SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0153/93 Received:24-FEB-93 Type:FULL

Name: N E Gray & Sons
Fen Road Garage
Fen Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Second hand car sales display area including new access

Location : Fen Road Garage Fen Road
Holbeach Spalding

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The southern boundary of the site shall be suitably screened at all times by fencing to the reasonable satisfaction of the Planning Authority.

Reason: In the interests of the amenities of the locality.

3 Prior to their erection, details, including design and colour, of the removable steel barriers shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

4 The brickwork to be used in respect of the proposed planters shall match, as closely as possible, that used for the construction of the existing garage.

Reason: In the interests of the visual amenities of the locality.

5 A minimum of six customer car parking spaces shall be provided in the area as shown on the amended plan (Drawing No. 771690/1A received 8 March 1993) and shall be available at all times.

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

This permission is granted in accordance with the application submitted

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

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

SOUTH HOLLAND DISTRICT COUNCIL

as revised by the amended plan (drawing no. 771690/1A) received by the Local Planning Authority on 8 March 1993.

The applicants are reminded that separate advertisement consent may well be required for the flag poles, plus associated flags and also for the car parking signs shown on the plan accompanying the application.

Director of Planning and Building Control Services
07-MAY-93 H09/0153/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09|0153|93

Date Registered 24 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

N E Gray & Sons
Fen Road Garage
Fen Road
Holbeach
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Fen Road Garage, Fen Road, Holbeach

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Second Hand Car Sales Display Area including New Access

Please complete

Signed. B. Gilham

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 .... If you consider no fee is payable include a written explanation instead.

Date 23rd February 1993 .... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created:	N/A	sq. metres
B. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:		metres
C. Please state type and colour of materials for facing external walls:		
D. Please state type and colour of roofing materials.		
E. Has a survey of the site been undertaken? State Yes or No	Yes	

5. GENERAL INFORMATION Please complete each section

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

Second hand car sales and parking area

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: Fen Road
Will there be—
Individual access(es) ✓
New estate road

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

As existing

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	Soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No

D. Foul sewerage will be disposed of to: N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ 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 applicat on to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ 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 if appropriate

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 floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ 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?	As existing	-	As existing
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	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?	State Yes or No: YES		
If so, please explain the relationship	Increase in area for second hand car sales for existing garage premises		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: No		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	As existing		
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)	10 per day		
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 — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	As existing		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed ..... (Applicant / Agent) Date 23.2.93

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (Applicant / Agent) Date 23.2.93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Cars currently shown upon site. Growth and hedge to be trimmed as away at front. Cottage to S. Boundary fence.

Inspected by DME
Date 10/3

Notice posted by DME
Date 10/3

Resident Notices required

Sent | Delivered

Case Officer Conclusions

23 Pos Rd
25 — " —

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DM Gethin

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued P3293

Date first Rec'd 24 FEB 1993

Registration

Reference H09/0153/93

Cross-Ref N/A

Date 25-FEB-93

Validation

TYPE Full

Earliest permission

Site area 0.02

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 120 ✓

Additional
Refund

Receipt Issued

(Other operations £60
Ch of Use £120)

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 169

OS No's

Grid ref 539900 339180

Ward H

Parish HIGHBRIDGE

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1148

Linked to property

Ref

Planning Records:
Earlier apps

581/92 Not det
506/93
1354/93 Not det yet
3171/84
310/90
320/84
411/87
733/80
52/87

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H09/0153/93 DATE RECEIVED: 24-FEB-93

TYPE: Full

DESCRIPTION: Second hand car sales display area including new access

LOCATION: Fen Road Garage, Fen Road, Holbeach

APPLICANT: N E Gray & Sons AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Requested by Ward Member.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 20 APR 1993

RECOMMENDATION

Grant permission, subject to conditions.

PLANNING ISSUES

1 Retrospective application.

2 Majority of site has permission to display vehicles for sale. Small rear section has not. No objections raised in principle nor raised to proposed alterations, including brickwork planters, removable steel barriers, new fencing.

REPRESENTATIONS

Parish Council: Supported, providing present signs are not higher.

Ward Member: Application should be considered by the Planning Committee. Recommend site visit.

County Highways: Request conditions.

Environmental Services: No objections in principle, subject to screening of the residential boundary.

SCHEDULE OF CONDITIONS

1 The southern boundary of the site shall be suitably screened at all times by fencing to the reasonable satisfaction of the Planning Authority.
Reason: In the interests of the amenities of the locality.

2 Prior to their erection, details, including design and colour, of the removable steel barriers shall be submitted to and approved by the Local Planning Authority.
Reason: In the interests of the amenities of the locality.

3 The brickwork to be used in respect of the proposed planters shall match, as closely as possible, that used for the construction of the existing garage.
Reason: In the interests of the visual amenities of the locality.

4 A minimum of six customer car parking spaces shall be provided in the area as shown on the amended plan (Drawing No. 771690/1A received 8 March, 1993) and shall be available at all times. Reason: F4.

Notes

1 SN1...(amended plans)...Drawing No. 771690/1A received by the Local Planning Authority on 8 March, 1993.

2 The applicants are reminded that separate advertisement consent may well be required for the flag poles, plus associated flags and also for the car parking signs shown on the plan accompanying the application.

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267. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused**

(Councillor Mrs A M Newton declared an indirect interest in the above application and left the Council Chamber during consideration thereof and did not return.)

Plan No. and Applicant	Proposal
J J Van Dok	Garage extension at 4 Pearl Court, Holbeach.

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H18/1104/92 Marshland & Wingland Ltd	O.A.	Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/Distribution use at the Airfield, Sutton Bridge.

(To enable further discussions to take place with the Department of Transport and Independent Powergen Ltd on the proposed new access to the A17 trunk road.)

H09/1284/92 Murco Petroleum Ltd	Advertisement consent for free standing projecting pole sign at Fen Road, Holbeach.

(Pending a site inspection in order to assess the suitability of a freestanding projecting pole sign at the site.)

H09/0153/93 N E Gray & Sons	Second hand car sales display area including new access at Fen Road Garage, Fen Road, Holbeach.

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

H16/0091/93 Mr & Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

(Pending a site inspection and further investigations to see if the proposal would be acceptable if subject to an appropriate planning obligation.)

(Councillor C F Fisher declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H13/0205/93 Dr & Mrs S Rayner	Condition compliance with landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(Pending a site inspection in view of the representations now received from the Parish Council.)

(Councillor J T Davis left the meeting following consideration of the above application.)

H16/0155/93 Swallow Homes Ltd	Associated landscape to emergency link/footway/cycleway between the site and Woolram Wygate on land west of Woolram Wygate, Spalding.

(Pending a site inspection in view of the objections received from local residents.)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Com.

H09/0153/93
FULL

Applicant: N E Gray & Sons
Tel:

Agent: Status Design
0406 24343

Description: Second hand car sales display area including new access

Location: Fen Road Garage
Fen Road
Holbeach
Spalding

Valid date: 24-FEB-93
Target dates:
To case officer 03-MAR-93
Inspected by 10-MAR-93
Extra contacts 17-MAR-93
Report if not clear by 31-MAR-93

Terminal date: 21-APR-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .02 HA
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Dir of Environmental	11-MAR-93	25-MAR-93
Clerk to Holbeach PC 0406 26739	01-MAR-93	15-MAR-93
Cllr N P Judge MBE 0406 330300	01-MAR-93	15-MAR-93
The Owner/Occupier, 23 Fen Road	11-MAR-93	25-MAR-93
The Owner/Occupier, 25 Fen Road.	11-MAR-93	25-MAR-93
Site/Press Advert MIN	~~05~~ 10-MAR-93	~~26~~ 31-MAR-93

L.C.C - Shs Attached Jobs

SITE DETAILS

Grid ref: 525950 324180
OS Sheets: 169 Parcel:

BRIAN [illegible]ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

H09/0153/93
FULL

Applicant: N E Gray & Sons
Tel:

Agent: Status Design
0406 24343

Description: Second hand car sales display area including new access

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Fen Road
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Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .02 HA
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	01-MAR-93	15-MAR-93
Cllr N P Judge MBE 0406 330300	01-MAR-93	15-MAR-93
Site/Press Advert MIN	~~05~~ 10-MAR-93	~~26~~ 31-MAR-93

L.C.C Objs Attached Jc 05 11/3/93
See H/17/38 dated 4/3/93

SITE DETAILS

Grid ref: 525950 324180
OS Sheets: 169 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 18.3.93

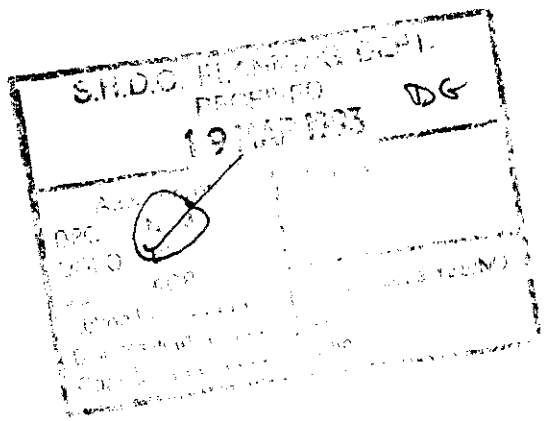
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H09/0153/93
Car display area, Fen Road, Holbeach

I write in response to the above and would confirm that I have no objections in principle subject to screening of the residential boundary.

Director of Environmental Services



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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0153/93

Applicant: N E Gray & Sons
Fen Road Garage
Fen Road
Holbeach
Spalding Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Second hand car sales display area including new access

Location: Fen Road Garage Fen Road
Holbeach Spalding

Type: FULL

Date received: 24-FEB-93

01-MAR-93

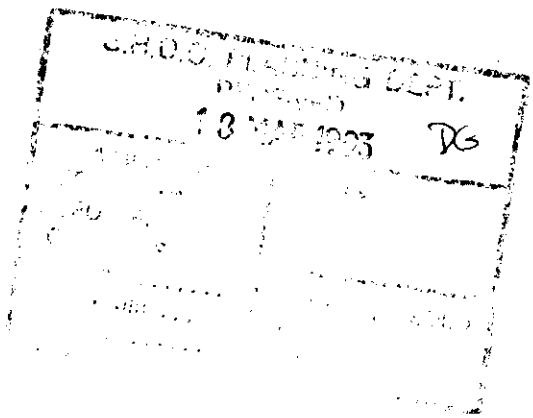
Dear Sir/Madam

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 16-MAR-93. 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
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs



FOR PARISH COUNCIL USE ONLY

Comments:

Supported providing present signs are not higher

Signed:

M P Judge

DPO

SOUTH HOLLAND
Internal Drainage Board

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

DG

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/153/93/JAM **Your Ref.** **Date** 10 March 1993

Dear Sirs,

FULL PLANNING APPLICATION - N.E. GRAY & SONS
DISPLAY AREA AT FEN ROAD GARAGE, HOLBEACH

Thank you for the plan showing your above clients proposed development. Although the proposal would not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's watercourse adjoins the site which drains via the privately owned and maintained dykes in the vicinity to my Board's Station Drain situated some 240 metres to the South East.

I note soakaway drainage systems are intended for the disposal of storm water run-off from the impermeably surfaced display area and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that surface water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation. The contribution rate is currently £6,870 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:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

ENGINEER TO THE BOARD

Cllr Judge requests that this application goes to committee concurrently with application for sign. Who has inspected amended plans.

DPBCS suggests that recommendation should be for site visit for both applications.

DME

Blanns Design
Bletsa House
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BA

Mr I M Gedney

DMS/LMB
H09/0153/93
7710G09/39/NEW

13 March 1993

Dear Sir

Planning Application H09/0153/93 - Second Hand Car Sales Display Area including New Access, Pen Road Garage, Pen Road, Holbeach

I refer to the above planning application recently submitted by yourselves on behalf of W R Gray & Sons.

It is noted that it is proposed to erect 1500 mm long x 600 mm high removable steel barriers around the perimeter of the site for security purposes. I would be pleased if you could therefore provide details of these barriers including appearance and colour.

Further, it is noted that the existing fencing is to be replaced with new decorative concrete fence or similar. Could you please provide clarification over the proposed "decorative chevron type".

Finally, it is noted that 2 flagpoles are proposed. If these are to be used for the display of flag advertisements then separate advertisement consent will be required.

I look forward to your response in respect of the above before the 29 March 1993, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council Application Reference H09/0153/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	5	9	2	4	1

2. Address or location

FEN ROAD GARAGE, FEN ROAD, HOLBEACH

3. Name, classification and number of road

II

4. Date application referred 4/3/93

5. State whether outline, detailed application etc.

FULL

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

SECOND HAND CAR SALES DISPLAY AREA INC NEW ACCESS

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: 11/3/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

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

(ii) For other applications

(1) A minimum of 6 customer car parking spaces shall be provided in the area as shown on the amended plan rec'd 8/3/93. and shall be available at all times

Delete as appropriate

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

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

(1) F4

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

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 5th March 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771690/BG/AEW
Your Ref: H09/0153/93

ACKNOWLEDGED PLAN
Ref.

Dear Sir,

Re: PROPOSED SECOND HAND CAR SALES DISPLAY ARE FEN ROAD GARAGE HOLBEACH FOR N E GRAY & SONS

Further to a telephone conversation with Mr. C. Briggs of the Lincolnshire County Council, I enclose 4 No. revised copies of drawing no. 771690/1 showing the positions of customer car parking areas as required.

Yours faithfully

B. Gilham F.F.B.

Enc.

SOUTH HOLLAND D.C.
PLAN DEPT
D [illegible]
REF .... Ack KL

PLANNING AMENDMENT

For office use only

Application No. H09/1993/93

Date registered 08 MAR 1993

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

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

B. 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 ☐

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 .....
		..... H.L.	
		KL	

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. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same 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	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 Copy to Reception

Signed: .....

Date: .....

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Gedney SHDC

Planning Reference H07/0153/93

The following are my observations upon the enquiry under the reference quoted above:—

Ten Road Garage, Ten Road, Holbeach.

I am concerned that this site is grassy but there is no clear indication where visitors/customers are to park.

I shall be pleased if you will request the applicant to supply a plan showing the overall site including customer car parking.

Date 4/3/93

Signed [signature]
Director of Highways and Planning

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2293
Date received : 24-FEB-93

Received from

N E Gray & Sons

Address

Fen Road Garage
Fen Road
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe.....
(Authorised Collector)

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 23rd February 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771690/BG/AEW

Your Ref:

24 FEB 1993
0153/93

Dear Sir,

Re: PROPOSED SECOND HAND CAR SALES DISPLAY AREA INCLUDING NEW ACCESS AT FEN ROAD GARAGE HOLBEACH FOR N E GRAY & SONS

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771690/1.
3. Cheque to the value of £120.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

298. PLANNING APPLICATIONS (continued)

(a) Determinations following Site Inspections (continued)

Plan No and Applicant		Proposal
H08/0097/93 Mr & Mrs J T Pike	O.A.	Bungalow and garage at part OS 109 Cheal Road, Gosberton Cheal.

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

H09/1284/92 Murco Petroleum Limited	Free standing projecting pole sign at Fen Road, Holbeach.

RESOLVED: Advertisement consent be granted for the above development.

H09/0153/93 N E Gray & Sons	Second hand car sales display area including new access at Fen Road Garage, Fen Road, Holbeach.

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

H16/0155/93 Swallow Homes Limited	Associated landscape to emergency link/footway/cycleway between the site and Woolram Wygate on land west of Woolram Wygate, Spalding.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to hold further discussions with the respective owners of the land affected by the application in accordance with his recommendation, following which a further report be submitted to the Sub-Committee, and in the meantime the objectors be advised that all issues raised have been properly addressed.

(Prior to consideration of the above application the Director of Planning and Building Control Services read in full a letter of objection together with a letter in support of the application and the Deputy Director of Administration reported upon a letter dated 30th April 1993 from an objector the contents of which had not been investigated although the Director of Planning and Building Control Services was satisfied that all matters referred to in correspondence had been considered.)

(b) Planning Applications Awaiting Site Inspections

As there was insufficient time to visit the sites prior to the meeting, consideration of the undermentioned applications be deferred pending a site inspection for the reasons indicated:-

Plan No and Applicant		Proposal
H18/0064/93 J W Trayford		Residential development - three detached houses including three detached garages at Wharf Street, Sutton Bridge.

RESOLVED: In view of concern regarding access to the proposed development.

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: In order to assess the suitability of the site for the proposed development.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H09/0080/83 5 9 DATE RECEIVED: 04/02/83

APPLICANT: Norman E Gray
Fen Road Garage
HOLBEACH
Spalding
Lincs

AGENT:

TYPE: Full GRID REF: 535950 324180

DESCRIPTION: Use of site to display vehicles for sale and use of small building for storage of vehicles parts

LOCATION: 29 Fen Road, Holbeach

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 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the local planning authority, and such scheme as may be approved shall be put into effect before the use hereby permitted is commenced.

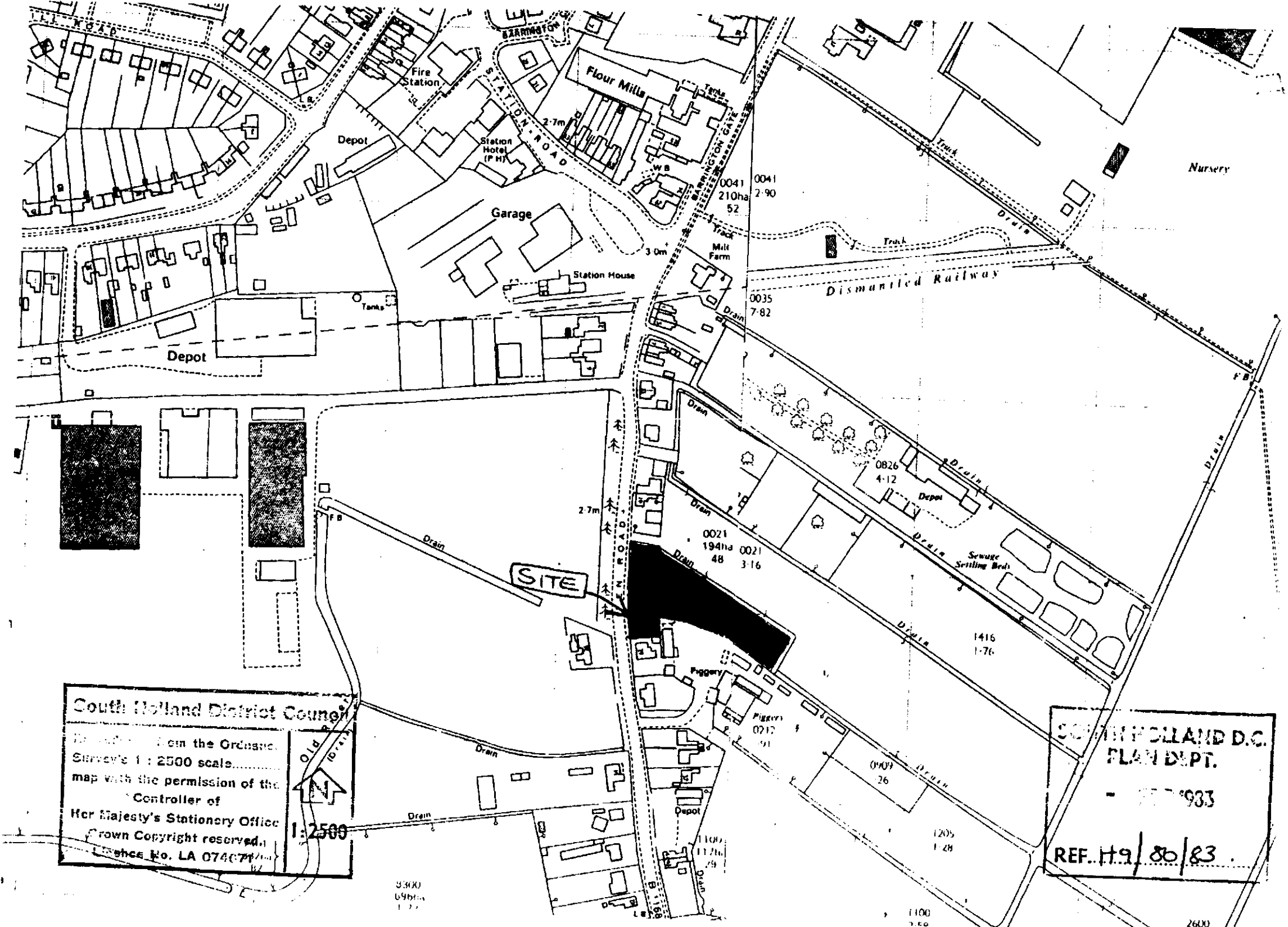
Reason: In the interest of the amenities of the area.

15th March, 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


Fire Station
Flour Mills
Tanks
Depot
Station Hotel (P H)
STATION ROAD
BARRINGTON GATE
Nursery
Track
Drain
Garage
Mill Farm
Station House
Dismantled Railway
Depot
SITE
Sewage Settling Beds
Piggery
Depot
South Holland District Council
1:2500
SOUTH HOLLAND D.C.
PLAN DEPT.
REF. H9/86/83

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

COPY

Town and Country Planning Act 1971 as amended

Application no.	H9/ 80/83. For official use only
Date received	- 4 FEB 1983
Grid reference	535950 324180.

Four completed copies of this form and plans should be sent to the District Council

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name Norman E.Gray,

Address Fen Road Garage,Holbeach.
Spalding.Lincs.

Tel. No. Holbeach.22129.

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name

Address

Tel No.

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known)

29.Fen Road,
Holbeach,
Spalding.Lincs.

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser

Prospective purchaser.

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

Reinstatement to previous use.i.e.
Use of site to display vehicles for sale and
use of small building for storage of vehicle
parts(as previously used by former owner,
Mr.T.A.Lynn.1978/9).

(d) State whether applicant owns or controls any adjoining land and, if so, give its location

Garage forecourt adjoining site
owned by applicant.

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:—

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	No	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	Yes	
(c) Approval of reserved matters following the grant of outline permission	No	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	No	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops

Those questions relevant to the proposed development to be answered

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed

2. 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

3. Is the proposal related to an existing use on or near the site?
   If so, please explain the relationship

   State Yes or No: Yes

   Building to be used as additional storage space in conjuction with garage business adjoining site.

4. 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:

5.

	Existing floor space	Proposed additional floor space
(a) What is the total floor space of all buildings to which the application relates?	(a) m^2/sq.ft.	(a) m^2/sq.ft.
(b) What is the amount of industrial floor space included in the above figure?	(b) m^2/sq.ft.	(b) m^2/sq.ft.
(c) What is the amount of office floor space?	(c) m^2/sq.ft.	(c) m^2/sq.ft.
(d) What is the amount of floor space for retail trading?	(d) m^2/sq.ft.	(d) m^2/sq.ft.
(e) What is the amount of floor space for storage?	(e) 255 m^2/sq.ft.	(e) m^2/sq.ft.
(f) What is the amount of floor space for warehousing?	(f) m^2/sq.ft.	(f) m^2/sq.ft.

6.

	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a) Nil	(a) Nil	(a) One occasional
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)

(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected

(c)

7. In the case of industrial development is the application accompanied by an industrial development certificate?
   If "No" state why a certificate is not required

   State Yes or No:

8. 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)

9. 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)

   Maximum 5

10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

11. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the "Notes for Applicants"?
    If "Yes" state materials and approximate quantities

    State Yes or No:

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land — Engineering machine shop.

(ii) If vacant, the last previous use including the date when the use was discontinued — Display of motor vehicles for sale discontinued 1978/9.

5. Additional Information

(a) State whether the proposal involves: —

		State Yes or No
(i) Construction of a new acess to a highway	vehicular	No
	pedestrian	
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	No
	pedestrian	
(iii) The crossing of a ditch or other water course		No

(b) State whether the proposal involves: —

(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats	No	
(ii) Alteration or extension	No	
(iii) Change of use	Yes	

(c) Size of any new structure: —

(a) height	No
(b) length	No
(c) width	No

(d) Type and colour of materials for facing external walls

(e) Type and colour of roofing materials

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site?

(g) Is the application for industrial, office, warehousing, storage or shopping purposes?	Yes	If yes, complete Part 2 of this form
(h) Is the application in connection with agriculture?	No	If yes, give brief details on page 4
(i) Does the proposal affect a listed building?	No	
(j) Does the proposed development involve the felling of any trees?	No	If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of?
(ii) How will foul sewage be dealt with?

Continue on page 4 if necessary

(l) Does the proposal affect a land drain? — No — If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed ..... Norman F. Linay .....

***On behalf of** .....
(insert applicants name if signed by an agent)

Date ..... 4/2/83 .....

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant / appellant was an owner *(a)* of any part of the land to which the *application / appeal relates at the beginning of the period of 20 days before the date of the accompanying *application / appeal

* 2. None of the land to which the *application / appeal relates constitutes or forms part of an agricultural holding:

or

* 2. *I have / The applicant has / The appellant has given the requisite notice to every person other than *myself / himself who 20 days before the date of the *application / appeal was a tenant of any agricultural holding any part of which was comprised in the land to which the *application / appeal relates, viz:—

Name of Tenant *(e)*	Address	Date of Service of Notice

Signed .....

***On behalf of** .....
(insert applicants name if signed by an agent)

Date .....

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

Form P1D

Town and Country Planning Act 1971 - Certificate under section 27

Certificate A*

I hereby certify that:-

1. No person other than the applicant was an owner **(a)** of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application;

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

Or:- *2 *~~I have~~ / ~~The applicant has~~ given the requisite notice to every person other than *~~myself~~ / ~~himself~~ who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.-

Name of tenant **(e)** | Address | Date of service of notice

Signed .....

*On behalf of .....

Date .....

**Delete where inappropriate*

(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
(e) If you are the sole agricultural tenant, enter "None".

Town and Country Planning Act 1971 - Certificate under section 27

Certificate B*

I hereby certify that:-

1. *~~I have~~ / ~~The applicant has~~ given the requisite notice to all the persons other than *~~myself~~ / ~~the applicant~~ who, 20 days before the date of the accompanying application, were owners **(a)** of any part of the land to which the application relates, viz.-

Name of owner | Address | Date of service of notice

MR. A. LONGFORD | 29. FEN ROAD HOLBEACH LINCS | 4/2/83

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

Or:- *2. *~~I have~~ / ~~The applicant has~~ given the requisite notice to every person other than *~~myself~~ / ~~himself~~ who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.-

Name of tenant **(e)** | Address | Date of service of notice

Signed Norma E May

*On behalf of .....

Date 4/2/83

**Delete where inappropriate*

(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.
(e) If you are the sole agricultural tenant, enter "None"

(Notice for service on individuals)

Town and Country Planning Act 1971-Notice under section 27 of application for planning permission

Proposed development at **(a)**

Take notice that application is being made to the **(b)**

Council by **(c)**

for planning permission to **(d)**

If you should wish to make representations about the application, you should make them in writing not later than **(e)** to the Council at **(f)**

Signed .....

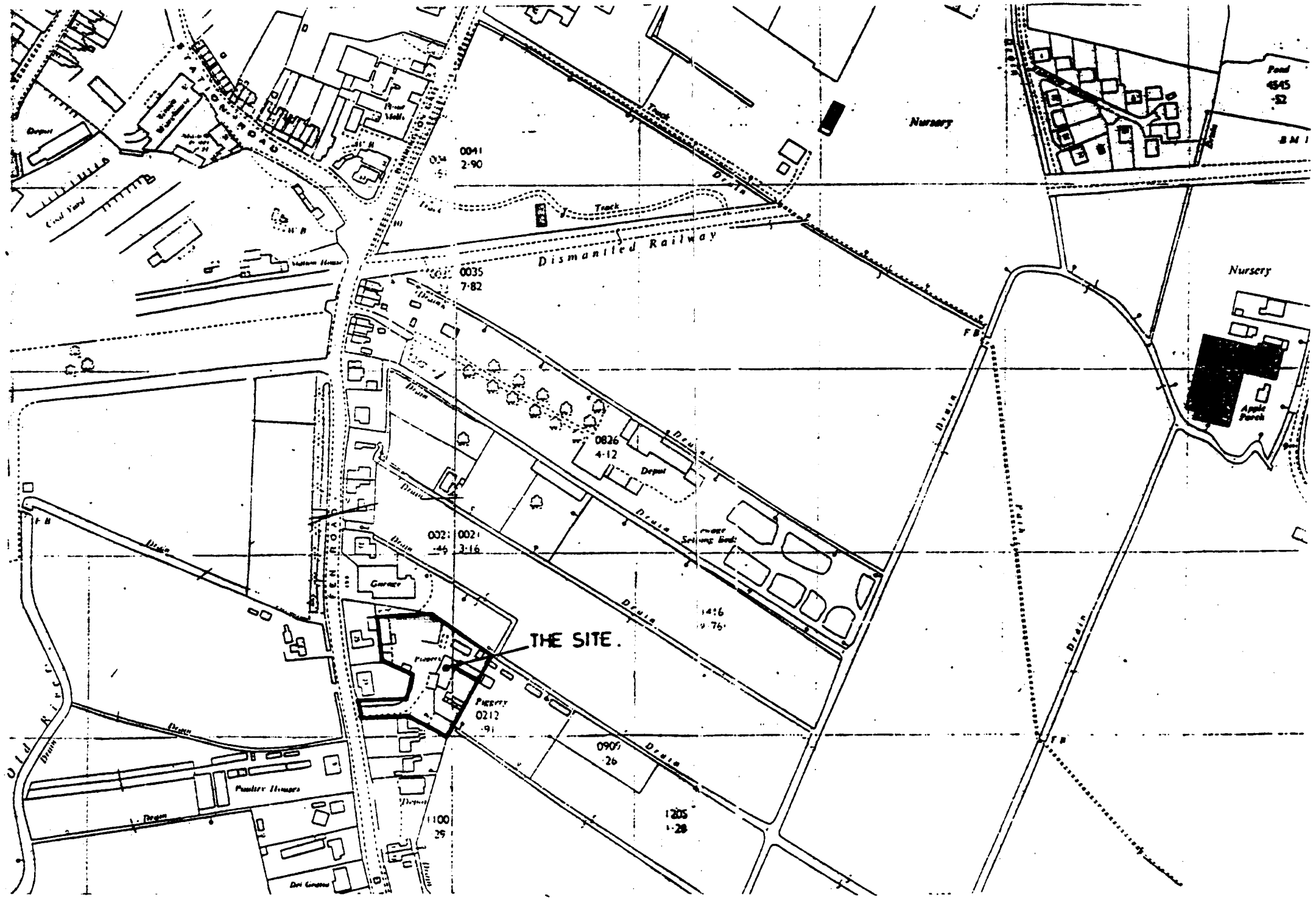
*On behalf of .....

Date .....

**Delete where inappropriate*

(a) Insert address or location of proposed development.
(b) Insert name of Council.
(c) Insert name of applicant.
(d) Insert description of proposed development.
(e) Insert date not less than 20 days later than the date on which the notice is served.
(f) Insert address of Council.

RETAINED
FILE

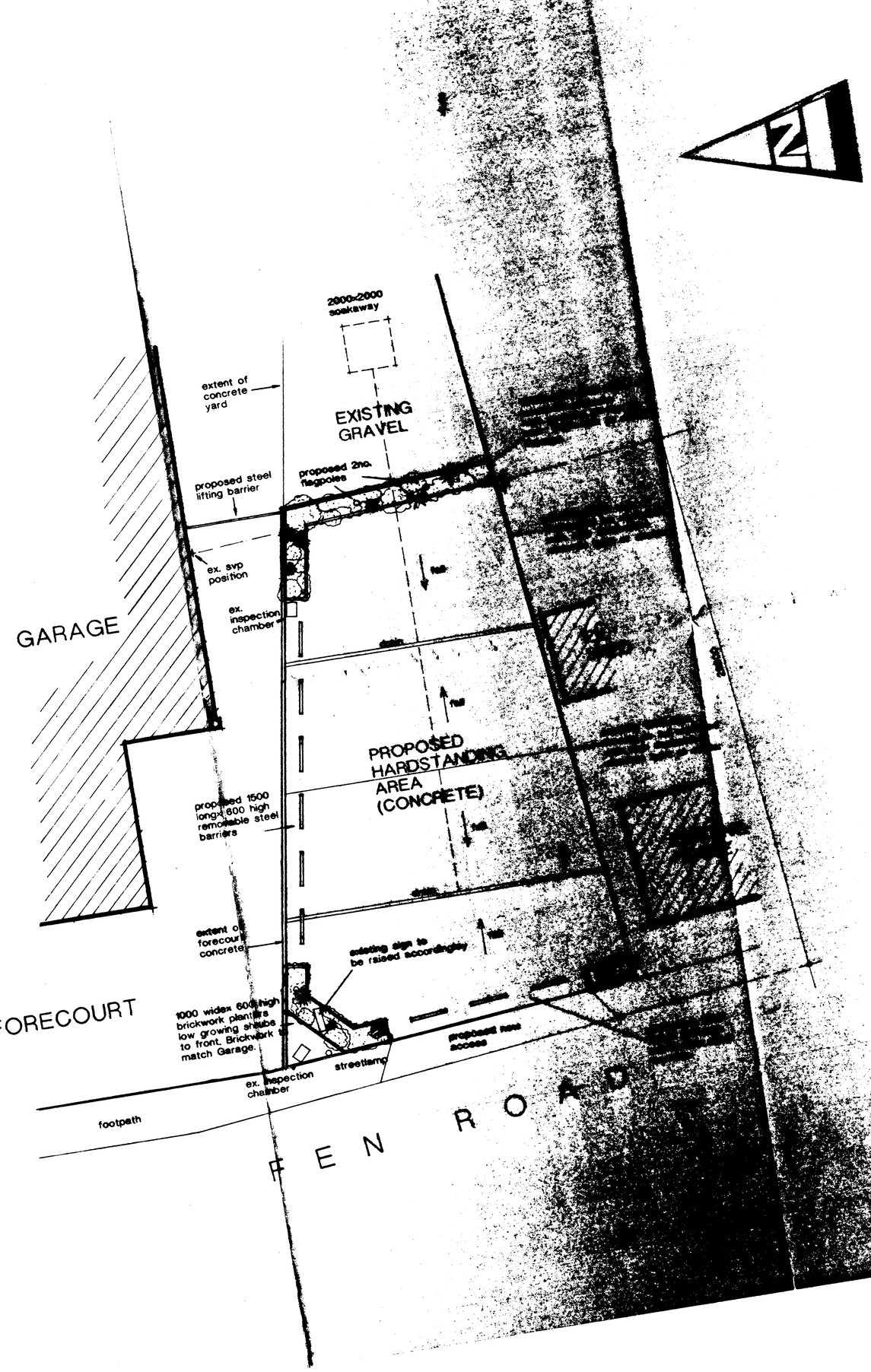


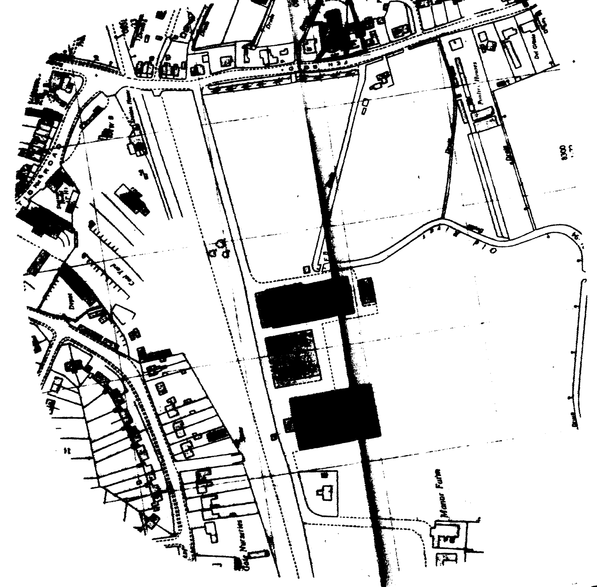
N

LOCATION PLAN.

SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
18 OCT 1993
REF 0984/93





LOCATION PLAN



NOTE

CUSTOMER CAR PARKING TO REAR OF PROPOSED SECOND HAND CAR SALES DISPLAY AREA & TO REAR OF MAIN GARAGE AREA.
SIGNS TO BE ERECTED DIRECTING CUSTOMERS TO THESE AREAS.

2000x2000 soakaway

extent of concrete yard

EXISTING GRAVEL

proposed steel lifting barrier

proposed 2no. flagpoles

1000 widex 600 high brickwork planters high growing shrubs to rear. Brickwork to match Garage.

GARAGE

ex. svp position

ex. inspection chamber

existing 2000 high fencing to be replaced with new decorative chevron type or similar

fall

EX. SHED

PROPOSED HARDSTANDING AREA (CONCRETE)

extent of forecourt concrete

FORECOURT

existing sign to be raised accordingley

EXISTING HOUSE

1000 widex 600 high brickwork planters low growing shrubs to front. Brickwork to match Garage.

footpath

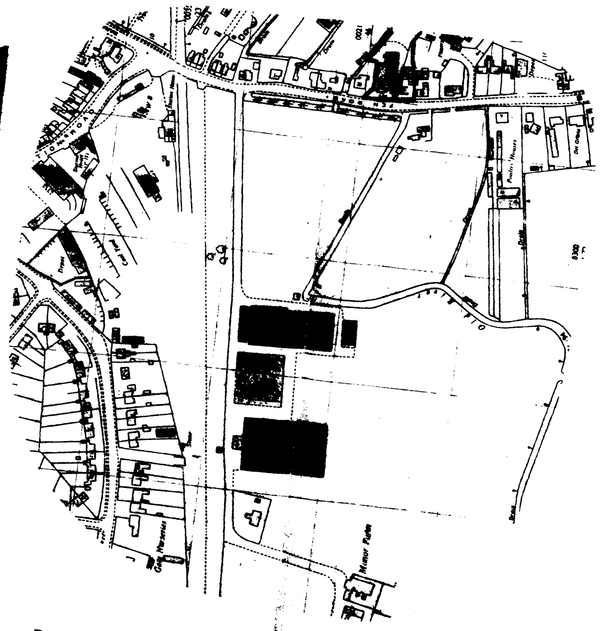
ex. inspection chamber

streetlamp

proposed new access

proposed 1500 longx 600 high removable steel barriers

F E N R O A D



LOCATION PLAN

STATE DESIGN

AMENDED PLAN

Ref.

SITE PLAN

REF. 1690

PROPOSED SECOND HAND CAR SALES DISPLAY AREA, FEN ROAD GARAGE, HOLBEACH, LINCS.

N.E. GRAY & Sons

Scales- 1:100
Date- Jan'93
Drawn- JPW
Drg. no.- 771690/1A

A - NOTE ADDED

Architectural, Planning & Building Design Consultants