGE.
SITE OF:- H5/1210/84

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H5/1210/84 13 D DATE RECEIVED: 28/12/84

APPLICANT: Richard Pearson
2 Bensgate Road
Fleet
SPALDING
Lincs

AGENT:

TYPE: Full GRID REF: 538590 323530

DESCRIPTION: Change of use of building for car repairs

LOCATION: 2 Bensgate Road, Fleet

The South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

2 The premises shall not be used at any time on Sundays nor between the hours of 8 pm and 8 am on other days without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of this residential area.

3 This permission is granted for the benefit of the owner and/or occupier of the dwelling 2, Bensgate and the dwelling and garage shall remain as a single curtilage as shown on the submitted plan.

Reason: Because of the location of the access to the highway and the proximity of the dwelling to the garage the premises are unsuitable for occupation as two separate units.

4 The repair work on motor vehicles shall be confined to within the existing double garage.

Reason: To protect the amenities of this residential area.

Cont/

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

H5/1210/84

5 The use hereby permitted shall be restricted to the area indicated on the attached plan unless the prior written consent of the Local Planning Authority is received.

Reason: To protect the amenities of this residential area.

6 The existing hedge along the south boundary shall be retained at its present height and so maintained thereafter.

Reason: To protect the amenities of the adjoining residents.

7 At the expiration of a period of 2 years from the date of this permission, the use hereby permitted shall be discontinued and the site reinstated to the satisfaction of the Local Planning Authority unless their prior written consent has been obtained for its continuation.

Reason: To enable the Local Planning Authority to review the effect of the proposed development on the amenities of the locality.

8 No spraying equipment shall be installed without the prior approval of the Local Planning Authority.

Reason: To protect the amenities of this residential area.

12th February, 1985

368. PLANNING APPLICATIONS (Continued)

(c) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H11/0408/88/C1 T W Suiter & Son Ltd		Screen Fence details at Lime Walk, Long Sutton.

(Subject to the deletion of condition B requiring the provision of hedging alongside the acoustic fence.)

H02/1021/91 Mrs S A Waltham	O.A.	Residential development with access from the north, land rear of Cloot Drove, Postland Road, Crowland.

(It was also agreed that the applicants be advised that a footpath access to the centre of Crowland would be desirable if possible.)

H05/0227/92 R Pearson	Continuation of use of building for car repairs at 2 Bensgate Road, Fleet.
H09/0357/92 Mr and Mrs U Hilliam	Change of use from residential to residential and plant storage only at Nutts Lane, Holbeach St. Johns.

(Subject to an additional condition restricting the permission to a temporary period of three years.)

H04/0356/92 Mr. P. Smith	Reserved matters relating to the erection of house and garage, Plot 2 Northorpe Road, Donington.

(f) Deemed Application by Lincolnshire County Council

The Lincolnshire County Council be informed that this authority supports the undermentioned proposal in principle but objects to certain detailed points in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H16/0342/92 Lincolnshire County Council	Construct new Police station together with garages and outbuildings and widen existing highway at "The Green", rear of Queensgate Hotel, Westlode Street, Spalding.

(g) Conservation Area Consent - Lincolnshire County Council.

Lincolnshire County Council be informed that this authority objects to the undermentioned proposal for the reasons recommended by the Director of Planning and Building Control Services:-