

Application no: H09/0098/92

Applicant: W E Robinson
(Trading as Kingfisher Doors)
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Workshop and siting of
porta-cabin (office)

Location: 52 Clough Common
Holbeach Clough
Spalding

Type: FULL

Date received: 24-JAN-92

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF NON-DETERMINATION

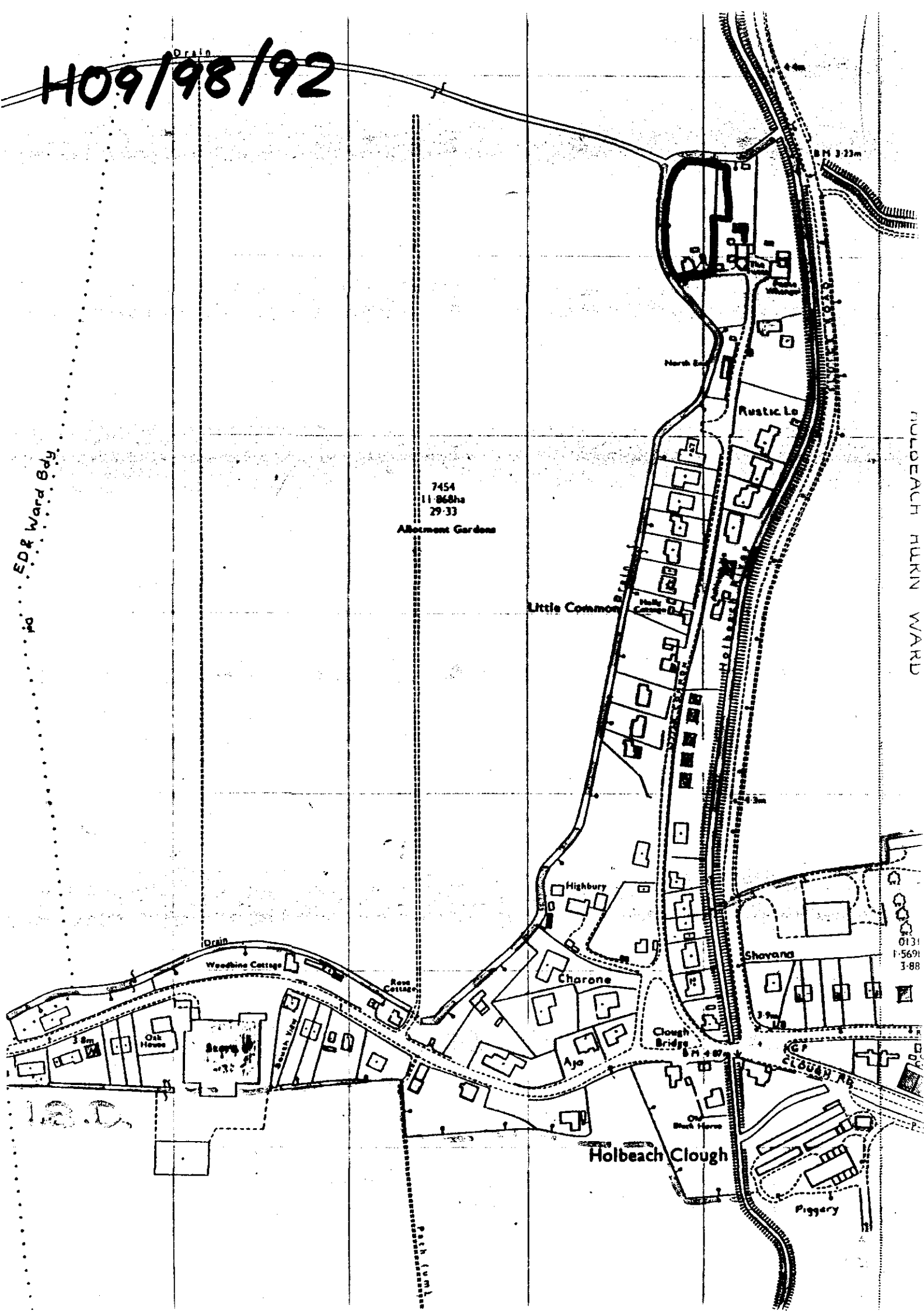
South Holland District Council hereby give notice that no further action
will be taken on this application.


Director of Planning and Building Control Services

02-MAR-93

109/98/92

ED & Ward Bdy



HOLBEACH HURIN WARD

0131
1-5691
3-88

PLANNING APPLICATION

For office use only

Application No. H09/0098/92

Date Registered 24 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

W. E. ROBINSON.

(TRADING AS KINGFISHER DOGS)

52 CLOUGH COMMON.

HOLBEACH CLOUGH.

SPALDING.

LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.

4 CHAPEL GARDENS.

WHARFEDGE.

SPALDING.

LINCS.

Tel. No. 462 370853.

(Personal contact name) RE: LUG

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

**OFFICE
COPY**

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

WORKSHOP & SITING OF PORTA-CABIN (OFFICE).

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of £110

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

Signed...

G. R. Merchant

Date...

24.1.92

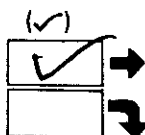
Previous application No:

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 (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.

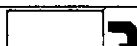


A. Please state Reference Number of outline permission.

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.

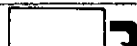


A. Please state Reference Number of previous permission

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:

(b) max. length:

(c) max. width:

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

72.80 sq. metres
WORKSHOP 3.75 2.40 metres
9.10 7.00 metres
6.00 2.60 metres

WORKSHOP - BRICKWORK RENDER - GREEN
PLASTIC COATED STEEL - GREEN
PETA-CABIN - CLADDING - BROWN & GREEN
FELT ROOF - GREEN

YES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

GARDEN, HOUSE & KINGFISHER DOGS DEPOT.

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

New estate road

☐

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

EXISTING GARAGES & PARKING

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:

SOAKAWAYS.

N/A.

N/A.

Mains sewer

☐

Cesspool

☒

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

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

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.

Is this application related to a previous submission

State Yes or No

☐

→ If so, please give details in Part 6

☐☐☐☒

→ If so, please complete Part 7

☐

Date:

Consultee(s):

☐

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 **72.80** sq. m.

Previous total gross floorspace **—** sq. m.

This new total includes the following net floorspace:

Retail **0** sq. m.

Office **18.20** sq. m.

Industrial **54.60** sq. m.

Warehousing **0** sq. m.

Other **0** 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?	1. (W.E. ROBINSON) 1. (SECRETARY PART-TIME)	2.	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	TRANSFERRED FROM FLEET ROAD INDUSTRIAL ESTATE, HOLBACH.		
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	GARAGE & INDUSTRIAL FLOORS. DESPATCH & PART CONSTRUCTION. COMPRESSOR & AIR TOOLS. ELECTRIC DISC CUTTER.		
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. HOUSE WAS ORIGINALLY MAIN OFFICE.		
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 ☒ YES. 2 NO - 36 M ² UNITS @ FLEET ROAD INDUSTRIAL ESTATE, HOLBACH WHICH HAVE BECOME TOO EXPENSIVE TO RENT.		
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 DRAWING:- WIER.1.		
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)	FITTERS VEHICLE - IN & OUT / DAY. OCCASIONAL REPRESENTATIVES VISIT. 1 NO - TRANSIT (TYPE) DELIVERY / WEEK.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
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 WORKSHOP.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE 2 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. A. Morley (Applicant/Agent) Date 24.1.92

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. A. Morley (Applicant/Agent) Date 24.1.92

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 £ 11.00

Receipt Issued No. PS48

Date First Received 2 JAN 1992

REGISTRATION

REFERENCE HOA/0098/92

Cross-ref R.

Date 27/1/92
LAB

VALIDATION

Date 27/1/92

Type Earliest permission date (Cert B)

Site area No. of dwellings Floorspace 72.80

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

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous

Current

Description

Technical:

Certificate
Site plans
Description

Accuracy

Incomplete form

S65 Advert required

--

Expiry date

Fees:

Nil fee - previous app
- type
Discounted fee

Ref

Reason

Correct fee £ 110

Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 28/1

Index Sheets 115 OS Nos

Grid Ref 534900 337730

Ward ... Parish ... HOVEBEACH

TR Rural

TR Bypass

Level crossing

Footpath

CA

LB

TPO

Other:

Grade

Inside EBD 7.65 Inside LP Area. NO

Linked to site.....Ref...282... Linked to property.....Ref.....

Planning Records:

Earlier apps

3 Reg Records:

Already submitted Ref.....

Requested

28/1/93
8/2/93

Inputs completed.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4 Scale drawing Highway S/W Agric appraisal
(or equiv)

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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 :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception/Filesheet

Consultation

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



Comm

Application no: H09/0098/92

Type: FULL

Applicant: W E Robinson
Tel:

Agent: G R Merchant
0406 370853

Description: Workshop and siting of
porta-cabin (office)

Location: 52 Clough Common
Holbeach Clough
Spalding

Valid date:	24-JAN-92	Terminal date:	20-MAR-92
Target dates:		Target Committee:	03-MAR-92
To case officer	29-JAN-92	Report deadline:	18-FEB-92
Inspected by	03-FEB-92		
Extra contacts	08-FEB-92	Case Officer:	
Report if not clear by	28-FEB-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 72.8 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Holbeach PC	31-JAN-92	14-FEB-92	<i>Comm</i>
Cllr J R Pearl 0406 32 207	31-JAN-92	14-FEB-92	
Environmental Health	03-FEB-92	17-FEB-92	
"The Yocco" Common Linc, Holbeach Clough	06-FEB-92	20-FEB-92	
"Pockes Whangra" Common Linc, Holbeach Clough	06-FEB-92	20-FEB-92	
<i>L.C.C. - Obs Attached J2 CB 6/2/92</i>			

SITE DETAILS

Grid ref: 534900 327720
OS Sheets: 116

Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: GS/JJ H09/0098/92

Your Ref: JMB

Date: 5th May 1992

W E ROBINSON - H09/0098/92
WORKSHOP AND SITING OF PORTACABIN (OFFICE), 52 CLOUGH COMMON,
HOLBEACH CLOUGH.

With reference to the above, it was resolved at the Plans Sub-Committee of 16th March 1992, that the above be authorised subject to the applicant first entering into a Section 106 Agreement. In order that you may prepare the necessary documentation, please find enclosed:-

1. 6 1:2500 site location plans with the curtilage of the site, the subject of the Agreement edged red, with the surrounding land edged blue.
2. A copy of the planning application form.
3. Confirmation that the applicant is willing to enter into the Agreement.

N Midlen
Principal Planning Officer
Development Control

Enc.

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: DMG/LAB-H09/0098/92

Our ref : GRM/JJM/WER

23rd April, 1992.

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 APR 1992	
Attention of Mr. J. J. M. WER	File Nos.
CP	Acknowledge YES/NO
	By

Dear Sir,

WORKSHOP & SITING OF PORTA CABIN,
52 CLOUGH COMMON, HOLBEACH CLOUGH.

Further to your letter of the 14th April with respect to the above application, I enclose the following information as requested;

1. My client Mr W.E. Robinson, confirms that he is prepared to enter into a planning obligation under the provisions of Section 106 of the Town & Country Planning Act 1990.
2. Please find enclosed a copy of a plan demarcating the business curtilage of the site.

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

Yours faithfully,

G.R. Merchant.

G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs
PE12 6UG

Mr D M Gedney

DMG/LAB
H09/0098/92

14 April 1992

Dear Sir

Planning Application H09/0098/92 - Workshop And Siting Of
Porta-cabin (Office), 52 Clough Common, Holbeach Clough.

I refer to the above planning application submitted by yourself on behalf of Mr W E Robinson.

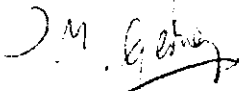
At the Plans Sub-Committee Meeting held on the 16 March 1992, it was resolved that planning permission be granted subject to:-

- 1 The applicant first entering into a planning obligation under the provisions of Section 106 of the Town and County Planning Act 1990 prohibiting any deliveries to the site in connection with the business use except by the applicant using a motor vehicle no larger than a transit van.
- 2 The applicant providing a schedule of power tools to be used by the business.
- 3 The applicant submitting a plan demarcating the business curtilage of the site.
- 4 Conditions restricting the permission to the applicant for a temporary period of two years.

Further to the above, therefore, I will be pleased to receive confirmation from the applicant that he is prepared to enter into such a planning obligation, along with a plan demarcating the business curtilage of the site. The applicant has already provided a schedule of power tools to be used by the business.

I look forward to your response in respect of the above as soon as possible, so that I am in a position to proceed with the application.

Yours faithfully


N R Midlen
Principal Planning Officer
Development Control

KINGFISHER

GARAGE DOORS



Unit 3, Fleet Road Ind. Est., Holbeach, Spalding, Lincs. PE12 8LA
Telephone: 0406 490490 Facsimile: 0406 490491

Mr. B. Smith,
Planning Department.
South Holland District Council.
Council Offices,
Priory Road,
Spalding
Lincs.
PE11 2XE

Our Ref: WER

Your Ref: HO9/0098/92

Date: 18 March 1992

Dear Mr. Smith.

With Reference to our conversation today please find listed below tools and equipment that we use for assembling garage door panels .

I also confirm that all the parts that are used in connection with our business are collected and delivered on a pick-up truck.

Tools and equipment,

1 High speed cut of machine bench mounted - 240v

1 Hand held 9" disc cutter - 240v

1 Air Compressor - 240v

Hand drills - Pneumatic

Hand Drills - 240v

Hand held riveter - Pneumatic

I trust this is the information you require.

Yours sincerely

W.E. Robinson.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 MAR 1992	
Attn: Mr. Smith	YES NO
OPD	YES NO
YPO	YES NO
IC	YES NO
Action by	YES NO
Discussed with	YES NO
Copy to	YES NO



PLANNING COMMITTEE - 3rd March, 1992

168.

PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H21/0034/92 Mr & Mrs Archer	Erection of bungalow and detached garage on land rear 37 Station Road, Tydd Gote.

(Pending a site inspection in order to assess whether the particular characteristics of the site are suitable for the proposed development.)

H23/0036/92 Kings Quality Homes	Proposed residential development (four dwellings) at Cranesgate, Whaplode St Catherine.
------------------------------------	---

(Pending a site inspection to assess the possible impact of the proposal on the rural nature of the village.)

H16/0050/92 Mr & Mrs S Woolsey	Three bed house and garage on land rear 32 West Elloe Avenue, Spalding.
-----------------------------------	---

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

H16/0078/92 Mrs D M Teet	O.A. Proposed dwelling (bungalow) at rear 55 Love Lane, Spalding.
-----------------------------	---

(Pending a site inspection to assess the suitability of site for the proposal in view of the planning history of similar nearby sites.)

H09/0098/92 W E Robinson	Workshop and siting of porta-cabin (office) at 52 Common Lane, Holbeach Clough.
-----------------------------	---

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

H13/0118/92 Mrs E Bailey	O.A. One residential buliding plot at Bakestraw Gate, Moulton.
-----------------------------	--

(Pending a site inspection in view of the concerns expressed about access arrangements.)

(d) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendations:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H14/1156/91 C D & E H T Pridmore	Change of use from petrol filling station to hot food take-away at Church End Filling Station, Church Street, Pinchbeck.

(To ensure that the use under Class A3 of the Town and Country Planning (Use Classes) Order 1990 is restricted to the occupier of No.27 Church Street, Pinchbeck.)

PLANS SUB-COMMITTEE - 16th March, 1992

207. PLANNING APPLICATIONS (Continued)

Plan No. and applicant

Proposal

H16/0050/92
Mr. & Mrs. S. Woolsey

House and garage on land rear of 32 West Elloe Avenue, Spalding.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0078/92
Mrs. D.M. Teet

O.A. Bungalow at rear of 55 Love Lane, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H09/0098/92
W.E. Robinson

Workshop and siting of portacabin (office) at 52 Common Lane, Holbeach Clough.

RESOLVED: Subject to (1) the applicant first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 prohibiting any deliveries to the site in connection with the business use except by the applicant using a motor vehicle not larger than a Transit van, (2) the applicant providing a schedule of power tools to be used by the business, (3) the applicant submitting a plan demarcating the business curtilage of the site and (4) conditions restricting the permission to the applicant for a temporary period of 2 years, planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services.

H13/0119/92
Mrs. E. Bailey

O.A. Building plot at Bakestraw Gate, Moulton.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

208. THE FUTURE DEVELOPMENT OF HOLBEACH HURN (178/92)

Prior to the meeting the Sub-Committee visited Holbeach Hurn to consider the future development of the village so as to recommend a strategy to the Planning Committee. The Director of Planning and Building Control Services submitted a report upon a meeting with the "Residents Group", as well as other observations received, which both expressed concern about the possible future scale of expansion of the village.

RESOLVED: Subject to paragraph (A)(1) being amended so as also to include reference to the need for the development of Area B being in character with the existing character of the settlement and reference to the fact that the area has for the most part the benefit of an outline planning permission, the recommendations of the Director of Planning and Building Control Services be referred to the Planning Committee for adoption.

209. INDUSTRIAL DEVELOPMENT

Following detailed consideration of the Director of Planning and Building Control Services's comprehensive report it was

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.3.92
OUR REF: JC/JMC/PC
TO: DIRECTOR OF PLANNING SERVICES YOUR REF:

Planning Application H09/0098/92
Workshop, Holbeach Clough, Spalding

I write further to Sub-Committee's decision to grant permission for a period of two years and in the circumstances would suggest that conditions relating to the working hours and sound proofing of the workshop are included :

1. Condition 51 (No working between 1800 - 0730 hours Monday - Saturday. No working on Sundays/Bank Holidays).
2. The workshop shall be insulated in accordance with a scheme agreed with the local Planning Authority in order to secure an acceptable level of noise emanating from the building [The principle of the above scheme has been discussed and agreed with the applicant's agent subject to finalising the building control requirements for the structure]

I trust this information is of assistance to you.

Thapma
m Director of Environmental Services

26

S.H.D.C. PLANNING DEPT. RECEIVED 30 MAR 1992	
Attention of DPO DPO JC ACP	File Nos.
Agreed by Discussed with Date	Knowledge YES/NO By Date

21/2

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 24.2.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING
CONTROL

YOUR REF:

Planning Application H09/0098/92
Workshop and office, 52 Clough Common, Holbeach Clough

This would appear to be a general industrial operation and as such is unacceptable within a residential location.

However, should you wish to consider the matter further then the attached information should be sought from the applicant to enable a detailed assessment to be made.

Shapman
Director of Environmental Services

S.H.D.C. PLANNING DEPT.	
RECEIVED	
25 FEB 1992	
Attachee of MAG 1030 BC ACP	File Nos.
Approved by	acknowledge YES/NO
Drawn up with	
Copy to	by
	date

MR EITH WOODS
PLANNING OFFICER
S.H.D.C.
PRIORY ROAD
SPALDING.
Lincs.

S.H.D.C. PLANNING DEPT. RECEIVED 21 FEB 1992 98/12	
Attention of DPO <u>NPM</u> DOPO <u>BS</u> JC ACP Action by Discuss with Copy to	File Nos. <u>DG</u> Acknowledge YES/NO by date <u>5/1/2</u>

D.M.G. 20/2
D.L. MITCHELL ✓
27 LITTLE COMMON
HOLBEACH CLOUGH
SPALDING
Lincs.
PE12 8BL

Dear Sir,

Reference - Planning Application for KINGFISHER GARAGE DOORS (LITTLE COMMON, HOLBEACH CLOUGH).
It has been brought to my attention that the above mentioned KINGFISHER GARAGE DOORS has applied for planning permission to erect a building to enable them to expand their business.

Whilst I have no objection to there being a small industrial type business ~~be~~ run at the end of the road (Little Common), I would ask that you consider the amount of non-residential traffic that it would generate, and the fact there are a number of young children living in the Cul-de-sac.

May I suggest that in the event of planning consent being granted, a number of "sleeping policemen" be put down to reduce traffic speed, and thus reduce the likelihood of a road accident.

Yours faithfully

D.L. Mitchell

98/92 D.G. 9.2.92

W. ROBINSON. KNOFFISHER DOORS.

Sir

I am writing to you about the above planning application put in by the above persons.

First I objected on the grounds, that this area has always been known as Residential only, next the lane is not wide enough for the heavy traffic which has been coming down for the last five - six weeks. Also when they leave the highway road can come on the private roadway. They have been running on the left hand side grass verge, as past the neighbour boundary post over.

Next I would like to know

why they wasn't stop from
using the workshop before now.

I have been down my garden
at night, an smelled Cellouse paint
being use. The private roadway is only
ten feet wide, an when they turn
left, they have to run on the
yard being long to the House call
"Yucca"

I also they are upon down
the road alday long, with one
vehicle or another, so there going to
be more use of the road.

Yours faithfully

A Frey.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
14 FEB 1992 98/92	
Attention of DPO ☒ <i>Mr. B. Smith</i> DOPO ☐ <i>BS</i> Action by <i>Mr. B. Smith</i> Discuss with <i>Mr. B. Smith</i> Date <i>17/2</i>	Acknowledge YES ☐ NO ☒ by <i>SS</i> date <i>17/2</i>

*The Three Jolly Bankers,
Little Common,
Holbeach Clough,
Spalding
Lincs.
8/2/92.*

OBJECTION

*and referred to the Planning
Permission sought by Mr ROBINSON,
MAJOR FARM COTTAGE
LITTLE COMMON,
HOLBEACH CLOUGH.*

*Mr Robinson is requesting permission for a
building that he has already built and
is using to produce Metal Garage Doors.*

*This factory, I feel, is detrimental
to the amenity of adjacent properties and
to the character of this rural lane. It
is, at times quite noisy.*

*The site of this 'factory' is located
at the end of a narrow cul-de-sac
which for much of its length is*

inadequate² for two vehicles to pass in safety. There are some passing places, it is approximately 60 miles from this site to the nearest passing place, therefore some vehicles have long reversing manoeuvres to execute on this narrow lane.

The people brought their horses in this lane because it is/was a quiet rural area. Factors and fast moving vehicles do not fit into the picture.

Yours faithfully,

M. Hand.

Geoff Brookfield
INTERIOR DECORATOR

Telephone (0406) 22706

OBJECTION

Planning Officer,

Spalding.

98/92
S.H.D.C. PLANNING DEPT.
RECEIVED
10 FEB 1992

Attention of DPO DOPO JC Action by Discuss with Copy to	BS ACP	File Nos. Acknowledge YES/NO by date	51 10/2
---	--------------------------------------	---	------------

North End Cottage,
Little Common Lane,
Holbeach Clough,
Spalding, Lincs.

6th. Feb. 1992.

Re. Planning Application, Kingfisher Garage Doors.

Dear Sir,

I wish to object to the above planning application on the following grounds.

1. Industrial work should not be allowed in a quiet, rural residential area.
2. Gorman Lane is inadequate to cope with the extra volume of traffic which this development is bound to bring. (and has already done so.) The last 60 metres of Gorman Lane is a single lane track with no passing places, this makes for hazardous conditions if two vehicles approach in opposite directions. The grass verge to the west of the highway is continually being run on, pushing my boundary posts further into my garden.
3. The entrance to Manor Farm cottage is too narrow for industrial use. The telegraph pole at this junction is constantly being hit by vehicles turning into Manor Farm cottage. This pole is not the boundary but is in my garden, this shows the entrance is too restricted for large vehicles.
4. The noise problem. I moved into the country for peace and quiet, not to hear metal being ground at all hours and other noises associated with workshops.

cont'd.

W
W

Geoff Brookfield

INTERIOR DECORATOR

Telephone (0406) 22706

North End Cottage,
Little Common Lane,
Holbeach Clough,
Spalding, Lincs.

cont'd.

5. Finally the deceitful way Mr. Robinson has gone about this application, building the workshop then applying for permission. If this building is allowed to remain standing and his business prospers, he will have no second thoughts about expanding, thinking he has got away with it before.

I trust you will consider my objections and refuse this planning application.

Yours faithfully



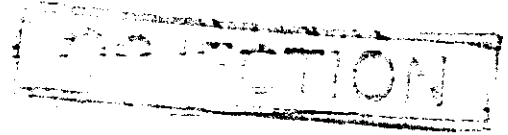
S.H.D.C. PLANNING DEPT.	
RECEIVED 98/92	
10 FEB 1992	
Attention of	File No.
DPO ☒ N7M	DG
DOPO ☒ BS	
JC ☒ ACP	
Action by	Acknowledged YES/NO
Discuss with	by ST
Copy to	date 10/2

MR + MRS. G. KIRK
25 CLOUGH COMMON
HOLBACH BANK
HOLBACH

SPALDING
LINES

PE 12 8BN

4/2/92



Dear Sir/Madam

As a resident of this road I wish to oppose of the erection of buildings further down the lane in the name of Kingfisher Doors, knowing they have had no planning permission to do so.

It's not a industrial area or work area its a homely area with children abound on both sides of the road.

With such lorries for deliveries it is different i.e. dustcart, milkman, coalman, possible builders merchants not (INDUSTRIAL) therefore please accept this.

For steel lorries coming and going its not on the roads not big enough to carry all weight and passing in narrow places.

Plus there are horse boxes and trailers all over the lane plus stables for which have no planning permission as we know about.

I would like to know whether there is a leaflet to us to see or fill in whether we want all this. as far as residents on lane up and down we have had no notification about all this at all.

Questions have also been asked around about more street lightings footpaths, and sleeping policeman to stop a fair portion of speeders which come and go at all hours.

With a large number of small children around I would be grateful for all this to be looked into a little further or possible, to come and see for your selves.

A petition is being got up every week for some of these matters but nothing seems to be happening at all.

If nothing going to be done I wonder if the local newspapers would be interested in a story to possibly take action further up the ladder.

But I think something could sorted out one way or another.

Yours & thankbilly

J. A. Hill

plus 2 very young children

P.S. Noticed yours had been going through in newspaper 17 Friday 7/2/92

Still had no leaflets to say whether approved or objects.

S.H.D.C. PLANNING DEPT. RECEIVED 11 FEB 1992		Blue Bungalow 31 Common Lane Holbeach Bank Spalding Lincolnshire PE12 8BQ Tel: 0406 23887	
Attention of DPO DOPO JC Action by Discuss with Copy to	BS ACP	File No.	Acknowledged YES/NO by date

9-2-92

Dear Sir

OBJECTION

We would like to object to the planning application of King Fisher Garage Doors running a business down our narrow dead end lane it is not made to take all the cars and vans up and down all day long we now get

This is a residential area with young children using the lane they should be able to use it safely but with all the traffic we get

I feel it won't be long before
something happens

Yours faithfully

M. Maston M^{rs}

H A Hyele

9842 DG

RE. PLANNING APPLICATION
KINGSFISHER GARAGE DOORS.

CLOUGH COMMON, HOVE BEACH CLOUGH

I OBJECT TO THIS APPLICATION
TO OPERATE HIS BUSINESS IN
CLOUGH COMMON. REASONS BEING.

① THE INCREASE IN HEAVY TRAFFIC
CARS AND VANS WHICH IS ALREADY
HAPPENING IN THE LANE.

② THERE IS ALSO A LOT OF YOUNG
CHILDREN IN THE LANE WHO PLAY OUT
AND I FEEL THERE MAY BE AN
ACCIDENT INVOLVING ONE OF THEM.

③ THE ENTRANCE AT THE TOP OF THE
LANE IS VERY NARROW, IT IS ONLY
WIDE ENOUGH FOR ONE VEHICLE AT A
TIME. THERE IS ALSO 3 OTHER PARTS
OF THE LANE ONLY WIDE ENOUGH
FOR ONE VEHICLE AT A TIME.

④ I ALSO FEEL THAT THIS IS A
RESIDENTIAL AREA WHICH SHOULD REMAIN
SO. IF YOU WANT TO RUN A INDUSTRY
GO TO A INDUSTRIAL AREA.

I AM Hoping YOU WILL TURN THIS
APPLICATION DOWN

YOURS

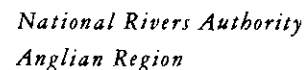
R Pettican

29 CLOUGH COMMON
HOLBENCH CLOUGH.
HOLBENCH.

S.H.D.C. PLANNING DEPT. RECEIVED 10 FEB 1992	
Attention of DPO ☒ NPM DOPO ☐ BS JC ☐ ACP	File nos.
Action by	Reviewed ☒ YES/NO
Discuss with	5/
Copy to	10/2

PE11 2XE

10 February 1992



Dear Sir

Yours faithfully

VJC

Aguac House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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



Application no: H09/0098/92

Applicant: W E Robinson
(Trading as Kingfisher Doors)
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: Workshop and siting of porta-cabin (office)

Location: 52 Clough Common Holbeach Clough
Spalding

Type: FULL

Date received: 24-JAN-92

31-JAN-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 15-FEB-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 Holbeach PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

*Not supported
Inadequate access*

Signed:

MR Joly

10-2-92

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 FEB 1992	
APPROVED	REJECTED
REASON	REASON
DATE	DATE
SIGNED	SIGNED
BY	BY
DATE	DATE

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact Mr. Staines

Our Ref. RS/PA-P/98/92/TB

Dear Sir,

S.H.D.C. PLANNING DEPT. RECEIVED 10 FEB 1992 DG	
Attention of FPO POPO AC ACP	File Nos. Acknowledge YES/NO
Your Ref. by to date	

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 6 February 1992

**FULL PLANNING APPLICATION - W. E. ROBINSON ESQ.
WORKSHOP & OFFICE 52 CLOUGH COMMON, HOLBEACH CLOUGH**

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

The watercourse along the sites boundary is my Board's Holbeach Clough Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the workshop and porta-cabin office conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

I note soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately. In the event that a direct storm water outfall to my Board's watercourse is intended, full details must be provided for my Board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

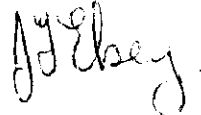
RS/PA-P/98/92/TB

6 February 1992

In that eventuality, full details of the route and quantity of run-off for the surface water disposal will be required for my prior approval.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,



ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Horsham District Council

Application
Reference

1409/0092/82

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		
	3	4	9	2	7	7

2. Address or location

52 Clough Common, Horsham Clough

3. Name, classification and number of road

UC

4. Date application referred

6-2-92

5. State whether outline, detailed application etc.

Full

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

WORKSHOP & SITING OF PORTA-CABIN
AS OFFICE.

- 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:

6-2-92

Signed:

Emerson
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

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

The site is located at the end of Little Common Lane which, for much of its length is inadequate for two vehicles to pass in safety. The proposal, if permitted, would introduce a commercial use in this residential area with its increase in traffic movements along this lane. When such vehicles meet other vehicles on this lane it will lead to vehicles having to reverse to the detriment of highway safety and in particular the safety of other residents of this lane.

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

Ref 116/92

Mrs E J Huntington
Manor Farm Cottage
Holbeach Clough
Spalding
Lincs
PE12 8BX
6th Jan 93

Dear Mr Davis,

With reference to our telephone conversation of today I confirm that the above property is now owned solely by me and I also confirm that Mr Robinson no longer trades from these premises. The building that was subject to your planning and building regulations is now used for residential purposes only, being a garage.

Yours faithfully



MRS E J HUNTINGTON

S.H.D.C. PLANNING DEPT. RECEIVED 11 JAN 1993	
Approval of DPO CDOPO JC Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

17th FEBRUARY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H22/0364/92	NRM	Refused as recommended by addendum. Add Note: Wait for minutes for wording.
16	H09/0098/92	DG	Non-Det and enf action as recommended.
19	H12/0198/92	DG	DPBCS Auth as recommended. Conditions 7 & 8 to be removed
22	H12/1006/92	JB	Refused as recommended.
24	H04/1043/92	DR	Refused as recommended.
26	H13/1128/92	DG	DPBCS Auth as recommended.
29	H11/1146/92	JB	Grant as recommended. Add Note: Strongly recommend increase in car parking provisions.
29	H11/1147/92	JB	Grant as recommended.
33	H16/1254/92	PU	Refused as recommended.
34	H14/1270/92	PU	DPBCS Auth subject to Sect 106 agreement restricting use to ancillary facility to turkey rearing units.
36	H01/1288/92	DR	Deferred for Site Visit and Sub-Committee. Jim Curnock to research site and surrounding area plus Chris Briggs to be informed of Site Visit and invited to submit further comments.
39	H16/1291/92	PU	Grant as recommended.
41	H23/1293/92	DG	Sect 106 agreement as recommended.
43	H18/1298/92	DG	DPBCS Auth as recommended.
44	H16/1314/92	PU	DPBCS Auth as recommended. Plus possible Highways Condition.
45	H09/1318/92	DG	DPBCS Auth subject to amended curtilage.
46	H16/0011/93	DR	Deferred for Sub-Committee as recommended.
47	H17/0017/93	DR	Grant as recommended.
48	H16/0025/93	PU	Refused as recommended.
49	H09/0799/92	DG	DPBCS Auth subject to fixed windows and obscure glazing.
49	H09/1296/92	DG	Refused as recommended.

18th Feb 93

Signed 
Principal Planning Officer

PLANNING COMMITTEE - 17th February 1993

100. PLANNING APPLICATIONS (continued)

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Councillor Mr T Barker	Councillor Mr A J Biggadike	Councillor Mr B Alcock
Councillor Mr C J T H Brewis	Councillor Mr T Bray	Councillor Mr N I Capes
Councillor Mr J Clark	Councillor Mr J R Pearl	Councillor Mr A E Naylor
Councillor Mr B J Davies		Councillor Mr T G M Tyler
Councillor Mr E N Davies		
Councillor Mr J A Dobney		
Councillor Mr C F Fisher		
Councillor Mr J Goodley		
Councillor Mrs E O Hall-Patch		
Councillor N P Judge MBE		
Councillor Mr B A Paul		
Councillor Mr W D Skells		
Councillor Mr D A Tennant		
Councillor Mr R C West		
Councillor Mr M C White		

(The proposition was therefore carried by 15 votes to 3.)

(Councillor J. Clark reported for information that, contrary to a suggestion to him, he was not a friend of the applicant and would not therefore be declaring an interest under the Code of Conduct but would remain and participate in consideration of the above application.)

(c) Application not determined

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
VS H09/0098/92 W E Robinson (t/a Kingfisher Doors)	Workshop and siting of porta-cabin (office) at 52 Clough Common, Holbeach Clough.

(It was also agreed that the new owner be advised that planning permission will be required for the retention of the workshop and porta-cabin for a use incidental to the enjoyment of dwelling house.)

(f) Applications the 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:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H12/0198/92 Dayfield Properties Ltd.	O.A. Two dwellings on land south of the Jolly Crispin public house, Lutton.

(Subject to the deletion of condition 7)

(It was reported that two late letters of objection had been received.)

H13/1128/92 Moulton Harrox Education Foundation	Five dwellings with private access road, including demolition of existing cottage at Seas End Road, Moulton Seas End.
---	---

APPLICATION REFERENCE: H09/0098/92

DATE RECEIVED: 24 01 92

APPLICANT: W E Robinson
(Trading as
Kingfisher Doors)
52 Clough Common
Holbeach Clough
Spalding
Lincolnshire

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Workshop and siting of porta-cabin

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date (office) 17 FEB 1993

LOCATION: 52 Clough Common, Holbeach Clough

Parish Council: Not supported - inadequate access.

County Highways: Request Refusal.

Environmental Health: Response awaited.

Public Objections: Letters received from owner/occupiers of North End Cottage, 31 Common Lane, The Three Jolly Bankers, 25, 29 and 50 Clough Common (summarised).

- Lane unsuitable for heavy traffic - not wide enough.
- Why hasn't he been stopped from using the workshop before now?
- Have smelt cellulose paint being used.
- Detrimental to amenity of adjacent properties and to the character of this rural lane.
- Should not be allowed in a quiet rural area.
- Noise problem.
- Large number of young children use the lane.

Information From

Applicant:

(Summarised)

- Started trading as Kingfisher Doors from house and garage at 52 Clough Common approximately 3.5 years ago. As business developed a unit(s) was rented on the Fleet Road Industrial Estate. The main office remained at 52 Clough Common.
- Owing to the recession I have had to rationalise the business and found it impossible to remain on the Fleet Road Industrial Estate with rents and rates rising. Had to relocate therefore.
- Total number of staff is four. The business involves the storage and distribution of garages and industrial doors to order, the part construction of doors and also site fitting.
- Hours of business are 0730 to 1800 Monday to Saturday (not Sunday).

- Three business vehicles used (car, small van and pick up truck).
- Fitters vehicles in and out of the site daily. Kingfishers own vehicle collects doors/materials from suppliers. Visitors/representatives occasionally visit the site.

PLANNING POLICIES/DOE ADVICE

Inside IBD.

Planning Policy Guidance Note 4, 1988 - (Industrial and Commercial Development In Small Firms).

"When small-scale commercial and industrial activities are proposed ... in areas which are primarily residential ... permission should be granted unless there are specific and convincing objections such as ... noise, smell, safety, health or excessive traffic generation".

Planning Policy Guidance Note 7, 1992 - (The Countryside and The Rural Economy).

Circular 10/73 - Planning and Noise.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the proposal is acceptable after considering such factors as highway considerations and the affect upon the amenity of neighbouring residential property.
- 2 The application is retrospective since the buildings are already on site and in use. The site is essentially in a residential area with access to it along Common Lane.

CONCLUSIONS

- 1 Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) states that "many commercial and light manufacturing activities can be carried out in rural areas without causing unacceptable disturbance". Although I am sympathetic with the applicant's circumstances, this is not considered to be the case in this instance however. The proposal involves the use of compressors for air tools for riveting and also disc cutters, plus the loading/unloading of heavy materials. This is considered to be a general industrial use which would be detrimental to the amenity of this residential area.
- 2 The County Highways Authority have objected to the proposal on the basis that the site is located at the end of Little Common Lane which, for much of its length, is inadequate for two vehicles to pass in safety. It would also result in the increase of traffic movements along the lane, to the detriment of highway safety and its residents.
- 3 Concerning possible enforcement action, Planning Policy Guidance Note 18, 1991 (Enforcing Planning Control) states that attempts should be made, if possible, to explore whether the business can be allowed to continue to operate acceptably on the site at it's current level of activity, or perhaps less intensively. This is not considered to be the case in this particular instance, so in accordance with Department of the Environment advice that applicant should be given a realistic timescale in which to relocate. It should also be remembered, in accordance with new section 173A of the 1990 Act, that Local Planning Authorities can now withdraw enforcement notices, or waive or relax any requirements in it.

RECOMMENDATION -

- A Refuse Permission.

- 1 The site is located at the end of Little Common Lane which, for much of its length, is inadequate for two vehicles to pass in safety. The proposal, if permitted, would introduce a commercial use in this residential area with its increase of traffic movements along this lane. When such vehicles meet others it will lead to one or the other having to reverse, to the detriment of highway safety and in particular the safety of other residents of this lane.
 - 2 In the opinion of the Local Planning Authority, activities associated with the proposed workshop would, because of its proximity to residential properties, adversely affect the amenities of local residents by reason of noise and general disturbance.
- B That the Director of Administration be authorised to serve an enforcement notice upon the applicant requiring the cessation of the use of the buildings for the manufacture of garage doors (including ancillary activities) within a period of six months from the date of issue of the notice. The reasons for the notice being to safeguard the amenities of nearby residential properties and on the grounds of highway safety.
-

ADDENDUM

At the Plans Sub-Committee meeting held on 16 March 1992 it was resolved that planning permission be granted subject to:-

- 1 The applicant first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 prohibiting any deliveries to the site in connection with the business use except by the applicant using a motor vehicle no larger than a transit van.
- 2 The applicant providing a schedule of power tools to be used by the business.
- 3 The applicant submitting a plan showing the demarcation of the business curtilage of the site.
- 4 A condition restricting the permission to the applicant for a temporary period of two years.

Further to the above, a draft Planning Obligation was forwarded to the applicant but despite several reminders, no response has been received. I am also led to believe that the ownership of the property has changed hands and the new owner has stated that she presently uses the workshop building and the portacabin for residential purposes.

RECOMMENDATION -

- A That the current application be Non-Determined.
 - B That the new owner be informed that she will require planning permission for the retention of the workshop and portacabin for a use incidental to the enjoyment of the dwelling house.
 - C Authorisation be given for enforcement proceedings to be initiated if after 28 days the workshop and portacabin have not been removed or an application for permission to retain them has not been received and validated.
-

PLANNING PERMISSION

APPLICATION NO: H9/0281/83

2 7

DATE RECEIVED: 05/04/83

APPLICANT: Mr G Jones
Manor Farm Cottage
Little Common
Holbeach Bank
SPALDING, Lincs

AGENT: Neil Harris Associates
17 Albert Street
SPALDING
Lincs
PE11 2LF

TYPE: Full

GRID REF: 534890 327720

DESCRIPTION: Cottage Conversion for dwelling purposes

LOCATION: Manor Farm Cottage, Little Common, Holbeach Bank

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.

B. Smith

17th June 1983

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
12 MARKET PLACE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 3272

PLANNING PERMISSION

APPLICATION NO: H9/812/83

2 7

DATE RECEIVED: 10/10/83

APPLICANT: Mr. G. Jones,
Manor Farm Cottage,
Little Common,
Holbeach Bank,
Lincs.

AGENT: Neil Harris Associates,
17, Albert Street,
Spalding,
Lincs.

TYPE: Full

GRID REF: 534890 327730

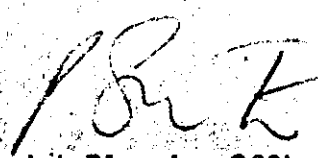
DESCRIPTION: Cottage conversion for dwelling purposes

LOCATION: Manor Farm Cottage, Little Common, Holbeach Bank

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.


District Planning Officer
24th November 1983

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
12 MARKET PLACE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 3272

Note:

New tel no. 61151

APPLICATION REFERENCE: H09/0098/92 DATE RECEIVED: 24 01 92

APPLICANT: W E Robinson
(Trading as
Kingfisher Doors)
52 Clough Common
Holbeach Clough
Spalding
Lincolnshire

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Workshop and siting of porta-cabin (office)

LOCATION: 52 Clough Common, Holbeach Clough

Parish Council: Not supported - inadequate access.

County Highways: Request Refusal.

Environmental Health: Response awaited.

Public Objections: Letters received from owner/occupiers of North End Cottage, 31 Common Lane, The Three Jolly Bankers, 25, 29 and 50 Clough Common (summarised).

- Lane unsuitable for heavy traffic - not wide enough.
- Why hasn't he been stopped from using the workshop before now?
- Have smelt cellulose paint being used.
- Detrimental to amenity of adjacent properties and to the character of this rural lane.
- Should not be allowed in a quiet rural area.
- Noise problem.
- Large number of young children use the lane.

Information From Applicant:
(Summarised)

- Started trading as Kingfisher Doors from house and garage at 52 Clough Common approximately 3.5 years ago. As business developed a unit(s) was rented on the Fleet Road Industrial Estate. The main office remained at 52 Clough Common.
- Owing to the recession I have had to rationalise the business and found it impossible to remain on the Fleet Road Industrial Estate with rents and rates rising. Had to relocate therefore.
- Total number of staff is four. The business involves the storage and distribution of garages and industrial

doors to order, the part construction of doors and also site fitting.

- Hours of business are 0730 to 1800 Monday to Saturday (not Sunday).
- Three business vehicles used (car, small van and pick up truck).
- Fitters vehicles in and out of the site daily. Kingfishers own vehicle collects doors/materials from suppliers. Visitors/representatives occasionally visit the site.

PLANNING POLICIES/DOE ADVICE

Inside IBD.

Planning Policy Guidance Note 4, 1988 - (Industrial and Commercial Development In Small Firms).

"When small-scale commercial and industrial activities are proposed ... in areas which are primarily residential ... permission should be granted unless there are specific and convincing objections such as ... noise, smell, safety, health or excessive traffic generation".

Planning Policy Guidance Note 7, 1992 - (The Countryside and The Rural Economy).

Circular 10/73 - Planning and Noise.

PLANNING ISSUES

- 1 The determining issue in this particular case is whether the proposal is acceptable after considering such factors as highway considerations and the affect upon the amenity of neighbouring residential property.
- 2 The application is retrospective since the buildings are already on site and in use. The site is essentially in a residential area with access to it along Common Lane.

CONCLUSIONS

- 1 Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy) states that "many commercial and light manufacturing activities can be carried out in rural areas without causing unacceptable disturbance". Although I am sympathetic with the applicant's circumstances, this is not considered to be the case in this instance however. The proposal involves the use of compressors for air tools for riveting and also disc cutters, plus the loading/unloading of heavy materials. This is considered to be a general industrial use which would be detrimental to the amenity of this residential area.
- 2 The County Highways Authority have objected to the proposal on the basis that the site is located at the end of Little Common Lane which, for much of its length, is inadequate for two vehicles to pass in safety. It would also result in the increase of traffic movements along the lane, to the detriment of highway safety and its residents.
- 3 Concerning possible enforcement action, Planning Policy Guidance Note 18, 1991 (Enforcing Planning Control) states that attempts should be made, if possible, to explore whether the business can be allowed to continue to operate acceptably on the site at it's current level of activity, or perhaps less intensively. This is not considered to be the case in this particular instance, so in accordance with Department of the

Environment advice that applicant should be given a realistic timescale in which to relocate. It should also be remembered, in accordance with new section 173A of the 1990 Act, that Local Planning Authorities can now withdraw enforcement notices, or waive or relax any requirements in it.

RECOMMENDATION -

A Refuse Permission.

- 1 The site is located at the end of Little Common Lane which, for much of its length, is inadequate for two vehicles to pass in safety. The proposal, if permitted, would introduce a commercial use in this residential area with its increase of traffic movements along this lane. When such vehicles meet others it will lead to one or the other having to reverse, to the detriment of highway safety and in particular the safety of other residents of this lane.
- 2 In the opinion of the Local Planning Authority, activities associated with the proposed workshop would, because of its proximity to residential properties, adversely affect the amenities of local residents by reason of noise and general disturbance.

B That the Director of Administration be authorised to serve an enforcement notice upon the applicant requiring the cessation of the use of the buildings for the manufacture of garage doors (including ancillary activities) within a period of six months from the date of issue of the notice. The reasons for the notice being to safeguard the amenities of nearby residential properties and on the grounds of highway safety.

REF: WER

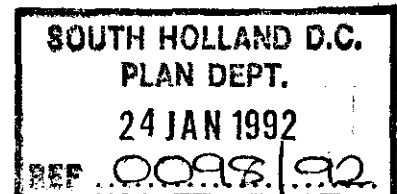
PROPOSED WORKSHOP & SITING OF PORTA-CABIN (OFFICE)
52 CLOUGH COMMON
HOLBEACH CLOUGH
SPALDING
LINCS

FOR

W E ROBINSON
(TRADING AS KINGFISHER DOORS)
52 CLOUGH COMMON
HOLBEACH CLOUGH
SPALDING
LINCS

G R MERCHANT I.ENG AMICE FIWO
4 CHAPEL GARDENS
WHAPLODE
SPALDING
LINCS PE12 6UG

TEL: HOLBEACH (0406) 370853



REF: WER

This report to be read in conjunction with drawings:- WER1 & WER2.

REF: WER

PROPOSED WORKSHOP & SITING OF PORTA-CABIN (OFFICE)
FOR W E ROBINSON (TRADING AS KINGFISHER DOORS)
52 CLOUGH COMMON
HOLBEACH CLOUGH
SPALDING
LINCS

Mr W E Robinson started trading as Kingfisher Doors from his house and garages at 52 Clough Common, Holbeach Clough approximately 3 1/2 years ago. As business developed a 56 squared metred unit was rented from South Holland District Council on the Fleet Road Industrial Estate, Holbeach. This unit was rented approximately 18 months ago, subsequently another 56 squared metred unit was rented as business developed further. The main office remaining at 52 Clough Common, Holbeach Clough.

Owing to the recession in the building industry Mr Robinson has had to rationalise the business and found it not possible to remain on the industrial estate with rents and rates rising and business orders becoming fewer, thus the need to re-centralise his business at his home.

The application is to erect a small workshop for the storage and 'part' construction of garage and industrial doors, together with siting of a porta-cabin for office accommodation to supplement his house where office and toilet facilities are available.

STAFFING

Mr Robinson
1 No Secretary (Part Time)
1 No Workshop Fitter
1 No Site Fitter

PROCESSES

Storage and distribution of garage and industrial doors to order.
Part construction of garage and industrial doors.
Site fitting of garage and industrial doors.

MACHINERY

Small compressor for air tools for riveting and electric disc cutter.

BUSINESS VEHICLES

1 No - pick up truck
1 No - small van
1 No - car

REF: WER

HOURS OF BUSINESS

Generally:- 0730 to 1800 Monday to Saturday
Not Sunday

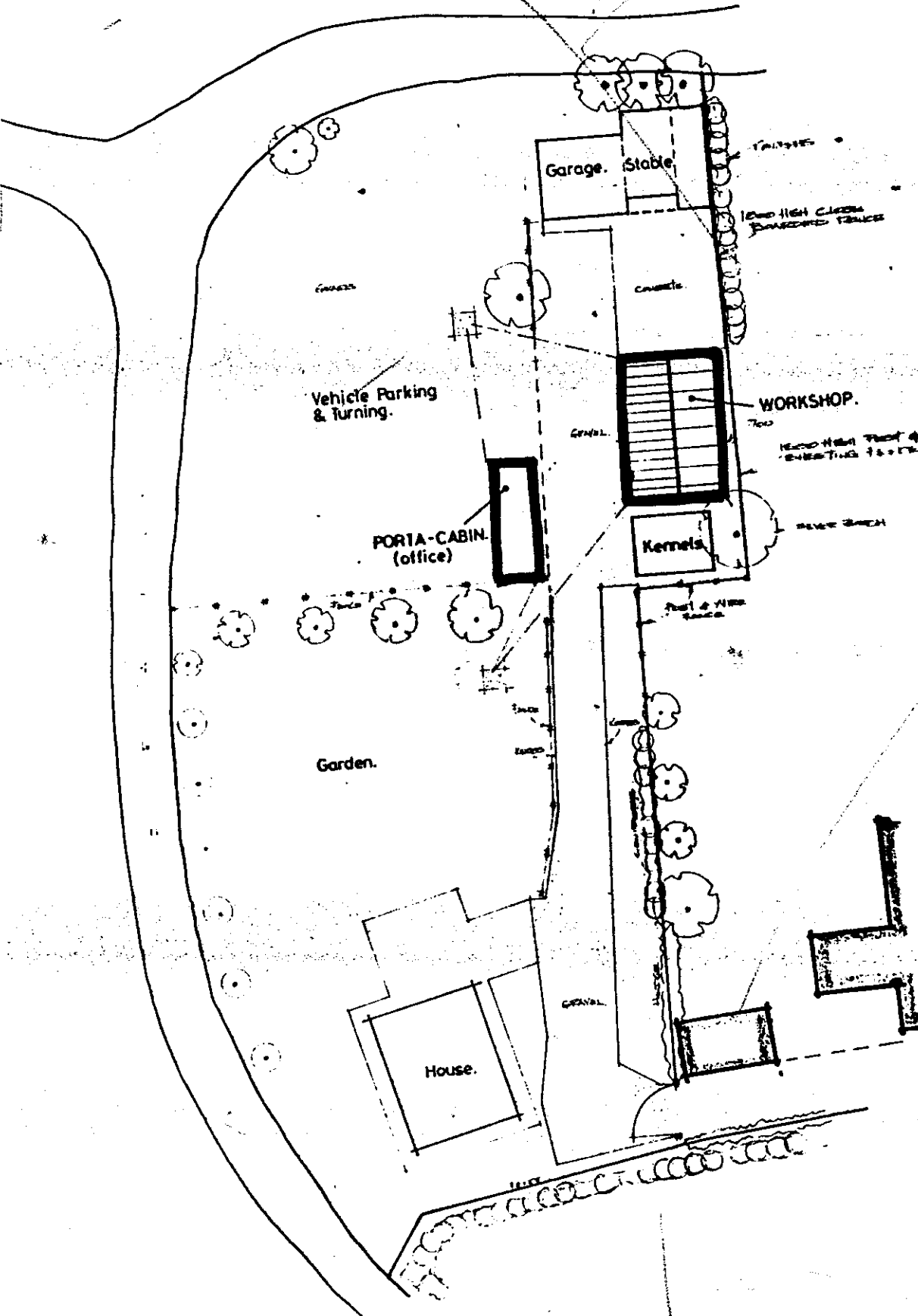
TRAFFIC TO SITE

Garage door fitters vehicles in and out of site each day.
Doors for customers are generally ordered from brochures and collected from suppliers by Kingfishers Doors own vehicle.
If doors are made to customers requirements, materials are collected from suppliers.
Occasionally customers visit the site, but not on a regular basis.
Representatives from manufacturers visit the site occasionally.

Your favourably consideration of this application would be appreciated to enable this small business to continue during these difficult times.

G R MERCHANT I.ENG AMICE FIWO
21st January 1992

H09/98/92



SITE LAYOUT.
SCALE: 1/250.



INTRODUCTION

South Holland District Council is continually reviewing its planning policies for the development of the many smaller villages in the District. There are more than 40 of these smaller villages, each with its own characteristics and community, and particular development needs.

The overall strategy for new development in the District rightly concentrates new development in the towns and larger villages. These are the centres of employment, education, services and facilities for the majority of the population to live. This strategy also protects the smaller villages from over-development and safeguards the environment of the open countryside and the importance of high grade agricultural land.

THE SMALLER VILLAGES

It is vitally important that the smaller villages should continue to develop sufficiently to meet the housing needs of the local community and those who wish to live close to local places of work. The Council is aiming to identify sufficient opportunities for housing development to meet the needs of each village in the next five years or so, and that the scale and location of this development will be in keeping with the size and character of each village. At the same time the Council is mindful of each settlements longer term development needs.

When carrying out this review the District Council invited the local community to express its views about the development to know with certainty the District Council's planning policies for those areas which may be developed, any particular requirements for that development and those areas in which no development is envisaged. This will also enable other authorities responsible for providing facilities and services to be certain about the Council's aims and planning policies for each village and to plan their investments and activities accordingly.

Now that the completed review has been published it will provide local people and those with interests in development to know with certainty the District Council's planning policies for those areas which may be developed, any particular requirements for that development and those areas in which no development is envisaged. This will also enable other authorities responsible for providing facilities and services to be certain about the Council's aims and planning policies for each village and to plan their investments and activities accordingly.

DEVELOPMENT IN SARACEN'S HEAD, HOLBEACH CLOUGH

The Interim Boundary of Development (I B D) for Saracen's Head, Clough and Holbeach Bank is shown over

1) SARACEN'S HEAD

- a The I B D has been extended to approximately 10 acres to the 1). Phased estate development there is no mains sewerage, the such (private) provision and the water run-off improvements in Board. The pond is an attractive improved and incorporated into
- b Except for Area 1, identified only will be appropriate. The additional area of frontage to well as encompassing the existing development are not to be extended aspects and because of additional

2) HOLBEACH CLOUGH AND HOLBEACH BANK

- a In both these settlements an concentration of development a preferred in the most part to
- b Bank Farm Yard has been included "executive" type development in potential sites.
- c The area of land fronting Clough suitable for depth development is ceased, any necessary road package treatment plant provided shown to be a demonstrable need may be prepared to support the subject to a least one third of made available as long term run

Despite a general presumption in favour of the I B D, it is emphasised that individual development should be of a scale in character and appearance of the particular village. Development will be assessed in relation to scale and density of existing development. It should not be assumed that planning granted on a frontage plot, since some because of the importance of the site environment.

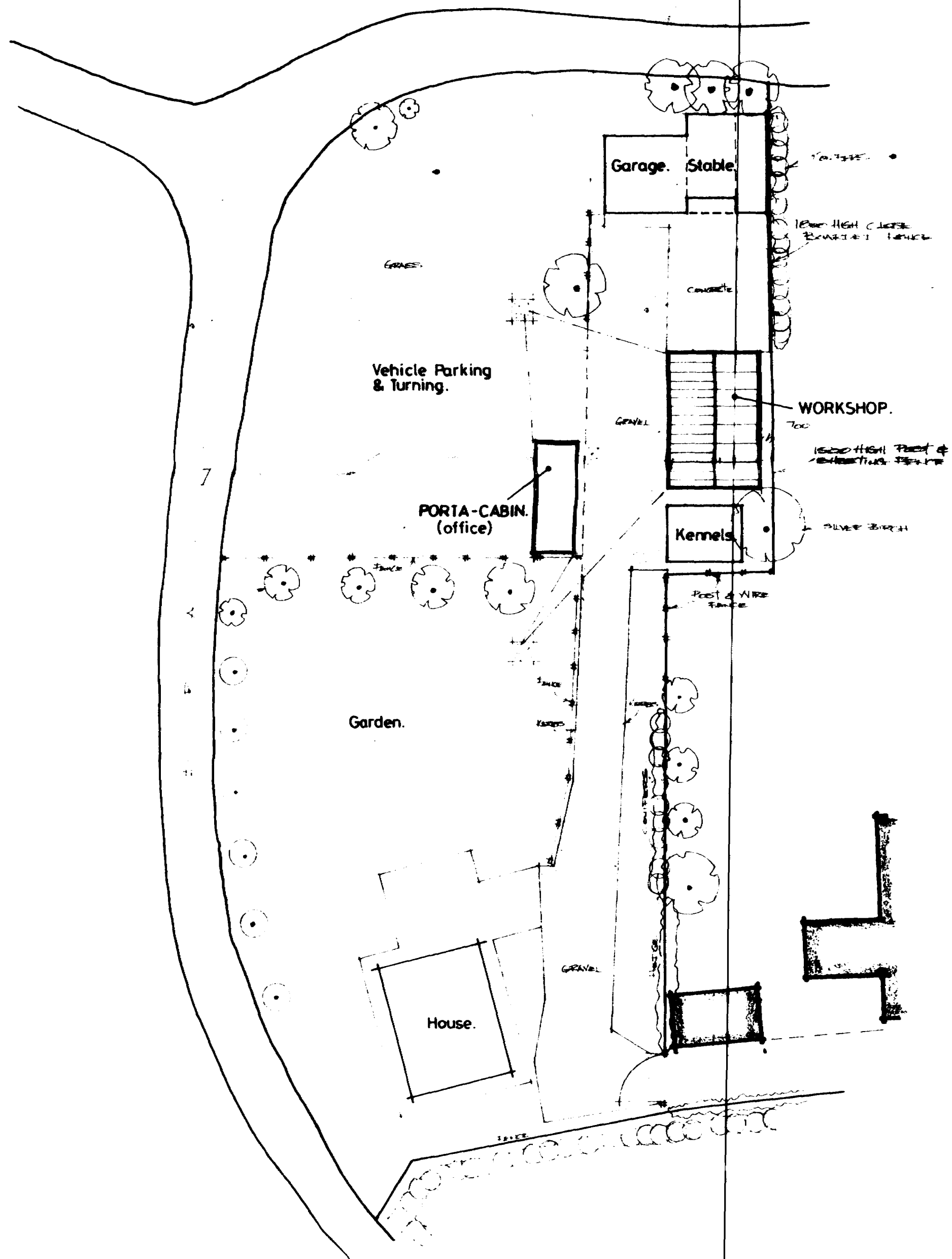
Apart from the areas identified as appropriate the new I B D has been drawn to provide a signifying frontage development only. encompassed in some cases but the principle

APPROVED BY FULL COUNCIL 2nd AUGUST 1989

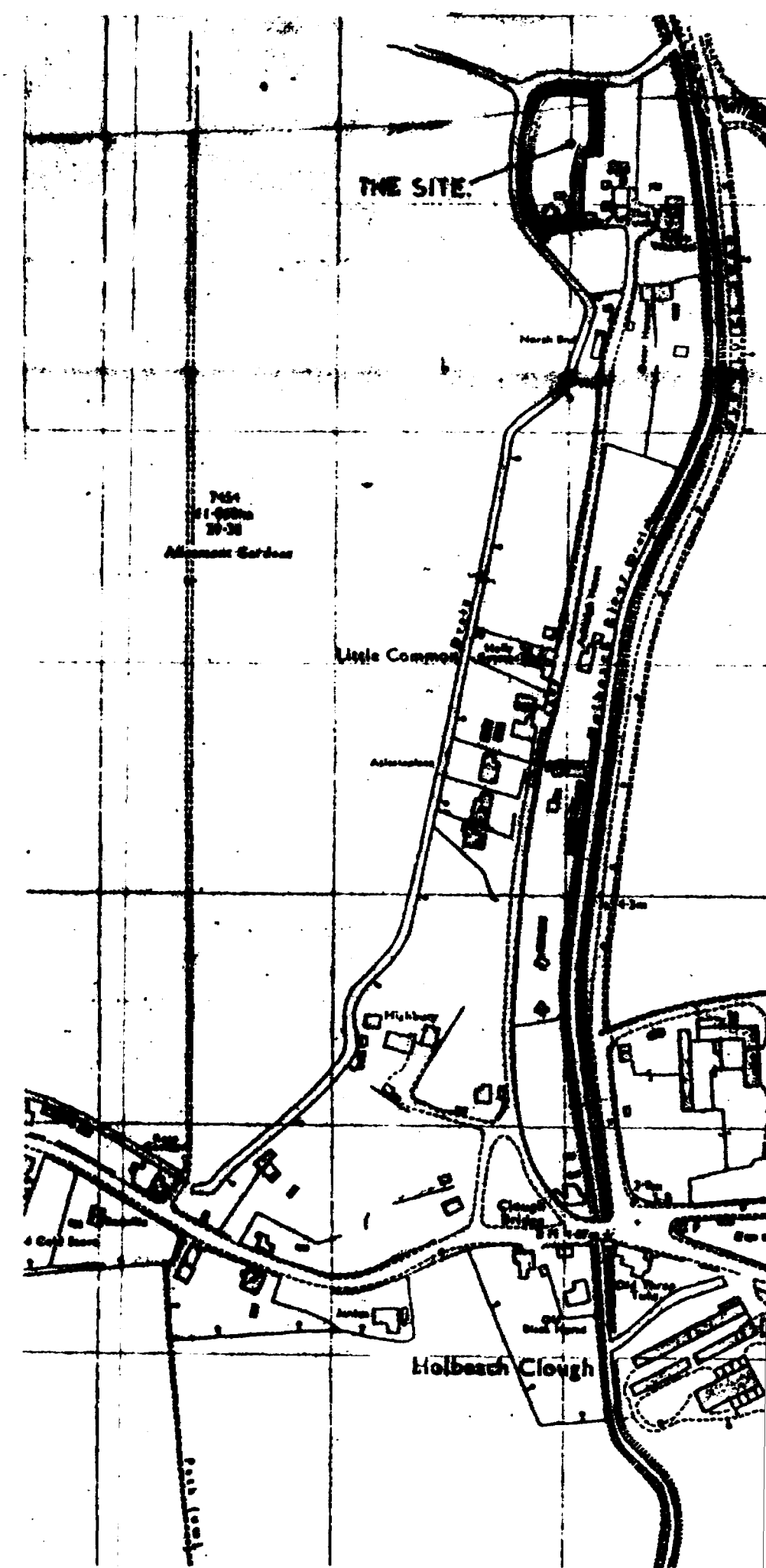
This map is indicative only. A 1:2500 scale plan showing the definitive approved boundary of development is held in the Planning Department and is available for inspection if necessary.

Saracen's Head, Holbeach Bank & Holbeach Clough

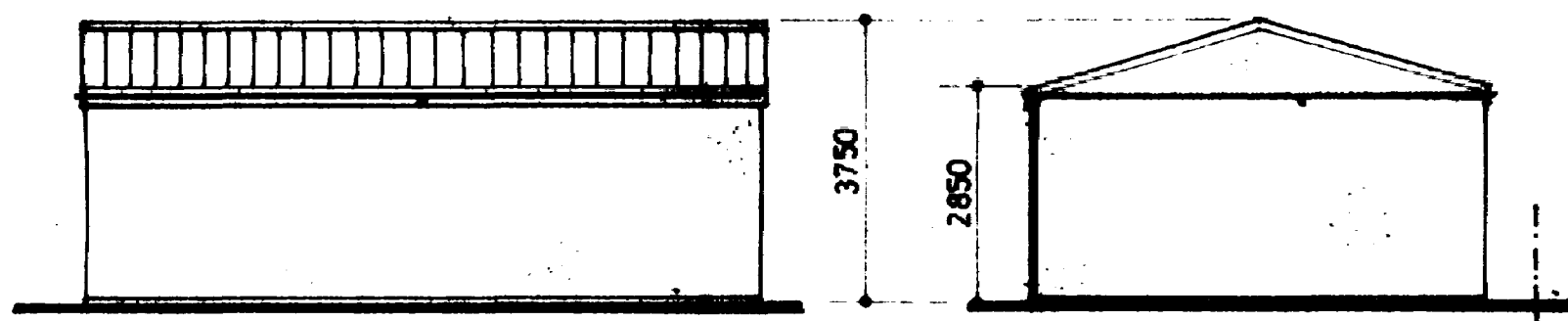
PRODUCED ON LICENCE FROM THE
ORDNANCE SURVEY. THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE



SITE LAYOUT.
SCALE: 1/250.



LOCATION PLAN.
SCALE: 1/2500.



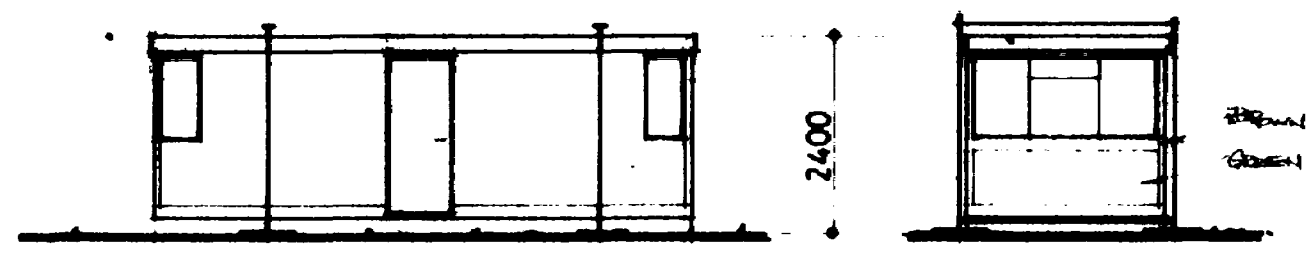
REAR.

SIDE.



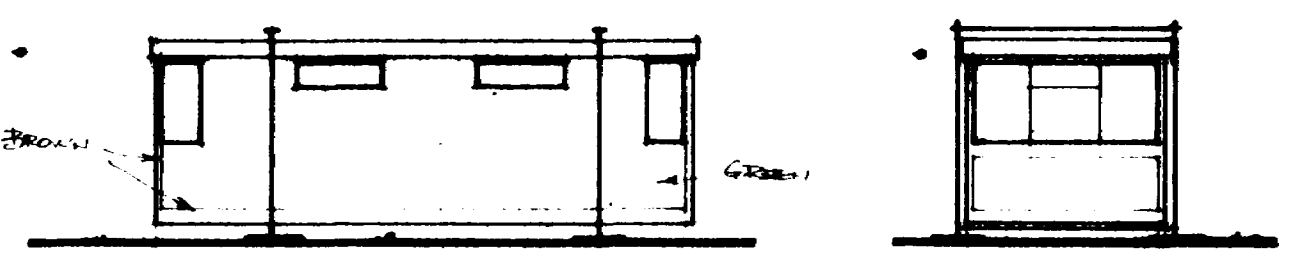
FRONT.

SIDE.



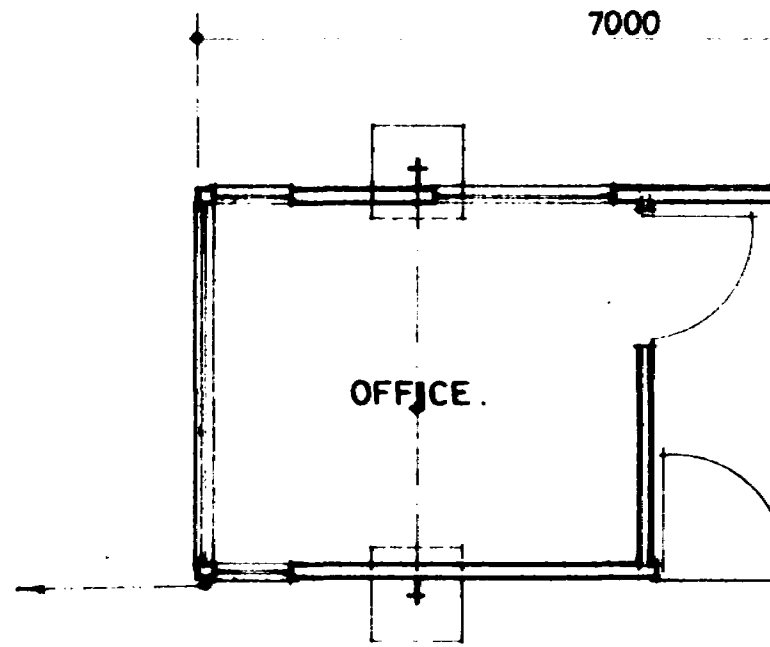
FRONT.

SIDE.



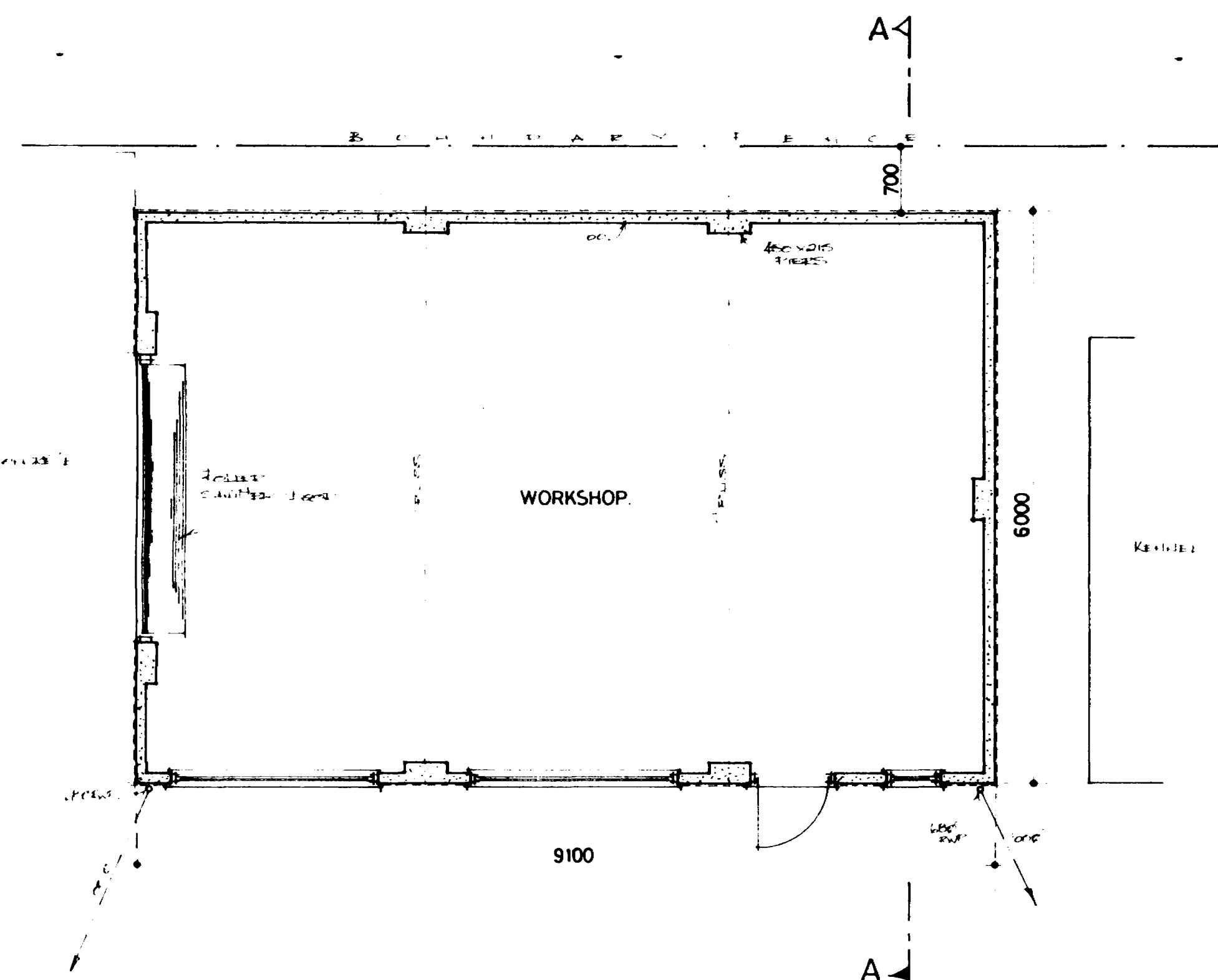
REAR.

SIDE.



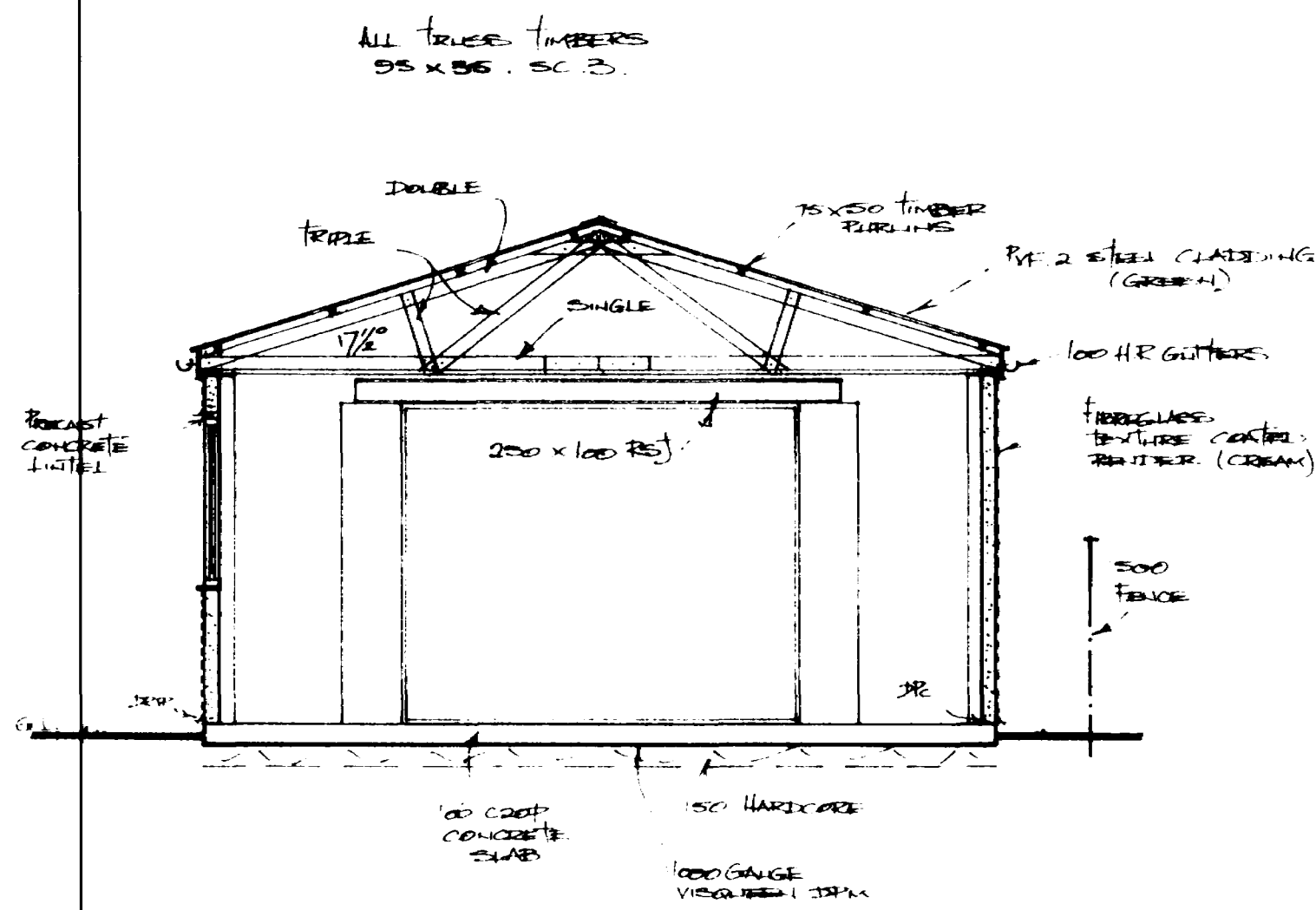
PLAN.

PORTA-CABIN (office)



PLAN.

WORKSHOP.



SECTION AA.

