

Application no: H05/0431/92

Applicant: H Payne
Anglia Motel
A17 Trunk Road
Fleet
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Proposed farm sales with
associated vehicle parking

Location: Anglia Motel
A17 Trunk Road
Fleet
Spalding

Type: OUTLINE

Date received: 18-JUN-92

10-JUN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services



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PLANNING APPLICATION

For office use only

Application No. H05/0431/92

Date Registered 08 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

H. PAYNE.
ANGLIA MOTEL.
A.17 TRUNK ROAD.
FLEET.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
A CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
HOL 370853.
Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ANGLIA MOTEL. A.17 TRUNK ROAD. FLEET. OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED GARDEN & FARM SALES WITH ASSOCIATED
VEHICLE PARKING.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £1540

If you consider no fee is payable
include a written explanation instead.

Signed

G. R. Merchant

Date

3.4.92

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

or This is an **outline** application

(✓)

☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

☒

Please state Site Area 1.38 (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:

N/A.

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

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

sq. metres

(b) max. length:

metres

(c) max. width:

metres

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

metres

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.

GRASS AREA / AGRICULTURAL.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. 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?

N/A.

TREES Please tick **one** boxA. 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:

SCAKAWAYS.

N/A.

NO

Mains sewer

☐

Cesspool

☐

Septic tank

☐

N/A.

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.

☐ NO.

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 processes to be carried out and of the end products, and the type of plant or machinery to be installed	THIS	N/A.	
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		N/A.	
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☒ YES. EXISTING MOTEL & FARM SHOP.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐ NO		
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)	SEE PLAN.		
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)	NOT KNOWN.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NIL.		
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?	TOTAL ACCESS TO BE PROVIDED.		

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 G. R. Merchant (Applicant/Agent) Date 3.4.92

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 G. R. Merchant (Applicant/Agent) Date 3.4.92

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 15,400

Receipt Issued No. 1291

Date First Received 20.10.1992

REGISTRATION

REFERENCE HOS/0431/92

Cross-ref N/A

Date 9/4/93

VALIDATION

Date 6/4/92

Type OUTLINE Earliest permission date (Cert 3)

Site area 1.38 No. of dwellings Floor space

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

Earlier permission ref

EM:- Sitting Design Ext app Access Lands

Previous

Current

Description

Technical:-

Certificates

Site plans

Description

Accuracy

Emergency form

S&S Advert required

--

Expiry date

Fees:-

EM fee - previous app

- type

Discounted fee

Ref

Reason

Current fee £ 1540

Additional £

Receipt no.

Refused

£

Issued

CONSTRAINTS

Date 15.1.94

Index Sheets 1997 OS Yes

Grid Ref 538800 135190

Part D Partia FLEET

12 Detail

12 Bypass

Level crossing

Footpath

CI

CB

CP

Other

Grade

Inside 12 NC Inside 12 area NC

Linked to site Ref

Linked to property Ref

0040692

Planning Records:

Partia app

114/95 0/10

989/37

3 Part Records:

Already submitted Ref

Requested

Inputs completed

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: DMG
date: 6/5

Currently grassed. Some landscaping around site. Thank road to N. Also, code / assessment form shop opposite.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy	Yes	No
Ward member request	Yes	No
Recommend approval against material objection	Yes	No
	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Any objection received? No ☐ If yes, is any obj. material? No ☐ Yes ☒ </div>	
	[Reason:]	
Other circumstances needing Committee decision	Yes	No
	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Flagged by Senior Officer Signed </div>	
	ALL OF ABOVE	

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Yes
	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> ☒ Nil fees (not first Submission) </div>	
	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> ☒ Other info. viz: Signed </div>	
	ANY ONE OF ABOVE	
	<div style="border: 1px solid black; padding: 5px; display: inline-block; width: 100%;"> Committee report <u>Sub-Committee:</u> SV recommended Est/Ind. recommended..... </div>	
	<div style="border: 1px solid black; padding: 5px; display: inline-block; width: 100%;"> Delegation confirmed by Senior Officer </div>	

Recommendation/draft report produced.....

PLANNING COMMITTEE - 8th June, 1993

416. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0276/93 J & A Tyrrell	Change of use for parking of vehicles and trailers at Low Fields Nursery, Fulney Drove, Spalding.

(Pending a site inspection to assess the impact of the development on neighbouring properties.)

H13/0278/93 Mr & Mrs P N Spencer	Building for advertising and publicity agency business at 27 Hatt Close, Moulton.
-------------------------------------	---

(Pending a site inspection to assess the suitability of the site for the proposal.)

H13/0312/93 DGM Properties Ltd	O.A. Residential development at The Sidings, off Station Road, Moulton.
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(Pending a site inspection to assess the suitability of the site for the proposal.)

H17/0438/93 Mr & Mrs D Savage	Garage with games room over and detached swimming pool with enclosure at Ash Tree House, Birds Drove, Gosberton.
----------------------------------	--

(Pending a site inspection to assess the suitability of the site for the proposal.)

(d) Application Withdrawn

It was noted that the undermentioned application had been withdrawn:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H05/0431/92 H Payne	O.A. Farm sales with associated vehicle parking at Anglia Motel, A17 Trunk Road, Fleet.

(e) Application not determined

The undermentioned application be not determined, and the application be filed away:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H11/0488/92 T Betts	O.A. Four dwellings, including details of means of access at rear of 116 London Road, Long Sutton.

TYPE: Outline

DESCRIPTION: Proposed farm sales with associated vehicle parking

LOCATION: Anglia Motel, A17 Trunk Road, Fleet

APPLICANT: H Payne

AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Previous consideration by Committee.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 JUN 1993

RECOMMENDATION

Grant planning permission, subject to a Section 106 obligation restricting the range of sales from the farm shop.

COMMENTS

- 1 The Committee will recall that at its meeting on 14 July, 1992, it resolved that this application be considered at the same time as H05/0088/92. H05/0088/92 was an application for the erection of a new shop and conversion of existing shop to provide extension to existing restaurant and bar and was withdrawn on 12 August, 1992.
- 2 Since that date, discussions with the applicant have been taking place regarding his intentions with regard to the farm shop and the extant permission (H05/1776/88) for the establishment of a petrol filling station - the latter having a direct bearing upon the siting of the farm shop. Discussions have also been held with the Department of Transport with regard to the traffic implications of the proposal.
- 3 The outcome of these discussions is that the applicant has revised the application to dispense with the garden sales element; the application now provides solely for the farm shop and vehicle parking area.
- 4 From the policy point of view, the application in its amended form is more compatible with the Structure Plan than in its original form; the retail outlet now has a specific agricultural connotation where previously the outlet was of a general commercial nature. It is also in line with the previous permission H05/0075/84 granted in 1984 for a farm shop (Section 52 limiting sales to that of produce from applicant's holding).

REPRESENTATIONS

Parish Council: No objections.

SCHEDULE OF CONDITIONS

- 1 SC8 (Details).
- 2 SC27 (Implementation of planting).
- 3 Before the farm shop hereby approved is brought into operation, the access and vehicle parking areas shown on the approved plan shall be laid out and constructed to the satisfaction of the Local Planning Authority. Details of the intended surfaces of the access and vehicle parking areas shall be approved in writing by the Local Planning Authority prior to the commencement of their construction.
Reason: In the interests of visual amenity and highway safety.
- 4 There shall be no outside storage (apart from the placement of litter bins for the convenience of the public) of any goods, artefacts, machinery, plants, vegetables or caged livestock on the site.
Reason: In the interests of visual amenity.
- 5 The sales from the farm shop hereby approved shall be confined solely to those of vegetables, fruit, plants, trees or produce of any other description.
Reason: To define the terms of the permission.

Notes

- 1 SN1 (Amended plans)... Plan No. HP 2A received on 2 April, 1993.
 - 2 Your attention is drawn to the existence of a Section 106 obligation regulating the use of the site.
-

BRIAN S 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



H05/0431/92 OUTLINE

Applicant: H Payne
Tel:

Agent: G R Merchant
0406 370853

Description: Proposed ~~garden~~ and farm sales
with associated vehicle
parking

Location: Anglia Motel
A17 Trunk Road
Fleet
Spalding

Valid date:	18-JUN-92	Terminal date:	13-AUG-92
Target dates:		Target Committee:	14-JUL-92
To case officer	25-JUN-92	Report deadline:	30-JUN-92
Inspected by	02-JUL-92		
Extra contacts	09-JUL-92	Case Officer:	
Report if not clear by	23-JUL-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1.38 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints: TR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier		
Department of Transp	0602 476121 22-APR-92	06-MAY-92
Clerk to Fleet PC	Holbeach 26739 16-APR-92	30-APR-92
Cllr B A Paul	0406 23100 16-APR-92	30-APR-92
The Owner/Occupier	Humphreys Hargate Ltd. 06-APR-93	20-APR-93
Department of Transp	0602 476121 06-APR-93	20-APR-93
Clerk to Fleet PC	Holbeach 26739 06-APR-93	20-APR-93
Cllr B A Paul	0406 23100 06-APR-93	20-APR-93

L.C.C. - No Comments - Trunk Road Jct 26/4/93

P.T.O.

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: JAB/SJS. Ho5/0431/92
Our ref : GRM/JJM/HP

15th December, 1992.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

*Phone DOT
to AMICE
16 DEC 1992*

*+ CS + SIGNAGE
(Helen)*

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 DEC 1992	
Attention of	YES
DPO	☒
ENRO	☐
Page YES/NO	

F.A.O. J. BLACKLOCK.

Dear Sir,

PROPOSED GARDEN & FARM SALES WITH ASSOCIATED VEHICLE PARKING -
ANGLIA MOTEL, A.17 TRUCK ROAD, FLEET.

Further to your letter of the 26th November and schedule of planning applications with respect to the above, I have had discussions with my client regarding implementation of permissions on his site, his timescales for implementation are as follows;

Negotiations have been concluded with a fuel company for implementation of the petrol filling station (0113/92).

Subject to approval of the current application (0431/92), which involves re-siting of the existing farm shop, the filling station will be in operation within 3 months.

The travel lodge etc, (0988/90) will follow in the Spring of 1993 if finance is available.

Conversion of the chalet to aged persons accommodation (0802/90) is anticipated in 18 months time if the fore-going situation comes to fruition.

I trust the above gives you an indication of my clients intentions, but should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H05/0431/92
Our ref : GRM/JJM/HP

4th November, 1992.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

PROPOSED GARDEN & FARM SALES WITH ASSOCIATED VEHICLE PARKING,
ANGLIA MOTEL, A17 TRUNK ROAD, FLEET.

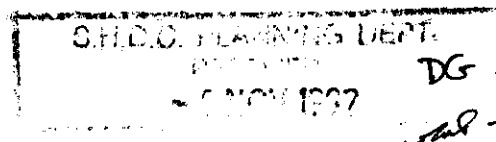
With reference to my letter of the 8th October with respect to the above applicaiton, I have had no reply or confirmation that you have received the letter.

Could you please give me an update on the situation as my client is anxious for a planning decision.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.



Boil
5/11

LATE OBS: Offr. <i>W.C.</i> Date.. <i>14/7</i>
Salient points highlighted ☒

Anglia Motel,
Washway Road,
Fleet,
Spalding,
Lincs.

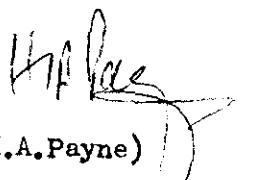
10th July, 1992

B. Smith Esq.,
Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sir,

I would be obliged if you would put my applications for the Farm Shop and Garden Centre on hold until I have had the opportunity to have further discussions with you.

Yours faithfully,


(H.A. Payne)

431/92

S.H.D.C. PLANNING DEPT.	
RECEIVED	
14 JUL 1992 DG ✓	
☒	
	14/7

APPLICANT: H Payne
Anglia Motel
A17 Trunk Road
Fleet
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

TYPE: Outline

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

DESCRIPTION: Proposed garden and farm sales with associated vehicle parking

LOCATION: Anglia Motel, A17 Trunk Road, Fleet, Spalding

Parish Council: No objections.

County Highways: No comments.

D.O.T Formal response awaited.

Environmental Services: No objections in principle subject to appropriate screening of the site, which will be dependant upon the type of vehicle parking, i.e. will the area be used for overnight HGV parking.

PLANNING POLICIES/DOE ADVICE

Outside I.B.D.

Structure Plan Policies 12, 13 and 97

PREVIOUS DECISIONS

H05/0075/84 - Full - erection of farm shop - Permitted subject to Section 52 Agreement requiring that the applicant does not sell anything from the proposed farm shop except fruit, vegetables, salads, bulbs, flowers, plants and produce which are grown on the land farmed by him.

H05/0429/86 - Full - Change of use of part of car parking area to garden centre for the sale of plants, flowers, trees and shrubs - Refused.

H05/0985/87 - Outline - proposed garden centre - Permitted 19th January 1988 (now expired).

PLANNING ISSUES

- 1 The determining issues in this particular case are (a) whether the proposal is acceptable on policy grounds (b) its relationship to neighbouring property. (c) Highway considerations.
- 2 The majority of the site is agricultural land currently laid down to grass and is located to the south west of the existing restaurant. The existing accesses would be utilised.
- 3 The applicants have stated that the produce to be sold will be local grown produce, a small amount grown by the applicant on rented land in the area not connected to the application site. They have also stressed that the farm produce sales part of

the application will be operated in the same way as the existing farm shop which has been in operation for ten years.

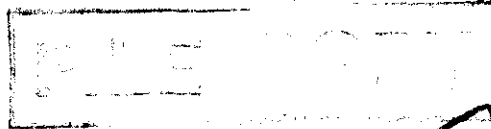
CONCLUSIONS

- 1 From the above information it would seem that produce is to be brought in from elsewhere. As such, the proposal is essentially retail (Class A1 of the Town and Country Planning (Use Classes) Order 1987), and if granted, many types of goods would be sold from it.
- 2 Pursuant to the above, therefore, the proposal is considered to be contrary to Structure Plan Policy in respect of new retail development in the open countryside.
- 3 I have discussed the proposal with Environmental Services who have raised no objections in principle subject to screening etc.
- 4 The Department of Transport have informally stated that no objections would be raised in principle to garden sales and a farm shop. However, they would not wish to encourage a new retail use upon the site as defined within Class A1.

RECOMMENDATION

- A That the Director of Planning and Building Control Services be authorised to refuse permission for the following reasons.
- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new retail development only in exceptional cases. In the opinion of the Local Planning Authority the circumstances of the case are not sufficient to justify permission which would be contrary to Structure Plan Policies 12 and 97. These policies are in accordance with national planning policies as set out in the Department of the Environment's Planning Policy Guidance Notes and they are aimed at, inter alia, the continued consolidation of retailing in the town centres and villages, plus the preservation of the character of the countryside. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would then be difficult to resist.
 - 2 Any other reason(s) as requested/directed by the Department of Transport.
- B That the Director of Planning investigates the apparent contravention of the agreement regulating the existing 'farm shop'.
-

BRIAL WITH 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



Application no: H05/0431/92

Applicant: H Payne
Anglia Motel
A17 Trunk Road
Fleet
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Proposed garden and farm sales
with associated vehicle
parking

Location: Anglia Motel
A17 Trunk Road
Fleet
Spalding

Type: OUTLINE

Date received: 08-APR-92

10-JUN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Will the produce to be sold be grown on the applicants own land or will it be brought in from elsewhere?

Details of agricultural land in the applicant's ownership and which land will (if applicable) be used to grow the produce/goods in question.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully


Principal Planning Officer

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H05/0431/92

Our ref : GRM/JJM/HP

17th June, 1992.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

PROPOSED GARDEN & FARM SALES WITH ASSOCIATED VEHICLE PARKING,
ANGLIA MOTEL, A.17, FLEET.

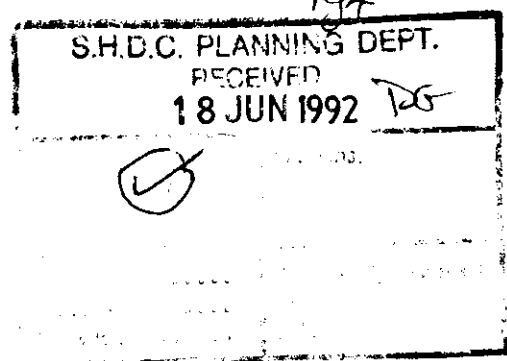
Further to your letter of the 10th June, I confirm that the produce to be sold will be local grown produce, a small amount grown by the applicant on rented land in the area not connected to the application site.

The farm produce sales part of the application will be operated in the same way as the existing farm shop which has been in operation for 10 years.

I trust the above has answered your queries, but should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 30.4.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL

YOUR REF:

Planning Application H05/0431/92
Garden sales and vehicle parking, Fleet

I write in response to the above and would confirm that I have no objections in principle subject to appropriate screening of the site, which will be dependant upon the type of vehicle parking i.e., will the area be used for overnight H.G.V. parking.

I trust you will confirm this matter with the applicant.

Plauson
RP Director of Environmental Services

S.H.D.C. PLANNING DEPT. RECEIVED - 5 MAY 1992		DG
Attention of DPO ☒ NPM DOPO ☐ BG JC ☐ ACP	File Nos.	
Action by	Acknowledge YES/NO	
Discussed with	by	
Copy to	date	

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



Application no: H05/0431/92

Applicant: H Payne
Anglia Motel
A17 Trunk Road
Fleet
Spalding, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Proposed garden and farm sales with associated vehicle parking

Location: Anglia Motel A17 Trunk Road
Fleet Spalding

Type: OUTLINE

Date received: 08-APR-92

16-APR-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 01-MAY-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
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed:

6.5.92

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 7 MAY 1992 DG	
APPROVED BY	RECEIVED BY
NAME	NAME
DATE	DATE
SIGNATURE	SIGNATURE

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



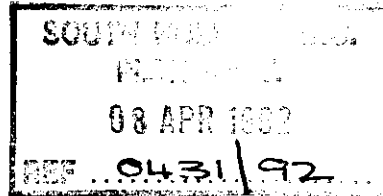
4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H05/0114/92

Our ref : GRM/JJM/HP

7th April, 1992.

S.H.D.C.,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.



Dear Sir,

GARDEN & FARM SALES (OUTLINE),
ANGLIA MOTEL, A17 TRUNK ROAD, FLEET.

On behalf of my client, Mr H. Payne, I would like to withdraw application H05/0114/92 and replace it with a revised application as detailed on the enclosed plans, supporting documents and fee.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

PLANNING AMENDMENT

For office use only

Application No.

1409/431/92

Date registered

02 APR 1993

Case Officer

DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A.

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C.

Validation

Adequate detail
Acknowledged☐

Confirmed

Liaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

Officer

Amended plans received

☐

No further action

Amended plans needed

☐

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
CheckCase
Officer**Case Officer: Check List**

BC liaison — see above

Technical consults
needed?☐

viz

sent

Site inspection
needed?☐

Site notes:

A.
Post
DecisionImmaterial/acceptable
as amendment☐☐

New application needed

☐☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
ApplicationSame char/desc.
(refer to Admin.)

YES

NO

YES

NO

Publicity/residents required

NO

YES

NO

YES

Too significant

NO

YES

NO

YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

Signed:

Date:

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H5/0075/84

3 4

DATE RECEIVED: 20/01/84

APPLICANT: Mrs S Payne
 Anglia Motel
 Washway Road
 FLEET
 Lincs

AGENT: Hicks Design
 "The Pines"
 Church End
 Gedney
 SPALDING Lincs

TYPE: Full

GRID REF: 538860 325240

DESCRIPTION: Erection of farm shop

LOCATION: Anglia Motel, Washway 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 At the expiration of a period of 5 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: The building is of a temporary nature and by reason of its materials (and design) it may become dilapidated and cause injury to the amenities of the locality, and this condition is imposed to enable the Local Planning Authority to review the situation.

NOTES TO APPLICANTS

Your attention is drawn to the existence of a Section 52 Agreement regulating the development hereby permitted.

District Planning Officer
 8th December 1986

IMPORTANT NOTE

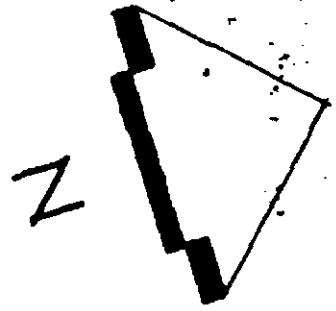
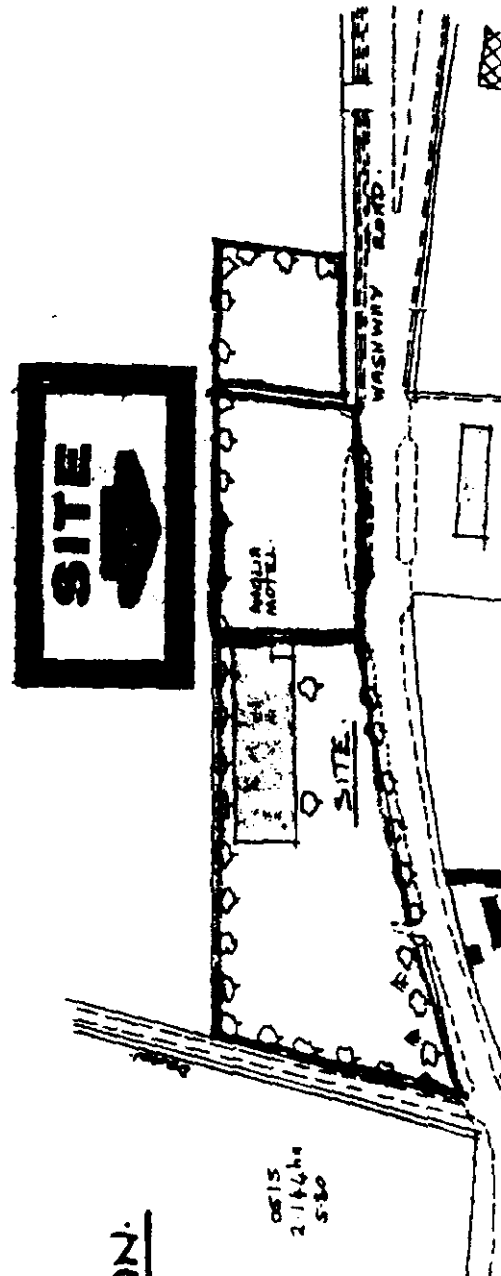
*This permission refers only to that required by the Town and Country Planning Acts.
 If approval is required under the Building Regulations or any other enactment, this must be obtained separately.*

SOUTH HOLLAND DISTRICT COUNCIL

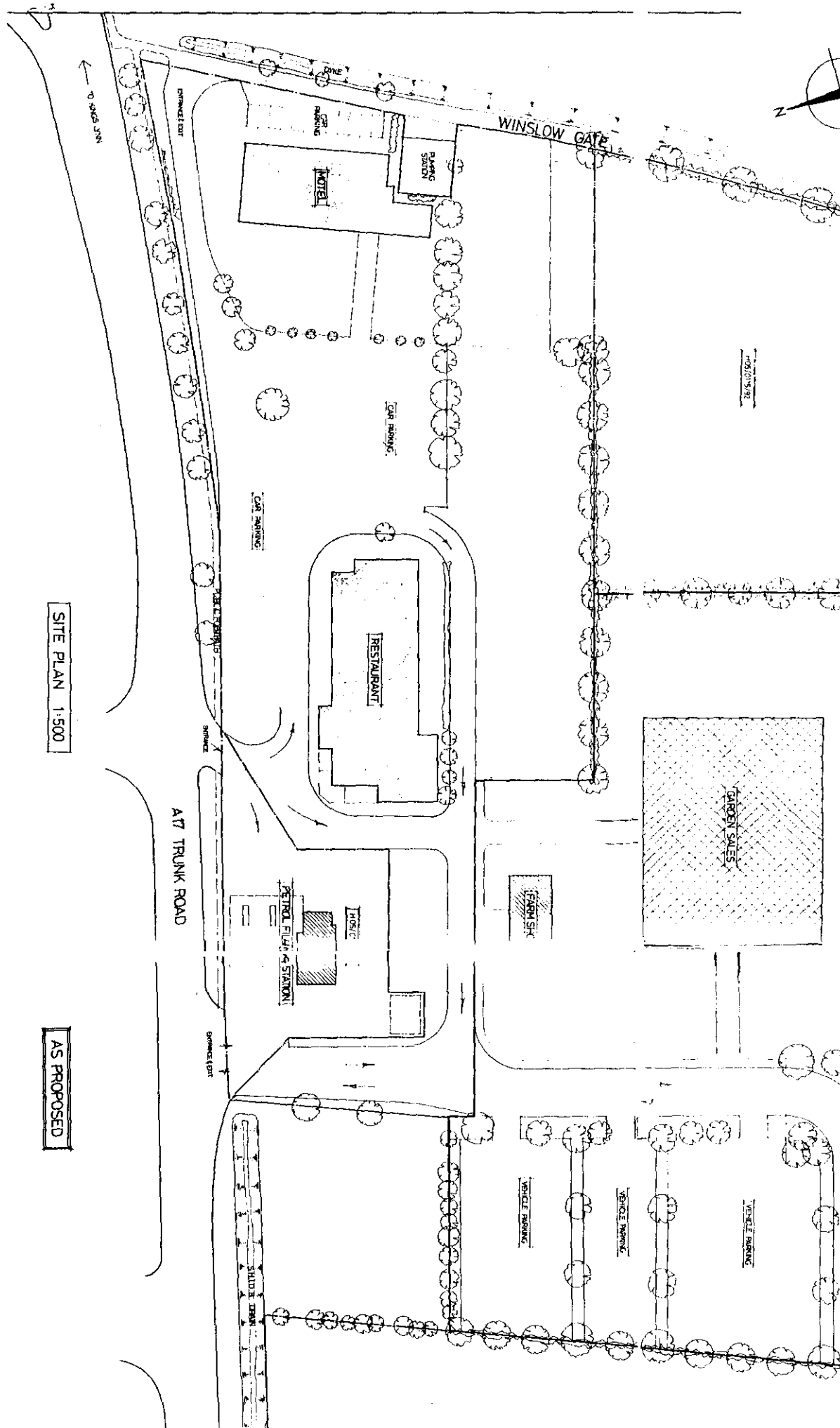
B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
 CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 61161

75184

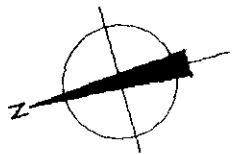


0515
2144h
580



SITE PLAN 1:500

AS PROPOSED



WINSLOW GATE

DYKE

CAR PARKING

MOTEL

PLANNING
SECTION

CAR PARKING

CAR PARKING

RESTAURANT

ENTRANCE

A17 TRUNK ROAD

PETROL FILLING STATION

HOS/C

EARTH SHED

GARDEN SALES

VEHICLE PARKING

VEHICLE PARKING

VEHICLE PARKING

SHED & DRAM

ENTRANCE

TO RINGS JUNCTION

SITE PLAN 1:500

AS PROPOSED

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

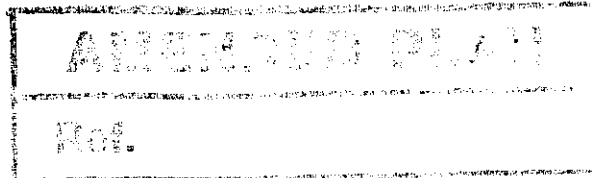


4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H05/0431/92
Our ref : GRM/JJM/HP

30th March, 1993.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.



F.A.O. J. BLACKLOCK.

Dear Sir,

ANGLIA MOTEL, A17 TRUNK ROAD, FLEET.

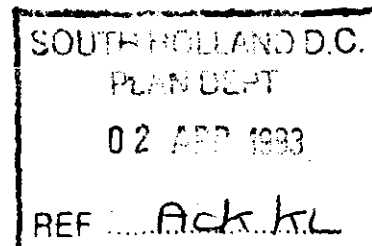
Further to our meeting on Monday 29th March, I enclose amended plans as discussed, relating to relocation of farm shop and associated vehicle parking and omitting garden sales area, the application site area being reduced as detailed. It is anticipated the relocation of the farm shop will not generate any extra traffic flow.

I trust the enclosed information will enable you to produce a planning obligation agreement to satisfy all parties.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.



5/4/93

NOTE: GRS Merchant who
conferred only farm shop
enquiries with regard to
planning areas.

SCHEDULE OF DECISIONS

240/67
291/68
261/70

() → CAR PARK AND VEHICLE ACCESS
() → CAFE AND DRIVERS REST
(10/12/70) → CAFE AND DRIVERS REST

154/71.

(17/6/71) → SELF CONTAINED FLAT AND
DRIVERS REST.

583/72

(4/1/73) → MOTEL CHALETS

0005/74

(22/5/74) → EXTENSION TO CAFETERIA AND ERECTION
OF CHALETS

0029/75

(21/1/76) → ~~ERECTOR OF CHALETS~~ → ILLUMINATED
SIGN

0034/75

(23/4/75) → EXTENSION TO CAFETERIA.

328/75

(4/6/75) → ALTERATIONS AND ADDITIONS

953/75

(14/4/75) → 28 CHALETS TOGETHER WITH

4,000 GALLON SEPTIC TANK.

202/76

(14/4/76) → GAMING ROOM

804/77

(19/10/77) → EXTENSION TO EXISTING BUILDING

~~328~~

819/78

(14/9/78) → ERECTION OF BUILDING FOR USE AS
TOILET ACCOMMODATION.

1088/80

(18/11/80) ERECTION OF BUILDING AND
GARAGE

0026/82

(12/6/82) → ERECTION OF FARM SHOP

0898/83

(4/5/84) → DISPLAY OF FREE STANDING, SIGN

0075/84

(8/12/86) → ERECTION OF FARM SHOP

0935/87

(19/1/88) → PETROL FILLING STATION

1069/87

(30/12/87) → AND MOTORISTS SHOP
CHANGE OF USE OF CHALET BLOCK
TO RESIDENCE

~~0935/87~~

~~(22/4/92) → PETROL FILLING STATION
AND MOTORISTS SHOP.~~

802/90 () → CONVERT CHALET TO AIRD
PERSONS ACCOMMODATION

988/90 () → TRAVEL LODGE AND CAR
PARKING AREA.

113/92 (24/7/92) → PETROL FILLING STATION
AND MOTORISTS SHOP.

A17 Mites

2/9/92.

- (1) Need to be Supportive - Need for Dev. Strategy.
- (2) Advertisements
- (3) Area of Special Control coming in either side of A17

Spring 1993 →
~~Garden Sales~~

Reluctant Filling Station & the
Brewery.
Garden Sales & Mites.

40 employed / 20 full time
20 part time.

- (4) Plan showing position of signs
- (5) Advance Signs →

Summer 93 - Rescheduled Use in May.

Get Callum to research site.

Angie Motel

291/68	Blank	533/73	X
240/67	X	50/80	X R
187/68	X	398/83	X
A11/75	Refused	154/71	X
A25/76	no plan	819/78	X
A29/75	X	1165/78	X no plan
261/70	X	202/76	X
80/72	X	804/77	X
953/75	X	1088/80	X
429/86	Filing missing	802/90	with 113/92
26/82	X	908/90	no trace card
935/87	X	113/92	—
328/75	X	114/92	—
34/75	X	115/92	—
75/84	X	431/92	—
5/74	X		
709/73	X		
985/87	—		
1069/87	—		
583/72	X		
733/73	X		

Advert
87/84
Display of
free standing
Rowding

= map + decision
= les.

① 80/72 — Bungalow.

5/74

Extension to cafe + erection of chalets

953/75
583/72

28 no. chalets.
Motel Chalets.

154/71

Self contained flats & drivers rest.

261/70

Cafe and drivers rest.

A 29/75

Illuminated sign.

328/75

Extension & Alterations.

34/75

Extension to cafe

202/76

Gaming room.

804/77

Extension to Restaurant.

819/78

Extension to Toilet accommodation.

26/82

Erection of farm shop.

75/84

Erection of farm shop.

935/87

Petrol filling station + motorist shop

113/92

" " "

1088/80

Erection of bungalow & garage.

898/83

Free standing hoarding

87/84

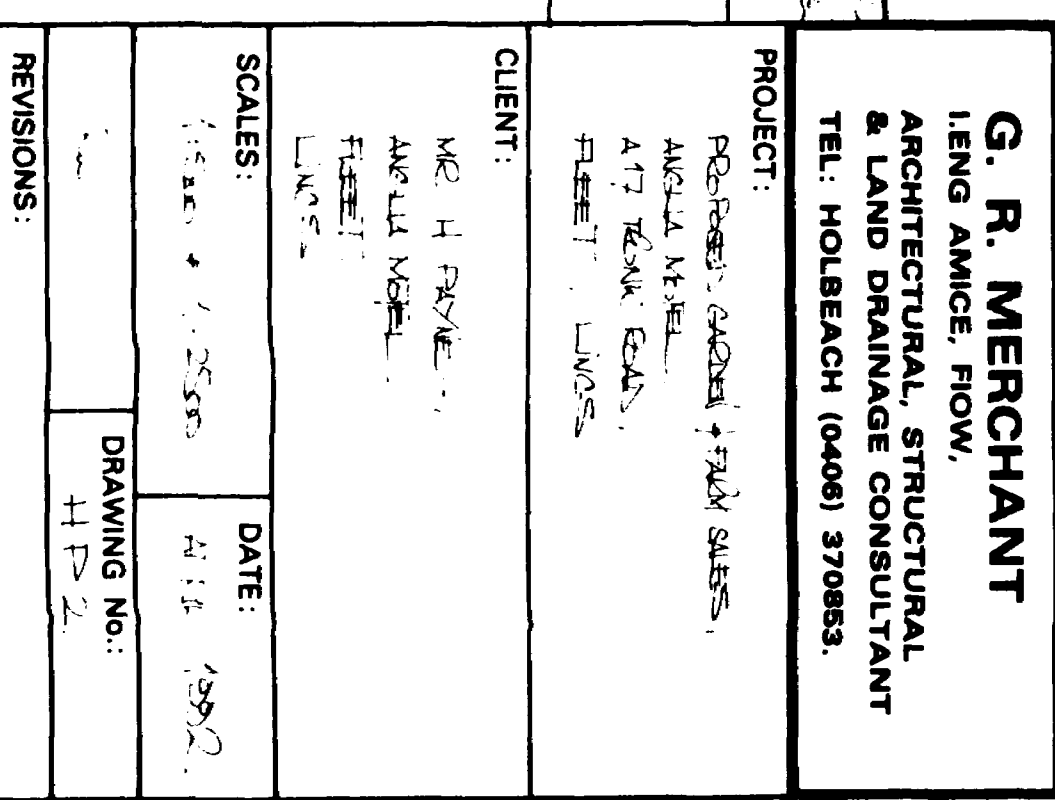
Free standing hoarding.

		DEC.	Plots
✓ 240/67	Car Park + vehicular access.	Consent.	✓
✓ 187/68	Motel, restaurant, drivers rest + cafe.	Refuse.	✓
✓ 291/68	Cafe + Drivers Rest.	Consent	✓
✓ 261/70	Cafe + drivers rest.	Consent	✓
✓ 154/71	Self contained flats + drivers rest	Consent.	✓
✓ 80/72	Bungalow.	Full N.T.B.D.	✓
✓ 583/72	Motel Chalets.	Refused	✓
✓ 683/73	Motel Chalets	Refuse.	✓
✓ 709/73	Extension :- cafeteria.	N.T.B.D. OUT.	✓
✓ 735/73	Chalets (improvements to sewerage).	OUT.	✓
✓ 5/74	Ext. to cafe + erection of chalets.	Consent. OUT	✓
✓ A. 29/75.	Illuminated sign.	Refused.	✓
✓ 34/75	Ext to cafe.	Consent. Em.	✓
✓ 328/75	Alterations + additions.	Consent. full.	✓
✓ 953/75	28 no. chalets.	Consent. OUT	✓
✓ A 11/76	Sign.	Refused.	no.
✓ A 25/76	Illuminating projecting sign.	Consent.	no
✓ 202/76	Gaming room.	Consent.	✓
✓ 804/77	Ext to Restaurant.	Full consent	✓
✓ 819/78	Ext to Toilet accommodation	Full consent	✓
✓ 1165/78	Extension to clubroom.	Full Consent.	no.
✓ 1088/80	Erection of bungalow & garage.		✓
✓ 60/80	Light industrial buildings + access.	Refused	no.
✓ 26/82	Erection of Farm Shop.	Full C.	✓
Advert. ✓ 898/83	Free Standing hoarding.	C	✓
✓ 75/84	Erection of Farm Shop.	Full C.	✓
✓ 429/86	change of use to Garden Centre.	Refused.	no.
✓ 935/87	Petrol Filling station.	Consent. OUT	✓
✓ 985/87	Proposed garden centre.	Consent. OUT.	no.
✓ 1069/87	change of use. chalet block to residence.	Consent. FULL	no.
* ✓ 87/84	Free Standing hoarding		✓

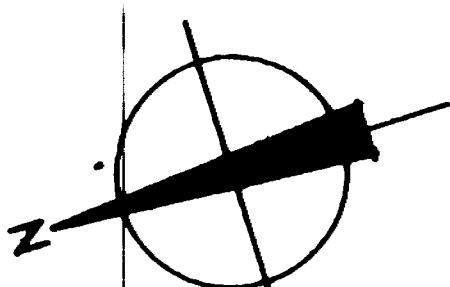
X802/90	Convert chalet to aged persons accommod
X988/90	Travel Lodge + car parking area.
113/92	Petrol Filling Station + motorist shop.
114/92	Garden centre + vehicular parking
115/92	
431/92	

Dec.
Consent.
OUT.
Consent.
OUT.
Consent.
OUT.
Withdrawn

Plots
✓



LOCATION PLAN 1:2500



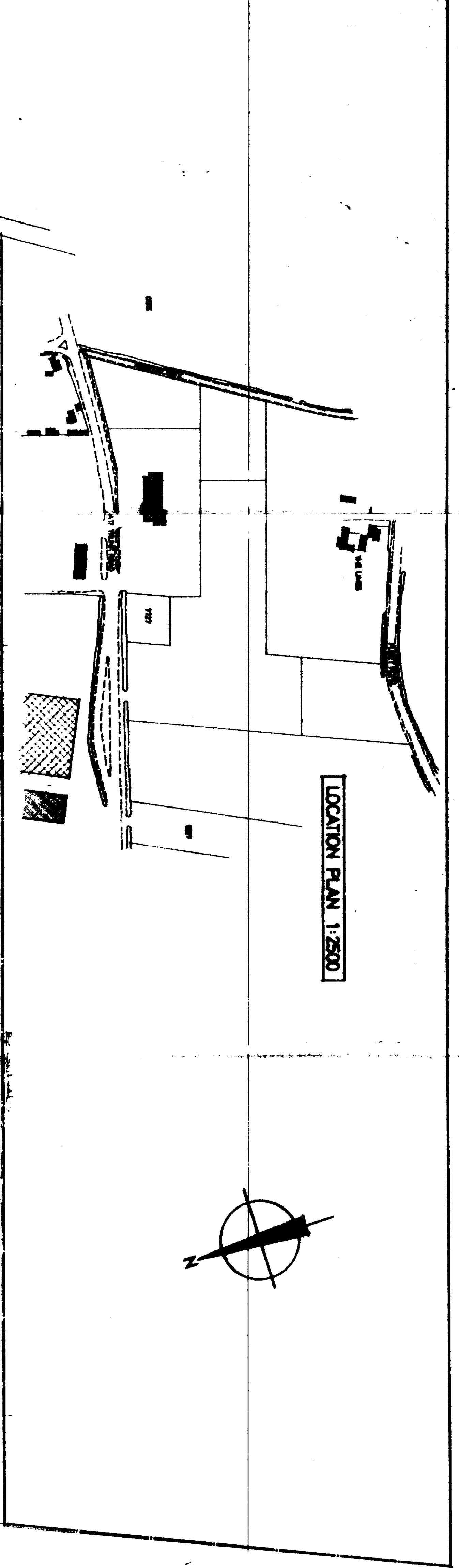
WINSLOW GATE

AD TRUCK ROAD

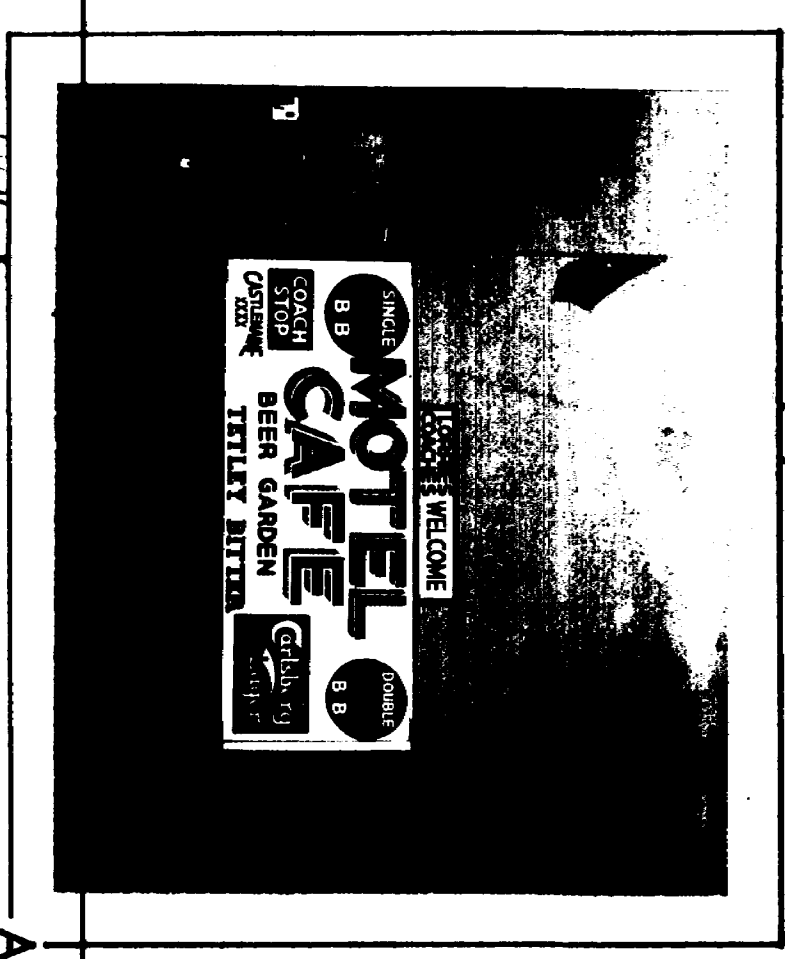
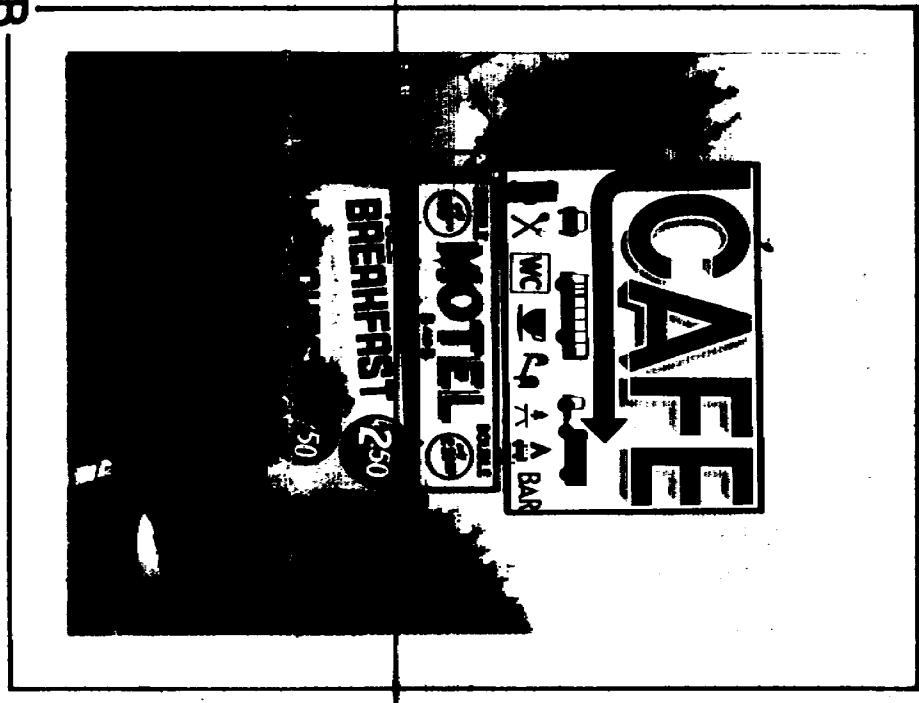
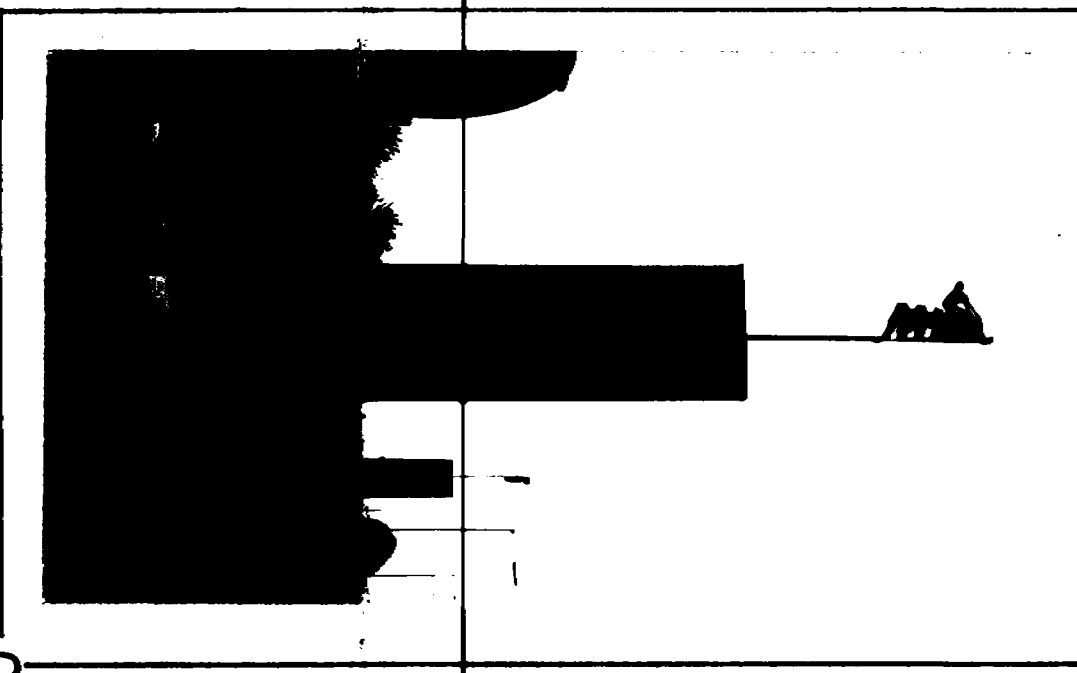
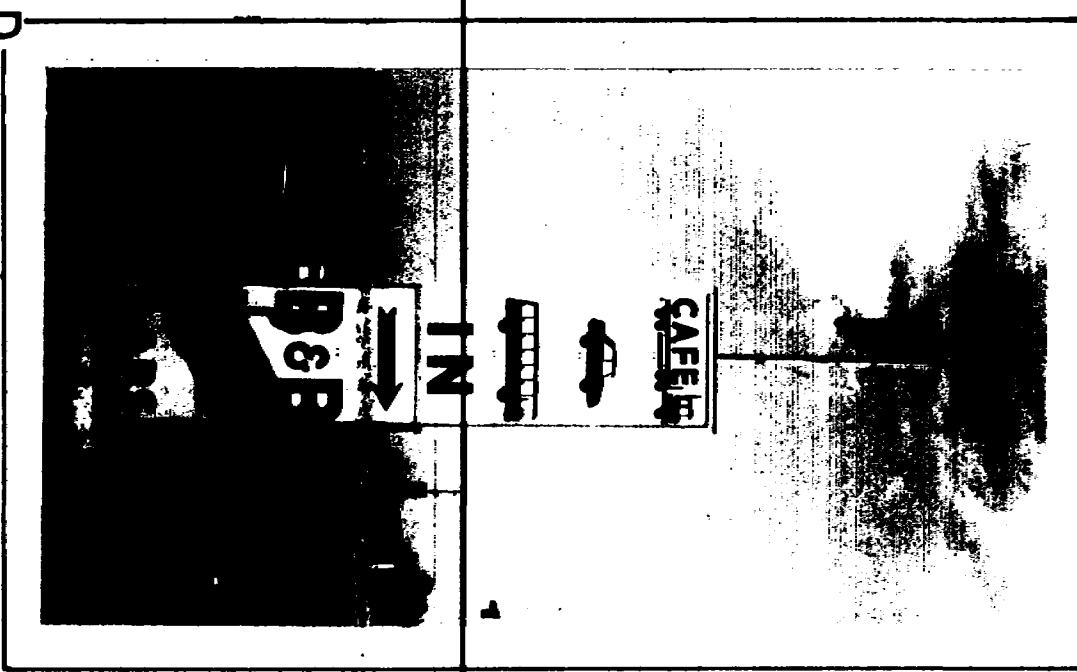
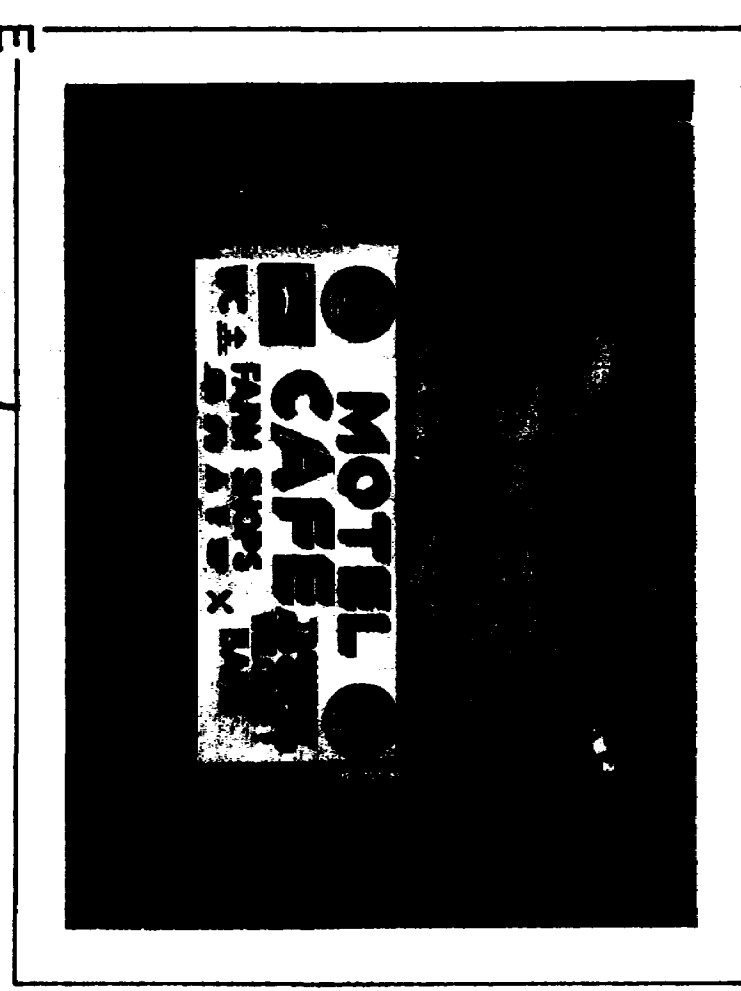
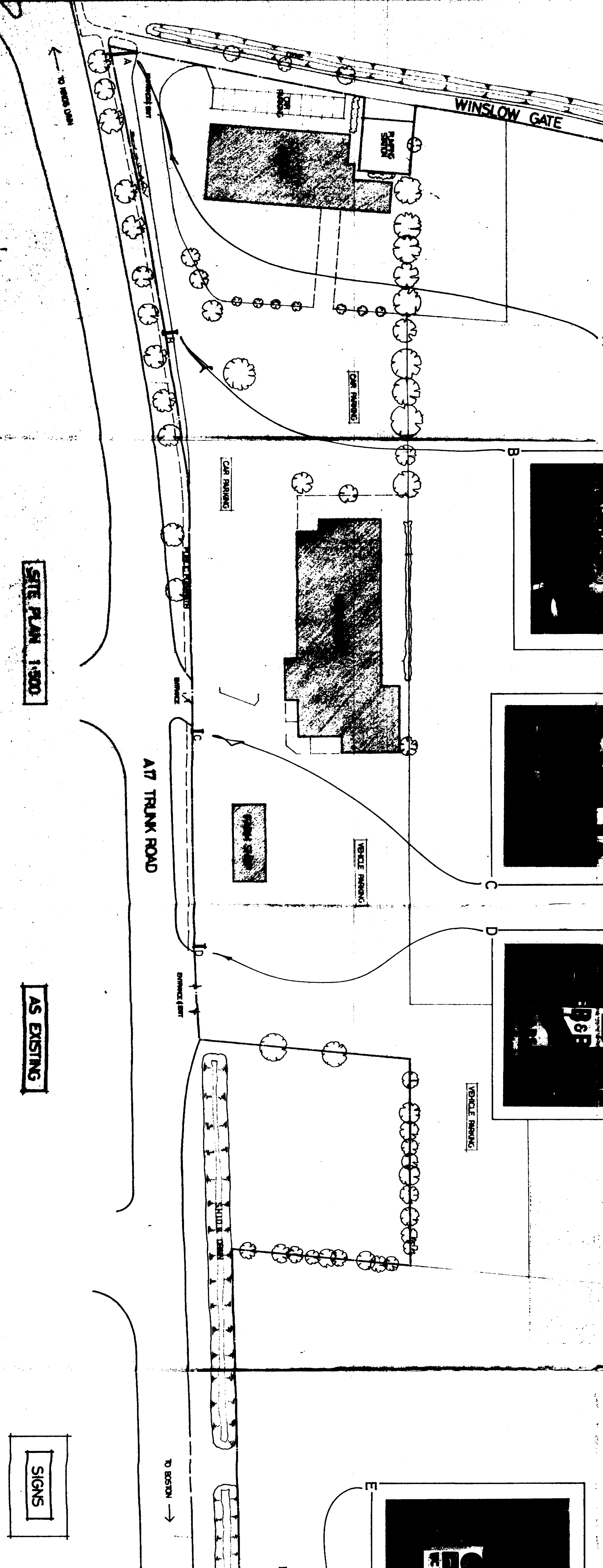
VEHICLE PARKING

SOUTH BOLLARD DATA
PLATE 1515-1516
06 APR 1997
RTE. 1515-1516

25.1515-1516



LOCATION PLAN 1:2500



SITE PLAN 1:500

AS EXISTING

SIGNS

G. R. MERCHANT LEAD ARCHITECT, POW, ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT TEL: HOVEBACH (0488) 370883.	
PROJECT: ROADWORKS AND FLYING SITES, A17 TRUNK ROAD, FLEET, LINDS.	
CLIENT: MR. H. ROYCE, A17 TRUNK ROAD, FLEET, LINDS.	
DATE: APRIL 1992	SCALE: 1:500 & 1:2500
DRAWING NO.: 4123	



SOUTH HOLLAND D.C.
PLAN DEPT.
27 JAN 1992
REF ...0114/92

BLOCK PLAN 1:500

AGRICULTURAL FIELD

LOCATION PLAN 1:2500

ROUTINE PLANNING APPLICATIONS APPROVED SHOWN THUS

TREE BOUNDARY SCREENING

EMERGENCY EXIT FROM OLD 47 ROAD
VIA WILSON CANYON CLOSED

EXISTING PYRE

CARDEN AREA

VEHICLE PARKING AREA

INTERNET 9MILLION

PETROL FILLING STATION

GARDEN SHOP AND SALES / FARM SHOP

PROPOSED GRASSED OVERFLOW VEHICULAR PARKING AREA

PROPOSED GRASED AND LANDSCAPED AREA FOR AGED PERSONS

CHILDREN'S PLAY AREA

VEHICULAR PARKING AREA

SCHOLAR PARKING AREA

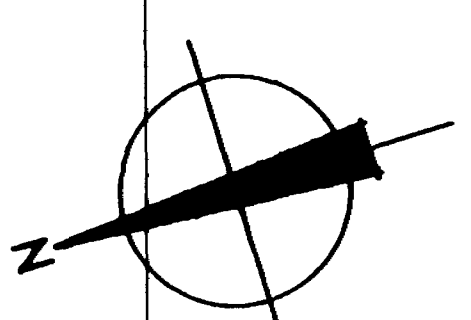
VEHICULAR PARKING AREA

1

CHILD DRAMA

EXISTING FIELD ACCESS ONLY

LOCATION PLAN 1:2500



H05/0715/92

WINSLOW GATE

A17 TRUNK ROAD

SITE PLAN 1:500

AS PROPOSED

G. R. MERCHANT LEND AMCE. ROW, ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT TEL: HOLBEACH (0408) 370863.	
PROJECT: Re-location of Farm Shop & vehicle parking. A17 TRUNK ROAD, FLEET, Lincs.	
CLIENT:	SOUTH HOLLAND DC.
NO. 4 FLEET ANGELIA MERRILL	PLAN DEPT 02 APR 1993
REF: 423/1/92	
SCALES:	DATE:
1:500 & 1:2500	APR 1992
DRAWING NO:	
H/P 24	
REVISIONS:	