

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0299/93

Received:01-APR-93 Type:FULL

Name: Messrs Mossop & Bowser
West End
Holbeach
Spalding
Lincs

Agent: Messrs. Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Change of use to office accommodation

Location : 'The Beeches' Spalding Road
Holbeach Spalding, Lincs

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 No alteration to the external appearance of the building shall be carried out without planning permission.

Reason: In the interests of the visual amenities of Holbeach Conservation Area.

- 3 The existing car parking area shall be made available for parking at all times whilst the premises are in use.

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

- 4 The premises shall only be used between the hours of 8 a.m. and 7 p.m., Mondays to Fridays and between 7 a.m. and 1 p.m. on Saturdays. They shall not be used on Sundays and Bank Holidays.

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

The applicants are reminded that the large beech tree within the ground, is the subject of Holbeach Tree Preservation Order No. 11, 1986.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to

Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
12-MAY-93 H09/0299/93

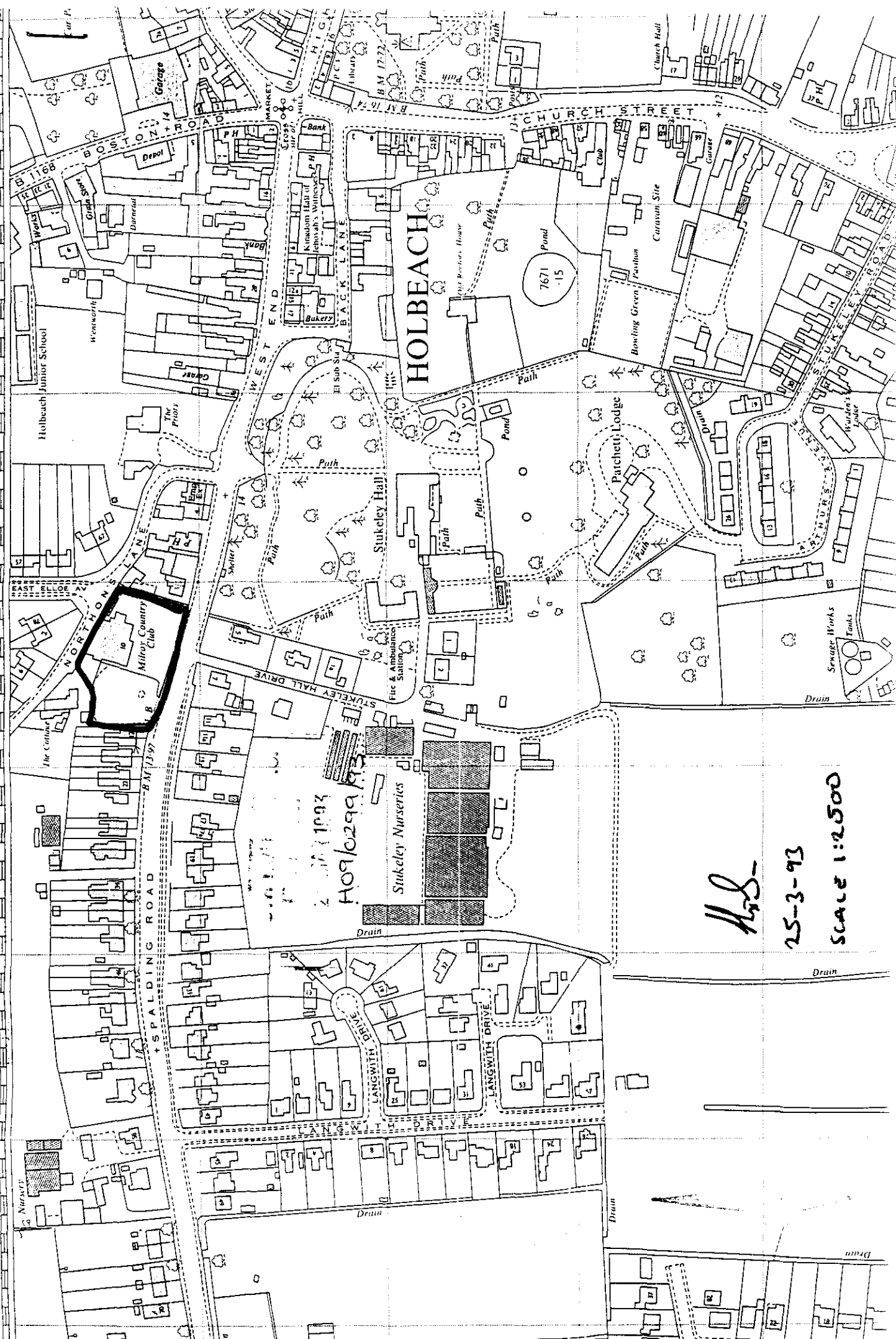
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

299/93

TF 3525

EAST ELLOE RD

352 353 354 355 356 357 358 359



H.S.

25-3-93
Scale 1:2500

PLANNING APPLICATION

For office use only

Application No. H09/0299/93.

Date Registered 29 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS MOSSOP AND BOWSER
WEST END
HOLBEACH
SPALDING
LINCOLNSHIRE

Tel. No. -

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MESSRS HIX & SON
NO. 28 CHURCH STREET
HOLBEACH
SPALDING, LINCOLNSHIRE, PE12 7LL

Tel. No. HOLBEACH (0406) 22777
(Personal contact name) S.A. MILES

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

'THE BEECHES', SPALDING ROAD, HOLBEACH, NR. SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO OFFICE ACCOMMODATION

Please complete
p.p. MOSSOP AND BOWSER

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.

Signed.....

Date.. 25TH. MARCH. 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 worksor This is an **outline** application

Please state Site Area

0.293 (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.

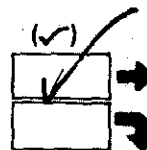
A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

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



TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many:

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

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.

CHANGE OF USE

INTERNAL

ALTERATIONS

ONLY

sq. metres

metres

metres

metres

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

BAR AND DISCO

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road

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

If so, name of road:

Will there be —

Individual access(es)

New estate road

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees

B. The proposal does involve the felling of one of more trees

If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

AS EXISTING

AS EXISTING

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

State Yes or No

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.

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

SEE ACCOMPANYING LETTER

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please completePlease tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☒B. The proposal involves the creation of or an alteration in total **gross** floorspace☐Proposed total gross floorspace sq. m.Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.Office sq. m.Industrial sq. m.Warehousing sq. m.Other sq. m.

If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	23	NIL	NIL
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	A LOCAL BUSINESS PROPOSES TO RELOCATE TO 'THE BEECHES' WITH THEIR WORKFORCE OF 23.		
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	NOT APPLICABLE		
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	THE BUILDING IS LARGE ENOUGH FOR THE FORSEEABLE FUTURE.		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No NO		
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 A TOTAL OF APPROXIMATELY 306 SQUARE METRES WILL BECOME AVAILABLE TO LET OR FOR SALE AS A SHOP OR OFFICE ACCOMMODATION.		
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)	THE EXISTING LARGE CAR PARK WILL BE MORE THAN AMPLE FOR THE PROPOSED OFFICE USE.		
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 OF 50 VISITORS A DAY.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NOT APPLICABLE.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No NO		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THESE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

PROSPECTIVE PURCHASERS

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed (Applicant/Agent) Date

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:

BARCLAYS BANK P.L.C.
NO. 10 HALL PLACE, SPALDING

25TH MARCH 1993

Signed (Applicant/Agent) Date 25TH MARCH 1993

ON BEHALF OF MESSRS MOSSOP AND BOWSER

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed (Applicant/Agent) Date 25TH MARCH 1993

ON BEHALF OF MESSRS MOSSOP AND BOWSER

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by DMG
Date 13/4

Notice posted by DMG
Date 13/4

Accuracy

Other

Presently vacant. Buff brick with slate roof. Large car park + existing access. Adjacent residential. Large beech tree in garden.

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions DMG 13/5

No objections on policy grounds.

Will ~~not~~ be at least a "neutral" form of development & will not harm character or appearance of conservation area.

Neighbours not materially affected and it considered an improvement in this respect.

Acceptable on highway grounds

8, 12 Spalding Rd.

The old coach-house, Northon Lane.

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against material objection

Other circumstance viz:

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer 13/5

Case Officer Recommendation

Approve

Refuse

Signed DM Geady

Conditions/Reasons (continue overleaf)

- 1) No alterations to the external appearance of the building shall be carried out without planning permission. Reason: In the interests of the visual amenities of Holbeach Conservation Area.
- 2) The existing car parking area shall be made available for parking at all times the premises are in use. Reason: F4.
- 3) The premises shall only be used between the hours of 8 am and 7 pm, Mondays to Fridays and between 7 am and 1 pm on Saturdays. They shall not be used on Sundays and Bank Holidays.

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

Note

- 1) The applicants are reminded that the large beech tree within the grounds is the subject of Holbeach Tree Preservation Order No 11, 1986.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

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

Extra Publicity:

Departure

Requested

Sent

.....

.....

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

DAVID GARDNER

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt Issued P2487

Date first Rec'd

29 MAR 1993

Registration

Reference H09/0299/93.

Cross-Ref R

Date 30/3/93

Validation

TYPE Full.

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

☒
☐
☐

Accuracy
Incomplete form

☐
☐

Fees

Nil fee

Discounted fee

Correct fee

120.

Previous app
Type

Additional
Refund

Receipt
Issued

Information

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

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets 169

OS No's

Grid ref 535560 324920

Ward J

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

☒
☒
☒
☒

CA YES
LB -
TPO YES

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0087996 Ref

Planning Records:
Earlier apps

109/89
316/86

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH Dip TP MRTPI
Director Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H09/0299/93

FULL

Applicant: Messrs Mossop & Bowser
Tel:

Agent: Messrs. Hix & Son
0406 22777

Description: Change of use to office
accommodation

Location: 'The Beeches'
Spalding Road
Holbeach
Spalding, Lincs

Valid date:	01-APR-93	Terminal date:	27-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	08-APR-93	Report deadline:	28-APR-93
Inspected by	15-APR-93		
Extra contacts	22-APR-93	Case Officer:	
Report if not clear by	06-MAY-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .29 HA
Category: Change of use only
Listed building:
Conservation Area: HOLBEACH

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, The Old Coach Hse, Northw Linc	15-APR-93	29-APR-93
The Owner/Occupier, 12 Spalding Rd.	15-APR-93	29-APR-93
The Owner/Occupier, 8 Spalding Rd.	15-APR-93	29-APR-93
Clerk to Holbeach PC 0406 26739	07-APR-93	21-APR-93
Cllr N I Capes 0406 23830	07-APR-93	21-APR-93
Cllr T G M Tyler 0406 22285	07-APR-93	21-APR-93
Cllr D S Venni	07-APR-93	21-APR-93
Site/Press Advert CSA	13-APR-93	04-MAY-93

L.C.C. - Ops Attached jcd

P.T.O.

BRIAN SMITH Dip TP MRTPI
Director, Planning & Building Control Services
Planning Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H09/0299/93

FULL

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To case officer 08-APR-93

Report deadline: 28-APR-93

Inspected by 15-APR-93

Extra contacts 22-APR-93

Report if not clear by 06-MAY-93

Case Officer:

D M GEDNEY

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Cllr D S Venni		21-APR-93
Site/Press Advert CSA		07-APR-93
	13-APR-93	21-APR-93
		04-MAY-93 ✓

L.C.C. - Ops Attached for 31/4/93

From: Mrs B Meekings

The Priory
West End
Holbeach
Lincs
PE12 7HA

No Application Fee

Yt & 30/4

SHDC PLANNING DEPT.	
RECEIVED	
30 APR 1993	
APPROVED	☒
DPO	☒
DPOD	☒
JO	☒
Action by	
Discuss with	
Copy to	
YES	☒
NO	☐
By	
Date	20/4

28 April 93

Dear Sir or Madam

I understand that The Beeches Night Club in Spalding Road, Holbeach has been purchased by Solicitors Mossop & Bowser.

I live in the vicinity of the property and I am writing to support Mossop & Bowser's proposals to use it for their offices.

The property is in a dilapidated state, the garden is overgrown and the whole area is becoming an eyesore. I am relieved that the property will now be renovated sympathetically and that this will improve the general appearance of Spalding Road & West End.

The proposed use of the building is appropriate in this residential area. I hope that permission to renovate the property will be granted as soon as possible.

Yours sincerely
Beverley Meekings.

S O U T H

H O L L A N D
DISTRICT COUNCIL

NP Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1993 DG

Attention of	Mr. Ross
FROM	NSM
SUBJECT	BS
RE	ASP

Action by	Announcement YES/NO
Discuss with	by
Copy to	date

COULD WIN A NEW FORD FIESTA 1.1.

Sales Centre open 7 days a week.
Tel: (0775) 713410/713836



Allison Homes Dept LFP 13-4. NEWVN 5810
The Old Brewery, Cradge Bank, Spalding, Lincs PE11 3AB
Tel (0775) 724701. Fax (0775) 762153

Allison Homes is a trading name of Swallow Homes Ltd.

ALLISON HOMES BUILDING YOUR QUALITY OF LIFE

Wilton,
Axminster,
Berber, Twist
Pile, Cord. All
sizes for Office
or Home. Also
RUGS
including
Chinese, Indian
and Persian,
etc.

Further similar entries inv
VIEWING: Friday, April
NEWVN 7636 Sa

PUBLIC NOTICES

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

H16/0301/93

Stamford Construction Ltd FULL
Erection of 63 dwellings, complete with roads and footpaths.

Land west of Woolram Wygate, Spalding, Lincs. The following proposals involve, or effect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H08/0161/93

Mr T. Sharpe FULL
Proposed semi-detached dwelling to replace existing dilapidated dwelling.
41 High Street, Gosberton, Spalding, Lincs.

H09/0299/93

Messrs Mossop and Bowser FULL
Change of use to office accommodation.
'The Beeches', Spalding Road, Holbeach, Spalding, Lincs.

H16/0322/93

Broadgate Blds (Spalding) Ltd FULL
Proposed change of use to auction hall
Westlode Street (rear of Broadgate House), Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

S O U T H



H O L L A N D
DISTRICT COUNCIL

B. SMITH
Director of Planning
and Building Control
Services

13 April, 1993.

NEWVN 5969

REMOVALS & STORAGE

EASTLEA HOUSE

7 Fleet Street
Holbeach

- ★ Removal service
- ★ Light haulage
- ★ House clearance service

Tel: Holbeach
(0406) 23812

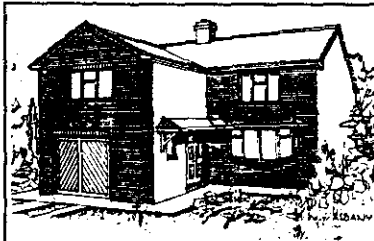
D.P. BARGAINS

House Clearances
Part Clearances
Single items bought

ONLY CASH PAID

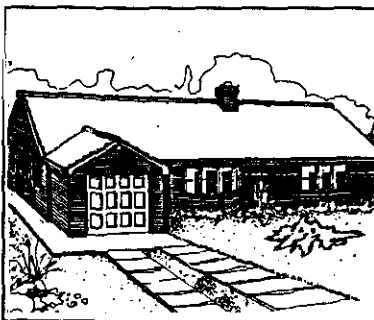
Removals. Low rates.
Done quickly and efficiently
0775 713150 Day
0775 761254 Evenings

**HOLYROOD CLOSE,
NORTHORPE
DONINGTON**



- 4 bed house the **ALBANY**
- Family bathroom
- En-suite shower room to bed 1
- Lounge/diner
- Breakfast/kitchen with fitted units
- Cloakroom
- Single garage
- Fully insulated. Low heating costs
- No stamp duty

**FROM £59,995 FOR
EARLY COMPLETION**



- 2 bed bungalow the **DARWIN**
- Family bathroom
- Lounge/diner
- Breakfast/kitchen with fitted units
- Cloakroom
- Single garage
- Fully insulated. Low heating costs
- No stamp duty

**FROM £49,950 FOR
EARLY COMPLETION**

SHOW HOME OPEN SATURDAY & SUNDAY
10 am-4 pm
or telephone 0775 723106 (day)
0775 723516 (evenings)

HIX

**BENSGATE R
FLEET**

Messrs Hix & Son are it
Mr W. H. Kitch
to Sell by Aucti

on Saturday, 24th Aj

**3 JOHN DEER
DAVID BRO
TRACTOR**

Farming Implemen
Effects.

Full details in next week

Sale at 1.30 pm

Hix & Son, Church Street
Tel 0406 22777

NEWVN 6003

BERRY BROS & N

By direction of Mr Tom Lane

**SALE BY AUC
of**

**AGRICULTURAL
IMPLEMENT
MACHINERY**

Crawlers: 1985 CAT D5B Variable
tracks

International TD (Petrol)
Tractors: 1990 Case 955 Turbo 4W
4WD, 1983 IH885 XL, 197

Forklifts: 1981 Bonser LS55 4-whe
Combine: 1986 Case 1660 Axial

Machinery: Dowsdeswell DP1 6+1
ford 8 Leg Buster, Bomford 3 Leg F
Mole Plough, Howard Rotovator, Pa
Disc Harrows, Maschio 3m Reco Till
3.5m Cultivator, MF 23 Spring Time
4m Pressure Harrow, 2 Sets Trailing
MF 30 24 Coulter Drill and Carrier,
Drill, Allman 300 gal Sprayer, Harc
Sprayer, Amazone ZAW 1001 Artific
TS230 3m Straw Chopper, 3 x 10
Grain Trailers, Pearson Highway K10
tor, Grain Augers, Workshop Tools

at
**GRANGE FARM, THE
PETERBOROUGH**

on
TUESDAY, APRIL 20th

at 11.00 am

Further details and Catalogue
The Auctioneers' Offices, 89 Road
Kettering, Northants NN16 8JF

g559

Tel: 0536 412464

15848 NEWVN

LFP
13.4.93

Office Copy

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of HOLBEACH

Reference No: H09/0299/93

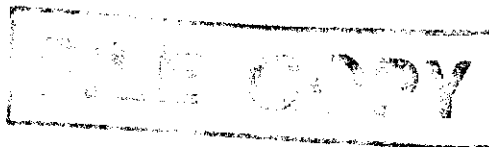
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Holbeach
Spalding, Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 04-MAY-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

13-APR-93



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application
Reference

H09/0299/93.

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. Address or location

THE BEECHES SPAINING ROAD, HOLBENCH.

3. Name, classification and number of road

I

4. Date application referred

8-4-93

5. State whether outline, detailed application etc.

Full.

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

CHANGE OF USE TO OFFICES

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:

8-4-93

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) The existing car parking area shall be made available for parking at all times the premises are in use

Delete as
appropriate

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

(1) FY

Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

For the attention of Mr G Mills

D M Gedney

DMG/SAH H09/0299/93

GAM/6205/SEC

7 June 1993

Dear Sirs

Planning Permission H09/0299/93 - Change of Use to Office
Accommodation - The Beeches, Spalding Road, Holbeach -
Messrs Mossop & Bowser

I refer to your letter dated 2 June 1993 in respect of the above.

In response, it is noted that you wish to remove Condition no. 4 relating to hours of use.

As such, I enclose the relevant application forms for you to complete and return.

Yours faithfully

D.M. Gedney

N R Midlen
Principal Planning Officer (Development Control)

Enc.



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.



Richard H. Friaby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: GAM/6205/SEC

Date 2nd June 1993

Your Ref: HO9/0299/93

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

For the Attention of Mr. D. Gedney

Dear Sirs

'The Beeches', Spalding Road, HOLBEACH

Thank you for the notification giving Planning Consent for Change of Use of the above property from a night club and restaurant to office accommodation.

However our clients are not happy with your Condition No. 4.

"The premises shall only be used between the hours of 8 a.m. and 7 p.m., Mondays to Fridays and between 7 a.m. and 1 p.m. on Saturdays. They shall not be used on Sundays or Bank Holidays.

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

Whilst the hours given are the ordinary office hours it is felt that they are too restrictive. At busy times the partners often have to arrive before 8 a.m. and some Charity Commission meetings and other groups will need to meet at the premises in the evenings beyond 7 p.m.

We do not feel that any unreasonable disturbance will be caused to amenities of the locality given that the Spalding Road is quite a busy road anyway. Furthermore considering that the previous and hence current use is for a night club we feel that office use unlimited by time restrictions would be a vast improvement upon the night club use.

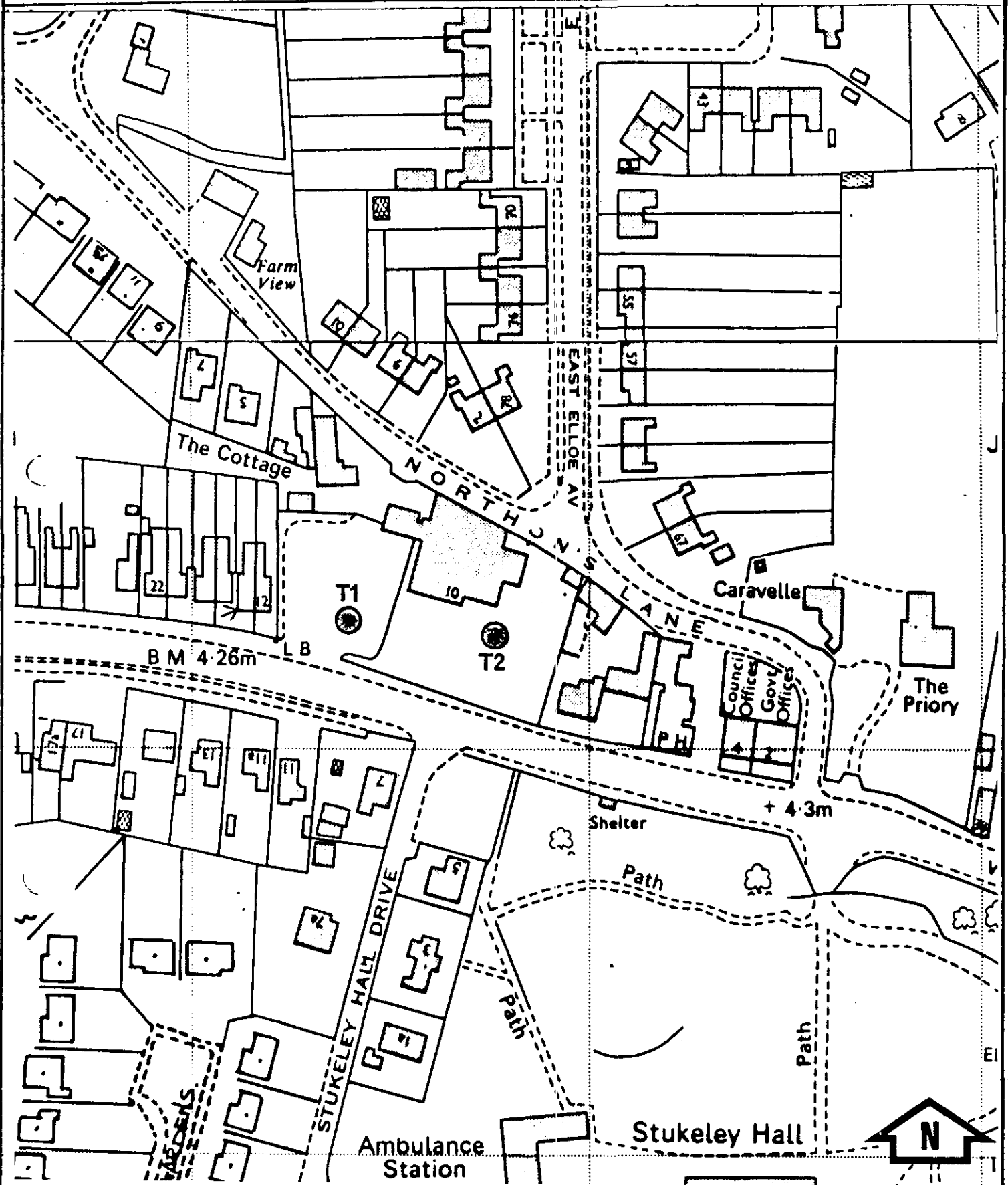
Upon reflection we trust that you can remove the condition completely.

We look forward to hearing from you. AS SOON AS POSSIBLE PLEASE

Yours faithfully

S.H.D.C. PLANNING DEPT. RECEIVED - 3 JUN 1993 DG	
Attention of DPO	File Nos.

SOUTH HOLLAND DISTRICT COUNCIL



(HOLBEACH) TREE PRESERVATION ORDER No.11. 1986

PLAN No	
SCALE	1:1250
DATE	MAY'86
BASE	TF3424-3524

B.SMITH M.R.T.P.I.
District Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL
HOLBEACH TREE PRESERVATION ORDER NO.11 1986

FIRST SCHEDULE

Trees specified individually
(encircled in black on the map)

No. on map	Description	Situation
T1	Copper beech	} Within the grounds and car park of Brandy's Club, Spalding Road, Holbeach
T2	Copper beech	

Trees specified by Reference to an Area
(within a dotted black line on the map)

No. on map	Description	Situation
	None	

Groups of Trees
(within a broken line on the map)

No. on map	Description	Situation
	None	

Woodlands
(within a continuous black line on the map)

No. on map	Description	Situation
	None	

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2487
Date received : 29-MAR-93

Received from

Mossop & Bowser

Address

West End
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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

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

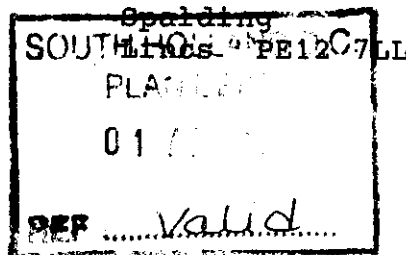
FILE COPY



Application no: H09/0299/93

Applicant: Messrs Mossop & Bowser
West End
Holbeach
Spalding
Lincs

Agent: Messrs. Hix & Son
28 Church Street
Holbeach
Spalding



Description: Change of use to office
accommodation

Location: 'The Beeches'
Spalding Road
Holbeach
Spalding, Lincs

Type: FULL

Date received: 29-MAR-93

30-MAR-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID

Requirement for additional information, fees etc

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

- ✓ 1 Please sign enclosed certificate where marked.

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

Yours faithfully

Principal Administrative Officer



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.



Richard H. Friaby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
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CONSULTANT
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Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: GAM/6025/SEC

Date 25th March 1993

Your Ref:

The District Planning Officer
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Sir

Application for Change of Use
'The Beeches', Spalding Road, HOLBEACH

Please find enclosed a planning application for the Change of Use of the above property to Office Accommodation together with plans and a cheque value £120 in respect of the planning fee.

The proposed purchasers of the property intend to repair and refurbish the property and will make some internal alterations to convert the property to office accommodation. There is ample accommodation within the building for the requirements of the proposed purchasers.

VEHICULAR ACCESS AND CAR PARKING

There is ample space for the parking of staff cars.

The maximum number of visitors during the day is likely to be fifty (50) and the maximum at any one time will be about fifteen (15). The property has a long frontage with excellent visibility and the intensity of vehicular use would be less than under the current one.

LOCAL AMENITY AND CONSERVATION

The property is attractively set in a predominantly residential area and we feel that the proposed office use would be a more acceptable and more appropriate use of this building than the current bar and disco use.

The external appearance would not be altered significantly and the gardens would be retained and enhanced.

HOURS OF OPERATION

The office is regularly open between the hours of 9 am and 5.30 pm, however it is common for staff to arrive from 8 am and stay until 6.30 pm. The office hours should be much more acceptable to local residents than the current use.

If you need any further information please do not hesitate to get in touch.