FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0384/92 Received:24-APR-92 Type:FULL

Name: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Agent: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Description: Tyre, exhaust retail depot

Location : Westside Boston 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 Details of a satisfactory access arrangement and any proposed alterations to the wall/fence along the site's frontage shall be submitted to and approved by the Local Planning Authority before the use is brought into operation.

Reason: In the interest of highway safety and also the visual amenities of Holbeach Conservation Area.

3 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1989 no advertisements shall be displayed on the premises without formal advertisement consent.

Reason: In the interest of the visual amenity of Holbeach Conservation Area.

4 Details of parking and loading/unloading areas within the site shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Boston Road.

5 No materials/goods shall be stored on the forecourt of the premises.

Reason: In the interest of the visual amenities of Holbeach Conservation

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

Area.

6 The premises shall only be used between the hours of 8 am and 6 pm on Monday to Friday and between 8 am and 4 pm on Saturdays. They shall not be used on Sundays and Bank Holidays.

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

7 Noise emitted from the operation of the site shall not exceed 48 dB expressed as a 30 minute LA eqT as measured at a height of 1.5 metres and 3.5 metres from any residential fascade.

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

Notes to Applicant:

The applicants are informed that the demolition or part demolition of any structure/building may well require Conservation Area Consent.

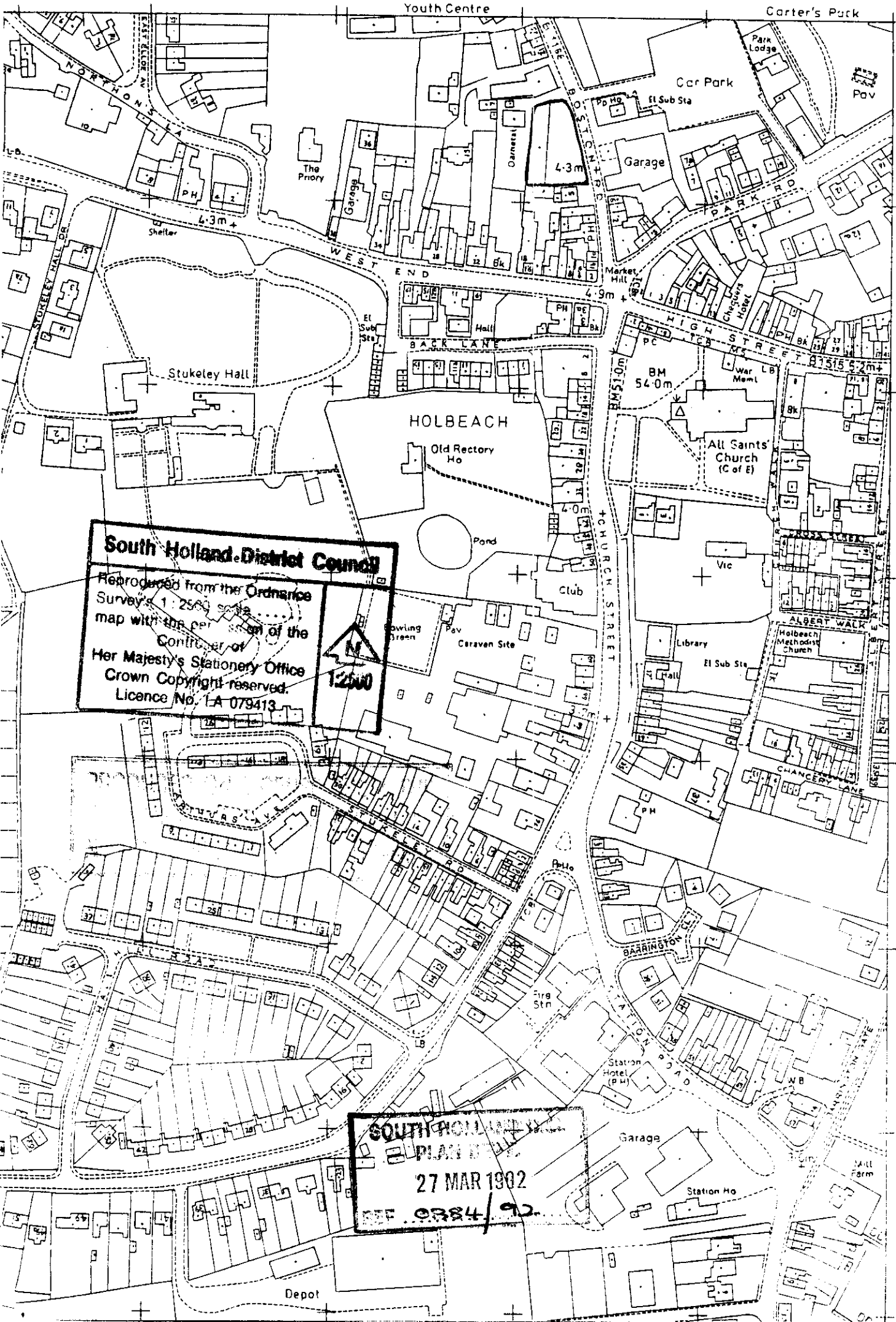
The applicants are reminded that any external alterations to the existing building(s) upon site may well require planning permission, as the application was solely for the change of use of the existing building.

Director of Planning and Building Control Services
06-JUL-92 H09/0384/92

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

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

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



South Holland District Council
Reproduced from the Ordnance Survey's 1 : 2500 scale ..... map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright reserved. Licence No. LA 079413
1:2500

SOUTH HOLLAND
PLANNING
27 MAR 1992
REF. 0384/92

PLANNING APPLICATION

For office use only

Application No. H09/0384/92

Date Registered 27 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

HOLBEACH TYRES
BOSTON ROAD
HOLBEACH,
SPALDING
LINCS PE12 7LR

Tel. No. 0406 22462

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST SIDE, BOSTON RD, HOLBEACH, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TYRE, EXHAUST RETAIL DEPOT.

Please complete

I attach * Four copies of all plans ✓
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Signed. David R.E. Tyre Date. 24/3/92 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 ✓ → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application ⤵

Please state Site Area (Hectares)
Please tick **any** box where you are including details which you wish to be considered as part of this application.
Siting Design External Appearance
Means of Access Landscaping
Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⤵

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

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

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

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓]

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: NOT APPLICABLE sq. metres

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

5. GENERAL INFORMATION Please complete each section

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

TYRE, EXHAUST DEPOT
5 YEARS
STONE STORE PARKER MASONRY

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: BOSTON ROAD
Will there be —
Individual access(es) [✓]
New estate road [ ]

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: AS EXISTING.

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:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Prosp. Purchaser.

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: 24/3/92

Cupa Cross Developments Ltd. (IN LIQUIDATION) c/o R Longstaff & Co. Seven Road Scarborough, Lincs, PE11 1BS.

Signed David J.C. Tatam (Applicant/Agent) Date 24/3/92

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 David J.C. Tatam Applicant/Agent) Date 24/3/92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ .N.I.Q..

Receipt Issued ..... No. [illegible]

Date First Received 27 MAR 1992

REGISTRATION

REFERENCE H09/0384/92

Cross-Ref R ..... KL 1-4

Date 30/3/92

VALIDATION Date 30/3/92

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

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

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

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

Sdi Advert required ☐ Expiry date .....

Fees:- Ml fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 1-4

Index Sheets 159 OS Nos ..... Grid Ref E 395820 N 349830

Part II Parish HALESWORTH TB Zone1 ☐ C1 ☐ Grade
TB Bypass ☐ C2 ☐
Inside IDB YES Inside TB area NO Level crossing ☐ C3 ☐
Footpath ☐ Other

Linked to site ..... Ref 443 Linked to property ..... Ref .....

Planning Decisions: Earlier apps 0383/90 ✓ 1435/89 ✓ 0284/87 3105/86 ✓ 0035/87 ✓

S 106 Decisions: Already submitted Ref .....
Requested .....

Inputs completed .....

APPLICATION ASSESSMENT

Notes for Case Officer

ite Notes: Accuracy Neighbours Other

Boundaries Site Features Site currently vacant. Existing building mixture of ~~brick~~ brick/ corrugated iron. Existing access. wall/fence along frontage. Residential to rear. Commercial to N+S

Inspected by: DMG
date: 8/4

Case Officer Conclusions (issues)

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

Recommended approvals -

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

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

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? No
Yes / No

No ....

[Reason:

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

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)

Other info. viz:
Signed .....

Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons DMG 26/6/92.

DPO authorised [redacted]. TL 1 (1)

Consent.

2 (1) SCA Details of a satisfactory access arrangement shall be submitted to and approved by the Local Planning Authority before [redacted] the use is brought into operation. and any proposed alterations to the wall/fence along the site's frontage

[redacted]

3 (2) SCB No material alterations to the external appearance of the buildings or site shall be carried out without planning permission.

4 (3) SCC Notwithstanding the provision of The Town and Country Planning (control of Advertisements) Regulations 1989 no advertisements shall be displayed on the premises without formal advertisement consent

5 (4) SCD Details of parking and loading/unloading areas within the site shall be submitted to and approved by the local Planning Authority before development is commenced

6 (5) SCE No materials/goods shall be stored on the forecourt of the premises.

7 (6) SCF The premises shall only be used between the hours of 8 am and 6pm on Monday to Friday and between 8am and 4pm on ~~Sun~~ Saturdays. They shall not be used ~~then~~ on Sundays and Bank holidays.

8 (7) SCG NOise emitted from the operation of the site shall not exceed 48dB expressed as a 30 minute Eqvt as measured at a height of 1.5 metres and 3.5 metres from any residential facade.

Reasons

(1) In the interest of highway safety and also the visual amenities of Holbeach Conservation Area.

(2) In the interest of the visual amenity of Holbeach Conservation Area.

(3) " "

(4) F1 ___ Boston Rd (5) In the interest of the visual amenities of Holbeach Conservation Area.

(6) In the interest of the amenities of the locality

(7) " "

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz None

Other (9) SNA 9 (1) The applicants are informed that the demolition of part demolition of any structure/building may well require Conservation Area Consent.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0384/92 Received:24-APR-92 Type:FULL

Name: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Agent: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Description: Tyre, exhaust retail depot

Location : Westside Boston Road
Holbeach Spalding

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

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 Details of a satisfactory access arrangement and any proposed alterations to the wall/fence along the site's frontage shall be submitted to and approved by the Local Planning Authority before the use is brought into operation.

Reason: In the interest of highway safety and also the visual amenities of Holbeach Conservation Area.

3 No material alterations to the external appearance of the buildings or site shall be carried out without planning permission.

Reason: In the interest of the visual amenity of Holbeach Conservation Area.

3 4 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1989 no advertisements shall be displayed on the premises without formal advertisement consent.

Reason: In the interest of the visual amenity of Holbeach Conservation Area.

4 5 Details of parking and loading/unloading areas within the site shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reason: So that adequate on-site motor vehicle parking facilities are

provided, in the interests of the safety and convenience of traffic using Boston Road.

5 No materials/goods shall be stored on the forecourt of the premises.

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

6 The premises shall only be used between the hours of 8 am and 6 pm on Monday to Friday and between 8 am and 4 pm on Saturdays. They shall not be used on Sundays and Bank Holidays.

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

7 Noise emitted from the operation of the site shall not exceed 48 dB expressed as a 30 minute LA eqT as measured at a height of 1.5 metres and 3.5 metres from any residential fascade.

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

Notes to Applicant:

(1) The applicants are informed that the demolition or part demolition of any structure/building may well require Conservation Area Consent.

(2)

Authorised to issue:

29-JUN-92 H09/0384/92 AD..../..../.....DC...../...../.....
30/6 6/7

(2) The applicants are reminded that any external alteration to the existing building(s) upon site may well require planning permission, as the application ~~permission~~ does solely for the change of use of the existing building

Plan No. and Applicant		Proposal
H23/0329/92 G Garratt & Sons		Change of use of land for lorry/car park at Stockwell Gate, Holbeach.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposal.

DG

H09/0384/92 Holbeach Tyres		Tyre, exhaust retail depot at Westside, Boston Road, Holbeach.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions having regard to such matters as the site's location in the conservation area, the need for a satisfactory access arrangement and the proximity of the site to adjoining residential properties.

(Councillor T G M Tyler declared an indirect interest in the above application, and left the meeting room during consideration thereof. It was also reported that Councillor Tyler had declared an indirect interest when the site was inspected and had remained on the coach during the inspection.)

H11/0435/92 Mr J Moore	OA	Bungalow with garage including siting of dwelling at 68 Station Road, Long Sutton.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, and the trees situated along the frontage of the site be made the subject of a Tree Preservation Order if considered appropriate.

H02/0439/92 Mr G Flecknor	Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposal.

H02/0440/92 Mr G Flecknor	Change of access at Alderlands, Peterborough Road, Crowland.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposal.

H13/0413/92 Mr S Naylor	OA	Residential development at Seas End Road, Moulton Seas End.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to determine if there is an essential agricultural need for a dwelling in this location.

416. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H05/0088/92 Humfield Hargate Ltd		New shop and conversion of existing shop to provide extension to existing restaurant and bar at Washway Road, Fleet.

(To enable the Director of Planning and Building Control Services to seek legal advice about whether the existing premises, in part, fall within Class A1 (Shops) of the Town and Country Planning (Use Classes) Order 1987 or whether they are a "Farm Shop" which is ancillary to the agricultural use of the land.)

H13/0371/92 S Halgarth Farms Ltd		Proposed house with integral garage at West Gate, Moulton Chapel.

(Pending a site inspection, including inspecting all of the land farmed by this business, to determine if there is an essential agricultural need for a dwelling in this location.)

H08/0274/92 Mr I R Bates	OA	Dwelling at Risegate Road, Gosberton Risegate.

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

(Councillor W D Skells declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H11/0438/92 Long Sutton Builders Ltd	OA	Two dwellings at Builders Yard Site, Wisbech Road, Long Sutton.

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

H23/0329/92 G Garratt & Sons		Change of use of land for lorry/car park at Stockwell Gate, Holbeach.

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

H09/0384/92 Holbeach Tyres		Tyre, exhaust retail depot at Westside, Boston Road, Holbeach.

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

H11/0435/92 Mr J Moore	OA	One bungalow with garage including siting of dwelling at 68 Station Road, Long Sutton.

(Pending a site inspection in order to assess the suitability of the site for the proposal, such inspection to take place after the County Council has staked out the boundary between the applicant's and highways land.)

APPLICATION REFERENCE: H09/0384/92 DATE RECEIVED: 27 03 92

APPLICANT: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs
PE12 7LR

AGENT:

TYPE: Full

DESCRIPTION: Tyre, exhaust retail depot

LOCATION: Westside, Boston Road, Holbeach

Parish Council: Supported.

County Highways: Request conditions.

Environmental Services: No objections in principle to the proposal subject to the amenities of the adjacent residential property being protected. Whilst there are no specific details relating to the location of site operations a part of the building appears acoustically poor and will require insulating.

Information From Applicant
(summarised)

- Activities to be undertaken include tyre fitting, tyre balancing, tyre repair, exhaust fitting, battery fitting.
- Hours of operation would be 8.00 am to 6.00 pm Monday to Friday and 8.00 am to 4.00 pm on Saturday.
- All types of vehicles will be using the site from commercials to car, although the majority would be car.
- Types of plant including tyre fitting machine, wheel balancer, electric compressors, car lift and various small air tools. Noise attenuation will be within the building ie insulated walls, etc. The compressors will be put in an enclosed room.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Within Conservation Area (Included in recent review).
Section 72 of Planning (Listed Buildings in Conservation Areas) requires Local Planning Authorities in dealing with applications to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

PREVIOUS DECISIONS
H09/0624/82 - Full - Change of use to storage area and erection of

screening timber fence, Boston Road - Permitted.
H09/0310/88 - Outline - 3 storey one and two bedroom flats and associated car parking - Permitted - 3 May 1988.
H09/1455/89 - Full - New flats and bedsits (39 Units) - Refused.
H09/0523/90 - Full - New flats and bedsits (37 dwellings) - Permitted 13 July 1990.

PLANNING ISSUES

1 The determining issues in this particular case are a) whether the proposal would preserve or enhance the character or appearance of the Conservation Area. b) Highway considerations c) effect on nearby dwellings.

2 The site is located to the west of Boston Road and is currently vacant. There is currently a range of existing buildings upon the site of varying construction.

3 The site has previously been used as a tyre and exhaust depot (approximately 5 years), but its last use was as a stone store by Parker Masonary.

CONCLUSIONS

1 When planning permission was granted for a change of use on the site to storage, part of the requirement was that the screen timber fence be erected along the sites frontage. The applicants now propose to open the site up by removing the fence to enable it to be more readily seen from Boston Road. It is my opinion that this course of action would not preserve or enhance the character or appearance of the Conservation Area, since the buildings at the rear are not particularly attractive and they, together with the large open forecourt would be prominent in the street scene.

2 The applicants have stated that they propose to re-open the existing access at the town end, so giving two entry points to the site. Notwithstanding that the existing fence on top of the capped wall would be removed, the County Highways Authority are opposed to this and have requested that the existing access be closed and that a new access be formed in the centre (a minimum of 5 metre wide with 6 metre radii and visibility splays of 2.4 metres x 60 metres). They have requested refusal in the absence of the condition (reason to be provided).

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to refuse permission for the following reasons:-

1 Section 72 of the Planning (Listed Buildings in Conservation Areas) Act 1990 states that Local Planning Authorities have a duty to pay special attention to the desirability in preserving or enhancing the character or appearance of the Conservation Area. The site is within such an area and it is considered that the "opening up" of the site by the part removal of the existing screen along the frontage would expose the utilitarian buildings at the rear to the detriment of the visual amenities of Holbeach Conservation Area.

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

Reg 4 21/4

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

[Indicate if other Regs]

Precise details, for non-standard direction: As per attached sheet.

CONSULTATION/PUBLICITY REQUIRED DMG 7/4

Publicity : General
Departure
Setting of LB Viz
Conservation area ad

Residents (Postal):
~~Dairyfal~~, Off Boston Rd.
~~No~~ 5 Boston Rd.
~~Holland~~ Training Services, Boston Rd

Residents (Delivery):

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 AFTER DIRECTION

Information satisfactory/~~unsatisfactory~~ Signed ....D.M.Gale..

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..24/4..... Re-Registered .....
Ack/Reception .....

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

Application no: H09/0384/92 Type: FULL

Applicant: Holbeach Tyres
Tel: 0406 22462

Agent: Holbeach Tyres
0406 22462

Description: Tyre, exhaust retail depot

Location: Westside
Boston Road
Holbeach
Spalding

Valid date: 24-APR-92 Terminal date: 19-JUN-92
Target dates: Target Committee: 13-MAY-92
To case officer 29-APR-92 Report deadline: 29-APR-92
Inspected by 04-MAY-92
Extra contacts 09-MAY-92 Case Officer:
Report if not clear by 29-MAY-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier		09-APR-92	23-APR-92
Darmetal		"	"
Holland Training Services		"	"
Clerk to Holbeach PC	0406 26739	28-APR-92	12-MAY-92
Cllr N I Capes	0406 23830	28-APR-92	12-MAY-92
Cllr T G M Tyler	0406 22285	28-APR-92	12-MAY-92
Cllr D S Venni		28-APR-92	12-MAY-92
Owner/Occupier		28-APR-92	12-MAY-92
Holland Training Services		"	"
Owner/Occupier		"	"
Site/Press Advert CSA		14-APR-92	05-MAY-92

L.C.C — Obs Attached JC 15/4/92.

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

Application no: H09/0384/92 Type: FULL

Applicant: Holbeach Tyres
Tel: 0406 22462

Agent: Holbeach Tyres
0406 22462

Description: Tyre, exhaust retail depot

Location: Westside
Boston Road
Holbeach
Spalding

Valid date: 27-MAR-92 Terminal date: 22-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 01-APR-92 Report deadline: 29-APR-92
Inspected by 06-APR-92
Extra contacts 11-APR-92 Case Officer:
Report if not clear by 01-MAY-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	02-APR-92	16-APR-92
Cllr N I Capes 0406 23830	02-APR-92	16-APR-92
Cllr T G M Tyler 0406 22285	02-APR-92	16-APR-92
Cllr D S Venni	02-APR-92	16-APR-92
Darmetal	09-APR-92	23-APR-92
Owner/Occupier 5 Boston Road	"	"
Holland Training Services	"	"
Site/Press Advert CSA	14-APR-92	05-MAY-92
Darmetal, Off Boston Road	13 APR-92	27-APR-92.

L.C.C — Obs Attached JC 15/4/92.

SITE DETAILS

Grid ref: 535820 324930
OS Sheets: 169 Parcel:

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

Application no: H09/0384/92 Type: FULL

Applicant: Holbeach Tyres
Tel: 0406 22462

Agent: Holbeach Tyres
0406 22462

Description: Tyre, exhaust retail depot

Location: Westside
Boston Road
Holbeach
Spalding

Valid date: 27-MAR-92 Terminal date: 22-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 01-APR-92 Report deadline: 29-APR-92
Inspected by 06-APR-92
Extra contacts 11-APR-92 Case Officer:
Report if not clear by 01-MAY-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Holbeach PC 0406 26739	02-APR-92	16-APR-92	Support
Cllr N I Capes 0406 23830	02-APR-92	16-APR-92	
Cllr T G M Tyler 0406 22285	02-APR-92	16-APR-92	
Cllr D S Venni	02-APR-92	16-APR-92	
Advert - C.A.	14-APR-92	05 MAY-92	

L C C plan taken as 3/4/92

SITE DETAILS

Grid ref: 535820 324930
OS Sheets: 169 Parcel:

Boston Road,
Holbeach
Spalding,
Lincs. PE12 7LR.
Tel. Holbeach (0406) 23611 / 22462
Night (0406) 24096 & 24964

For a Specialist Tyre Service

Holbeach Tyres

All Leading Makes of Tyres
NEW & REMOULDS
FULL 'ON THE FARM' SERVICE
Wheel Balancing

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992

Attention of: DPO NAM; DOPO BG; JC ACP; Action by ...; Discuss with ...; Copy to ...
File Nos.

12th June 1992

To all members of the South Holland District Council Planning Committee

Dear Mr Smith,

Re: CHANGE OF USE PLANNING APPLICATION - TYRE AND EXHAUST RETAIL DEPOT WEST SIDE, BOSTON ROAD, HOLBEACH FOR HOLBEACH TYRES
PLAN. REF. H09/0384/92

In respect of the above, our planning application was deferred at the last full planning committee meeting and I understand is scheduled for a sub-committee site meeting on Monday next, 15th June.

In support of our application I wish to make you aware of matters which I believe will assist you in your assessment of the application and its ultimate determination by your authority.

This site and associated buildings have been in virtually constant industrial usage for some sixty years, being originally a foundry, later a metal fabrication business, followed by the headquarters of the South Holland Internal Drainage Board, whom then sold the property to Central Tyres. Central Tyres relocated to Spalding after approximately six years of use of the site as a tyre, battery and exhaust depot., whereupon the local firm of Eric Parker Masonry purchased the site and used it as a stone and marble store. Mr. Parker stopped up the previous entrance onto Boston Road at the southern end of the site and, because of vandalism that had been experience, erected a wooden fence with barbed wire on top. Mr. Parker sold the property to Cape Cross Ltd., a firm of property developers whom obtained permission on the site for 37 flats and bedsits. It is my understanding that Cape Cross Ltd. are bankrupt and the site has deteriorated dramatically during the course of the last two to three years.

Holbeach Tyres has been in business for some twenty two years and six years ago we purchased our present premises at Boston Road. These buildings were two of the former school rooms of the Holbeach Junior School and were at that time virtually derelict. We re-built the premises with the help of a loan from the Rural Development Commission whom awarded us a commendation for the tasteful and professional approach and execution of the conversion.

When we started business on this site we had a turnover of £290,000 per annum and employed three full time persons. During the last six years we have increased our turnover to £1m per annum and we now employ

Continued...

Lincolnshire

Form No. H/A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Gedney - SHDC.

Planning Reference H09/0354/92.

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

WESTSIDE, BOSTON ROAD, HORBEACH.

I have discussed this problem with Mr Tunns and confirmed that I would reconsider the existing access if you will allow the existing fence to be removed

IF this fence can be removed the existing access may, subject to conditions be suitable to serve the proposed development.

11/6 Sub cttee

S.H.D.C. PLANNING DEPT.
RECEIVED
11 JUN 1992 DG

Attention of
DPO
CLPO BS
JE
Action by
Discussion with
Copy to

File Nos.

Acknowledge YES/NO

Date

Date 11-6-92. Signed

Director of Highways and Planning

Boston Road,
Holbeach
Spalding,
Lincs. PE12 7LR.
Tel. Holbeach (0406) 23611 / 22462
Night (0406) 24096 & 24964

For a Specialist Tyre Service

Holbeach Tyres

All Leading Makes of Tyres
NEW & REMOULDS
FULL 'ON THE FARM' SERVICE
Wheel Balancing

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992

Attention of: DPO, DOPO, JC, NPM, BB, ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.

12th June 1992

To all members of the South Holland District Council Planning Committee

Dear Mr Smith,

Re: CHANGE OF USE PLANNING APPLICATION - TYRE AND EXHAUST RETAIL DEPOT WEST SIDE, BOSTON ROAD, HOLBEACH FOR HOLBEACH TYRES
PLAN. REF. H09/0384/92

In respect of the above, our planning application was deferred at the last full planning committee meeting and I understand is scheduled for a sub-committee site meeting on Monday next, 15th June.

In support of our application I wish to make you aware of matters which I believe will assist you in your assessment of the application and its ultimate determination by your authority.

This site and associated buildings have been in virtually constant industrial usage for some sixty years, being originally a foundry, later a metal fabrication business, followed by the headquarters of the South Holland Internal Drainage Board, whom then sold the property to Central Tyres. Central Tyres relocated to Spalding after approximately six years of use of the site as a tyre, battery and exhaust depot., whereupon the local firm of Eric Parker Masonry purchased the site and used it as a stone and marble store. Mr. Parker stopped up the previous entrance onto Boston Road at the southern end of the site and, because of vandalism that had been experience, erected a wooden fence with barbed wire on top. Mr. Parker sold the property to Cape Cross Ltd., a firm of property developers whom obtained permission on the site for 37 flats and bedsits. It is my understanding that Cape Cross Ltd. are bankrupt and the site has deteriorated dramatically during the course of the last two to three years.

Holbeach Tyres has been in business for some twenty two years and six years ago we purchased our present premises at Boston Road. These buildings were two of the former school rooms of the Holbeach Junior School and were at that time virtually derelict. We re-built the premises with the help of a loan from the Rural Development Commission whom awarded us a commendation for the tasteful and professional approach and execution of the conversion.

When we started business on this site we had a turnover of £290,000 per annum and employed three full time persons. During the last six years we have increased our turnover to £1m per annum and we now employ

Continued...

seven full time people. The present buildings and site have become too small for our increased business activities and we are unable to purchase any adjacent land upon which to expand and this is the reason why we must move our business operations. If we are allowed to expand as we envisage it is our intention to increase our work force by a further two full time persons during the first twelve to eighteen months. The application site is approximately six times larger than our present one and will enable us to accept more business and to diversify into other areas within the motor trade.

When we examined the feasibility of this site for our business expansion programme we were wholly aware and fully appreciated that the site lies within the Designated Conservation Area of Holbeach and we similarly appreciate that the renovation of the existing buildings and site will require careful professional consideration in order to enhance this part of the Holbeach Conservation Area.

From studying the agenda report prepared by the planning department for your consideration the recommendation for refusal was based upon the Lincolnshire County Council highways department requiring a single central access and that the existing frontage wall and fence be retained. Concerning the access matters, I have subsequently spoken with Mr. Briggs from the Lincolnshire County Council and discussed this matter in some detail with him. Due to the presence of a busy petrol filling station opposite the site he has confirmed to me that a single central access might not be the best for this site in terms of highway congestion and has agreed to our proposals for two entrances, the southern one being an 'in' only, so long as the planning department would allow the removal of the fence which is at present situated on top of the frontage wall. I understand that the reason for requiring this fence to be removed is so that persons leaving the site may have the very best visibility.

We are planning to spend in total for the purchase and refurbishment of the building and site between £160,000 and £180,000 in the short term and, whilst we are at present unable to submit to you detailed proposals these would obviously be the subject of future planning applications for your good selves to determine, but the sums of money involved are substantial enough for you to, I believe, make your own judgement that we intend to undertake any rebuilding or refurbishment sensitively.

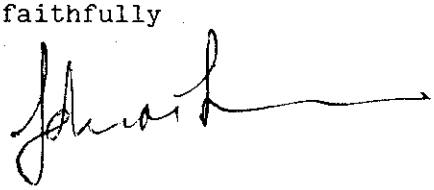
As a firm, I believe we have adopted a 'good neidghbour' policy for many years and to my knowledge we have never had any complaints from persons living near to our premises. Mr. and Mrs. Clark, whom live in the bungalow immediately behind the application site, have given to me their full support for the project as they are convinced that we will only improve and enhance the buildings.

Within the last fourteen days Bryan Thompson Windows have been granted a Change of Use Planning consent on the site which we presently operate from to enable his business to expand into larger premises with the obvious potential for his firm to undertake more work and hence, employ

Continued...

more people and I respectfully request you grant my planning application to enable my business to similarly expand.

Yours faithfully



J. T. Tinn
For and on behalf of
HOLBEACH TYRES

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

Form No. H/A/3J

To D. Gedney - SHDC.

Planning Reference H09/0354/92.

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

WESTSIDE, BOSTON ROAD, HORBEACH.

I have discussed this problem with Mr Tunns and confirmed that I would reconsider the existing access if you will allow the existing fence to be removed

IF this fence can be removed the existing access may, subject to conditions be suitable to serve the proposed development.

11/6 Sub ctte

S.H.D.C. PLANNING DEPT.
RECEIVED
11 JUN 1992 DG
Attention of
DPO NPM
DMPO BS
JC ACP
File Nos.
Acknowledge YES/NO

Date 11-6-92. Signed

Director of Highways and Planning

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H9/0624/82 4 9 DATE RECEIVED: 23/07/82

APPLICANT: Holbeach Memorial Co
Boston Road
Holbeach
SPALDING
Lincs

AGENT:

TYPE: Full GRID REF: 535820 324940

DESCRIPTION: Change of use to storage area and erection of screeen timber fence

LOCATION: Boston 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 Space shall be provided on the site to the reasonable satisfaction of the local planning authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided, in the interests of road safety.

3 No materials shall be stacked or deposited to a height exceeding 2 metres without the prior written consent of the local planning authority.

Reason: To safeguard the amenities of the locality.

B. Smith

DISTRICT PLANNING OFFICER

27th October 1982

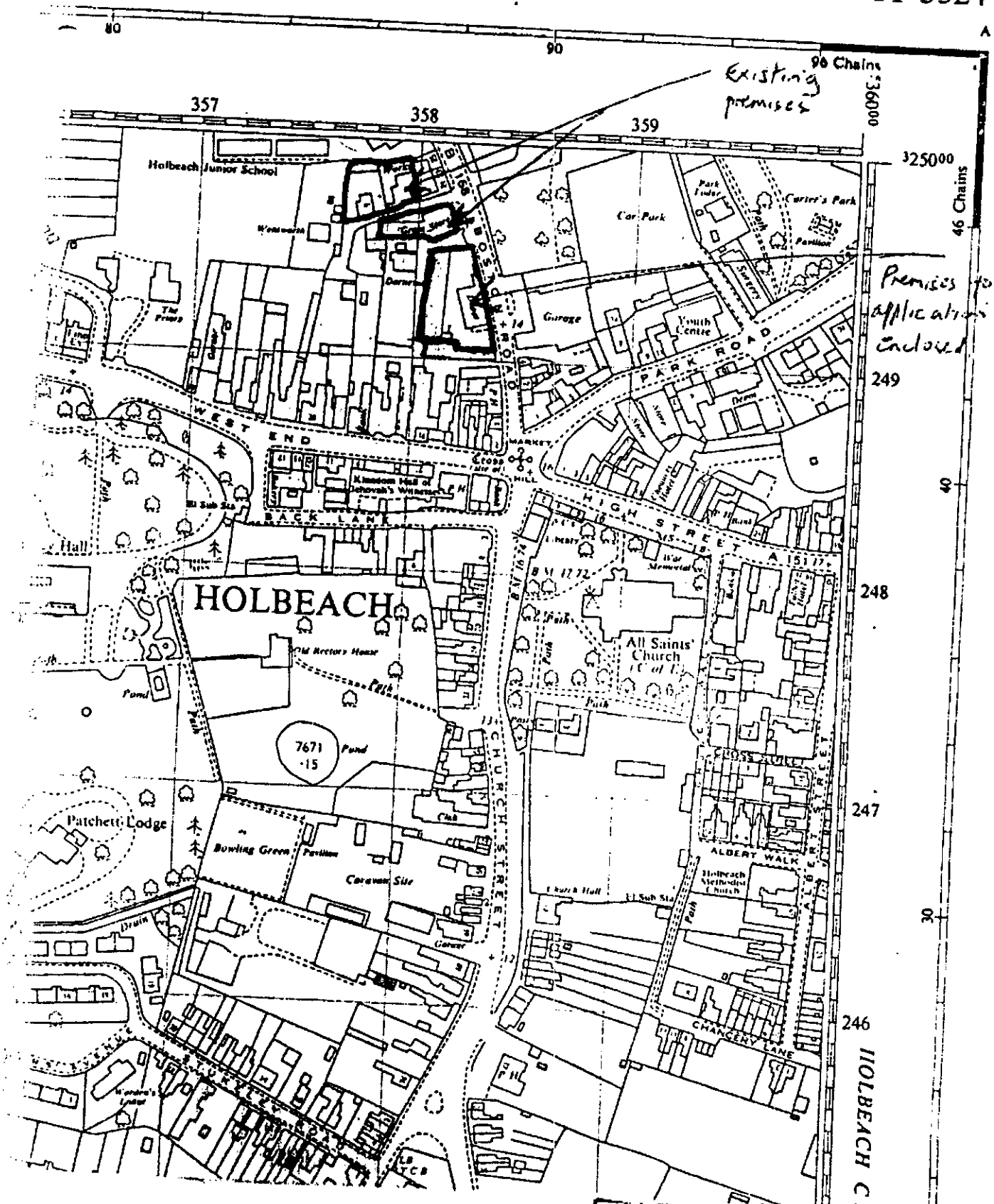
IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
12 MARKET PLACE, SPALDING, LINCOLNSHIRE. TELEPHONE: SPALDING 3272

Plan TF 3424
Plan TF 3524

PLAN TF 3424 & PLAN TF 3524



Print Plans for D.G.
H09/0624/82.

(2)

SOUTH HOLLAND D.C.
PLAN DEPT.
23 JUL 1982
REF. H9/624/82

BRIAN SMITH ip 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: H09/0384/92

Applicant: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Agent: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Description: Tyre, exhaust retail depot

Location: Westside Boston Road
Holbeach Spalding

Type: FULL

Date received: 27-MAR-92

02-APR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 17-APR-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
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

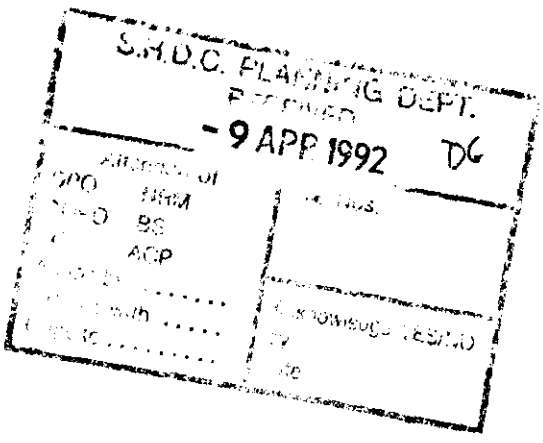
FOR PARISH COUNCIL USE ONLY

Comments:

Supported.

Signed:

6/4/92



SOUTH HOLLAND DISTRICT COUNCIL

David

MEMORANDUM

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE:
OUR REF: RS/SS
TO: DISTRICT PLANNING OFFICER YOUR REF:

Re: Proposal
- Environmental Considerations

The above proposals may have some effect on the environment or may be affected by neighbouring activity or potential development nearby. To assist us could you please arrange, through the applicant or otherwise, for the following information to be provided.

From the Applicant

A.1. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties.

A.2. Site layout giving details of proposed
i) construction and use of buildings
ii) construction of road and yard surfaces
iii) loading/unloading areas.

A.3. Activities to be undertaken on site including hours of operation of respective activities.

A.4. General hours of operation envisaged.

A.5. ~~Number and~~ Type of vehicles ~~and hours of operation~~ using the site.

A.6. More specific details of the Types of plant and equipment to be used, including information on either noise output at source, or noise levels dB(A) at appropriate noise sensitive boundaries related to the siting of plant and equipment.

A.7. Any noise attenuation measures to be implemented i.e., details of construction of any screening, enclosure etc.

A.8. On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell etc.

A.9. ~~Detailed information on methods of disposal of noxious wastes.~~

A.10. Details of noxious or hazardous materials to be used/stored on site.

A.11.

From Planning Dept

P.12. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties and declaring any relevant outstanding planning consents for development on or near to the applicant site as indicated on site plan attached.

P.13 Any further relevant environmental technical data provided by the applicant or others.

P.14. Copies of any relevant objections received.

P.15

Chief Environmental Health Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 8.4.92

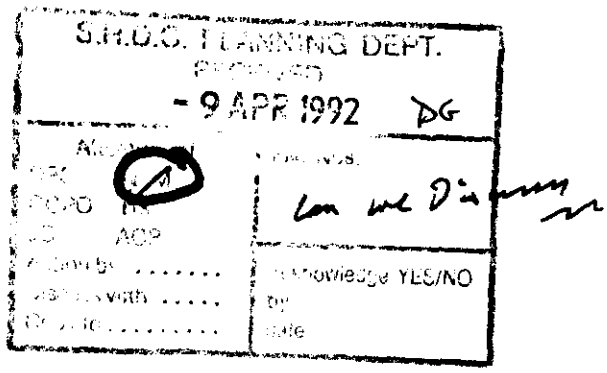
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H09/0384/92
Tyre exhaust retail depot, Boston Road, Holbeach

I write with reference to the above and whilst I foresee no objections in principle to this proposal there is a dwelling immediately abutting the western boundary which requires protection. The building on-site is dilapidated and full details of the proposal are therefore required in order to assess any impact.

Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 8/4/92
OUR REF: JC/SS
TO: DISTRICT PLANNING OFFICER YOUR REF: H09/0384/92

Re: Proposal Tyre Depot - Environmental Considerations

The above proposals may have some effect on the environment or may be affected by neighbouring activity or potential development nearby. To assist us could you please arrange, through the applicant or otherwise, for the following information to be provided.

From the Applicant

~~A.1. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties.~~

A.2. Site layout giving details of proposed
i) construction and use of buildings
ii) construction of road and yard surfaces
iii) loading/unloading areas.

A.3. Activities to be undertaken on site including hours of operation of respective activities.

A.4. General hours of operation envisaged.

A.5. Number and type of vehicles and hours of operation.

A.6. B.S. 4142 1990 noise assessment including details of all types of plant and equipment to be used, noise levels at appropriate noise sensitive boundaries relative to the operation and siting of such plant and equipment together with details of frequency spectrum as appropriate.

A.7. Details of any noise attenuation measures to be implemented including construction and performance of any screening, enclosure etc., in relation to A6.

A.8. On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell etc.

A.9. Detailed information on methods of disposal of noxious wastes.

A.10. Details of noxious or hazardous materials to be used/stored on site.

From Planning Dept

P.12 An up to date location and/or site plan showing all existing buildings on site and neighbouring properties and declaring any relevant outstanding planning consents for development on or near to the applicant site as indicated on site plan.

P.13 Any further relevant environmental technical data provided by the applicant or others.

P.14. Copies of any relevant objections received.

Chief Environmental Health Officer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H09/0384/92.

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	5	8	2	4	9.

2. Address or location

WESTSIDE, BOSTON ROAD HOLBEACH.

3. Name, classification and number of road

II

4. Date application referred 8/4/92

5. State whether outline, detailed application etc.

FULL.

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

TYRE, EXHAUST RETAIL DEPOT.

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: 20/5/92. Signed: [signature]
Director of Highways and Planning CS

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

Note

If fence could be removed from the top of the wall I would be willing to reconsider the existing access point. as discussed with Mr Timms

11/6/92.

Delete as appropriate

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

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

The existing access is considered inadequate in terms of visibility to serve the proposed development. Whilst the site has been used previously the nature of the proposed use will obviously generate numerous traffic movements to and from the site. Such vehicles when leaving the site will have inadequate visibility (unless the wall is demolished and set back) and this will lead to vehicles having to edge out into the busy Class II County Road to the detriment of highway safety.

Note:— use continuation sheet(s) as necessary

Note If an alternative access was provided this objection could be overcome.

Boston Road,
Holbeach,
Spalding
Lincs. PE[illegible] 7LR.
Te[illegible]lbeach (0406) 23611 / 22462
Night: (0406) 24096 & 24964

For a Specialist Tyre Service

Holbeach Tyres

All Leading Makes of Tyres
NEW & REMOULDS
FULL 'ON THE FARM' SERVICE
Wheel Balancing

14th May,1992.

For The Attention Of;
South Holland District Council.
Planning & Building Dept.
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

Dear Sir,

Planning Application H09/0384/92 - Tyre,exhaust retail depot - Westside,Boston Road,Holbeach.

With reference to your letter Ref;DMG/SJS dated 12th May,1992, I am writing to answer your query.

The existing wall/fence along the frontage of the building would be altered but not removed. The fence on the top of the capped wall would be removed to open up the frontage of the premises,but the wall would not be removed.
We would then hope to re-open the original access at the town end of the wall,making access to the forecourt easier,and giving two entry points at each end of the forecourt area.

I hope this information is satisfactory to you,if you need to know anything more please do not hesitate to contact me.

Yours faithfully,

D.J.Tinn.
Partner
Holbeach Tyres.

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAY 1992 DG

Attention of
DPO (NRM)
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.4.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H09/0384/92
Tyre/exhaust retail depot, Boston Road, Holbeach

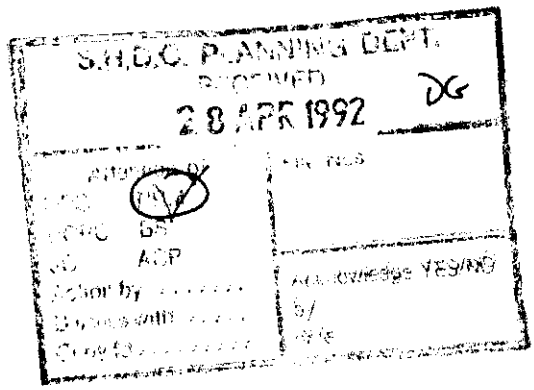
I write in response to the applicant's letter of the 23rd instant and would confirm that I have no objections in principle to the proposal subject to the amenity of the adjacent residential property being protected. Whilst there are no specific details relating to the location of site operations part of the building appears acoustically poor and will require insulating.

In the circumstances I would suggest the following conditions:-

1. Condition 51 (working hours)

2. Noise emitted from the operation of the site shall not exceed 48 dB expressed as a 30 minute LAeqT as measured at a height of 1.5 metres and 3.5 metres from any residential fascade.

Director of Environmental Services



Boston Road,
Holbeach,
Spalding,
Lincs. PE12 7LR.
Tel: Holbeach (0406) 23611 / 22462
Fax: (0406) 24096 & 24964

For a Specialist Tyre Service

Holbeach Tyres

All Leading Makes of Tyres
NEW & REMOULDS
FULL 'ON THE FARM' SERVICE
Wheel Balancing

S.H.D.C. PLANNING DEPT.
RECEIVED
24 APR 1992
Reg 4
YES/NO

Mr D.M.Gedney.
c/o Principal Planning Officer.
Planning & Building Control Services.
Council Offices,
Priory Road,
Spalding,Lincs.

23rd April,1992.

Dear Sir,

Application no; H09/0384/92

Further to your letter dated 21st April, 1992 regarding the above planning application. Please find additional information listed below;

1. Activities to be undertaken. Tyre fitting,tyre balancing,tyre repair,exhaust fitting,battery fitting.These activities are performed all day every day although they are not constant every minute,depending on the level of business.
2. Hours of operation would be 8am to 6pm Monday to Friday, and 8am to 4pm on Saturday.
3. All types of vehicles would be using the site from commercials to car although the majority would be car.
4. Types of plant. Tyre fitting machine,wheel balancer,electric compressors,car lift and various small air tools. We have no specific db(A) readings for these pieces of equipment but we have had no problems with noise at our present site,as all of the machinery is quiet running and does not run constantly.
5. Noise attenuation will be within the building ie;insulated walls etc. The compressors will be put in an enclosed room to insulate noise.
6. None of the on site activities give rise to fumes,smells etc, only dust caused by vehicles coming to and from the site which will be minimal due to a tarmac/concrete forecourt area.

Should you require any additional information please do not hesitate to contact us.

Yours faithfully,

David J Tinn

David J Tinn.
Partner.

BRIAN SMITH ip 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: H09/0384/92

Applicant: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Agent: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs, PE12 7LR

Description: Tyre, exhaust retail depot

Location: Westside
Boston Road
Holbeach
Spalding

Type: FULL

Date received: 27-MAR-92

21-APR-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

See enclosed sheet.

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

Yours faithfully

Principal Planning Officer

H09/0384/92

1 Activities to be undertaken on site including hours of operation of respective activities.

2 General hours of operation envisaged.

3 Type of vehicles using the site.

4 More specific details of the types of plant and equipment to be used, including information on either noise output at source, or noise levels dB(A) at appropriate noise sensitive boundaries related to the siting of plant and equipment.

5 Any noise attenuation measures to be implemented, ie, details of construction of any screening, enclosure etc.

6 On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell, etc.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H09/0384/92.

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	5	8	2	4	9

2. Address or location

WESTSIDE, BOSTON ROAD, HORBEACH

3. Name, classification and number of road

II

4. Date application referred 8/4/92

5. State whether outline, detailed application etc.

FULL.

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

TYRES, EXHAUST RETAIL DEPOT.

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: 15-4-92 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 new access shall be formed in the centre of the site's frontage to Boston Road and such access shall be a minimum of 5m wide with 6m radii and visibility splays of 2·4m x 60m.

(2) B20 — — — Boston — —

(3) F5

(4) F6

(5) A minimum of 5 parking spaces shall be provided within the site

Delete as appropriate

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

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

(1) B6

(2) B1

(3) F5

(4) F6

(5) F4

Note/ The existing access is inadequate to serve this proposal and if the above condition (1) + (2) cannot be met the proposal should be refused — reason can be provided

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

LAP 14·4·92

Collings WE GET YOU MOVING

OPEN 7 DAYS

PROPERTY HOTLINE. Tel HOLBEACH (0406) 362093



"LABURNUM HOUSE", GEDNEY — A very roomy FOUR bedroom cottage-style house. Lovely setting in a HALF ACRE plot to include a charming 200' deep back garden. Centrally heated, in neat order. Big sitting room, separate dining room and a large kitchen. Two garages. Rural, not isolated, with no close neighbours. £75,500 ono.



CHURCHGATE, GEDNEY — Attractive 2 bedroom detached bungalow. Non-estate and not overlooked. Utility, plus large garden room extension. Centrally heated. Fitted kitchen. Workshop. Pretty gardens. £47,500 ono

COMMERCIAL



THE MINI MARKET, TYDD GOTE — HUGE RETAIL SHOP plus extensive 4/5 bedroom accommodation, 2 bathrooms, 2 living rooms. Garage, stores. Gardens. NOW £89,500 ono. OFFERS INVITED.

THE SHOE BOX, SUTTON BRIDGE — A well established business, comprising of ladies/gents/childrens shoes and accessories. Leasehold premises in the village centre, held on a reasonable rent. Business and Lease for sale at £4000 ono. Stock at valuation.

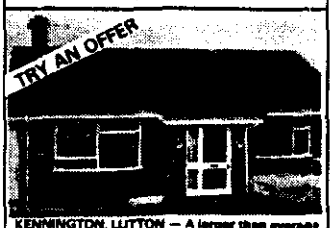
STATION ROAD, LONG SUTTON — Detached brick-built workshop, 24' x 88'. Good parking. Ample fenced open storage. Ideal many trades. Region of £39,750.

MARKET STREET, LONG SUTTON — Prominent showroom/retail outlet/workshop. Approx 33' 8" front x 48' plus office and cloakroom. £40,000 ono.

BRIDGE ROAD, SUTTON BRIDGE — General Stores, Greengrocery and Giftware. In good position in the centre of the town, with excellent 2/3 bedroom living accommodation. An established and profitable business. Region of £100,000.



DANIELS GATE, LONG SUTTON — A modern non-estate 3 bedroom semi-detached house, in a quiet but convenient setting. Well kept order and centrally heated. Large fitted dining kitchen. Garage. Generous garden. £46,000.



KENNINGTON, LUTTON — A larger than average bungalow with full ch. Very well maintained. Private gardens. Attractive lounge, conservatory, utility, dining room or 4th bedroom, 3 further bedrooms, bathroom, refitted kitchen. Non-estate country setting. Must be viewed. £59,500 ono.



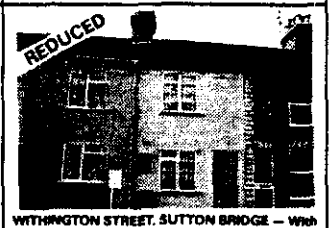
"TAMARA", HOLBEACH BANK — In terms of size/location/value for money, well worth viewing. Built 1988, 21' living room, fully tiled and fitted dining kitchen, large utility, downstairs we, 3 bedrooms, spacious fully tiled bathroom. Not overlooked. Good sized garden. NO CHAIN. £48,750 ono.



"LIME HOUSE", GEDNEY DROVE END — A substantial and delightful older style country house. Secluded in a HALF ACRE plot. Approx 200' long back garden. 2/3 receptions, fitted kitchen, 2/3 bedrooms, spacious bathroom. Full ch. Bags of room inside and outside! £58,000 ono.



CUSTOM HOUSE STREET, SUTTON BRIDGE — Prominent corner sited terraced house. Large living room and kitchen, plus 2 large bedrooms, bathroom. All services. Requires some improvement, hence reasonable price. NO CHAIN. NOW £22,950



WITHINGTON STREET, SUTTON BRIDGE — With a re-tiled roof, an injected damp proof course, new floors, etc, this is an ideal first time buy. 21' living room, very well fitted kitchen (oven/hob), modern bathroom, 2 bedrooms. Gas ch. Tastefully decorated. Enclosed small garden. £29,950.

WE HAVE A CHOICE OF PROPERTIES BELOW £70,000 PLEASE ASK FOR DETAILS

HOUSE HUNTING



PUBLIC NOTICES

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

PROPOSALS IN CONSERVATION AREAS

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

Tyre, Exhaust Retail Depot
Westside, Boston Road, Holbeach
(Application H09/0384/92)

Proposed Class A1 Shop
East of Boston Road, Holbeach
(Application H09/0406/92)

Extended Snooker Centre to provide games room
Westlode Street, Spalding
(Application H16/0408/92)

Replacement dwelling including turning area and siting (further details received)
(Former White Lion), Station Road, Tydd Gote
(Application H21/0147/92)

Applications and plans showing the proposals may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

B. SMITH
Director of Planning & Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding

April 14th, 1992.

5j7941 * WVN

Re MISS EVA ALICE STOCK deceased

PURSUANT TO THE TRUSTEE ACT 1925

NOTICE IS HEREBY GIVEN that any person having a claim against or an interest in the estate of the above, late of Tallington Rest Home, Tallington, Stamford, Lincolnshire, formerly of 25 Havelock Street, Spalding, Lincolnshire, who died on the 16th day of January, 1992, and whose Will was proved at the Ipswich District Probate Registry on the 5th day of March 1992 by Peter Start the Executor named in the said Will, is hereby required to send particulars in writing of his claim or interest to undersigned, the Solicitors for the said Executor on or before the the 14th day of June 1992, after which date the Executor will proceed to distribute the assets of the said deceased amongst the persons entitled thereto having regard only to the claims and interests of which he shall then have had notice.

Dated this 3rd day of April 1992.

CRUSTS, *Solicitors.*
"Highbury", 64 Pinchbeck Road,
Spalding, Lincs PE11 1SY.

7975A 187/507/LF14-4

GOODS VEHICLE OPERATOR'S LICENCE

TRAVIS PERKINS TRADING CO LTD, trading as Travis Perkins, of Lodge Way House, Lodge Way,

GOODS VEHICLE OPERATOR'S LICENCE

MR KEITH HOOK, trading as Hook's of Holbeach, of 45/47 Fleet Street, Holbeach, Lincs PE12

LINCOLNSHIR

ROAD TRAFFIC
SEC

TEMPORARY C
WHAPLODE —

NOTICE IS HERE
the bridge works
Council has made a
will be to prohibit
ceeding on Hagbea
ref: TF332 233 south
1992 for a period of
tion of the works.

The alternative rout
Temporary Order is
fer Lane, C730 Mill

Director o
Lincolnshire County

Re MR KENNETH
d

PURSUANT TO TH

NOTICE IS HERE
son having a claim a
estate of Mr Kenn
ceased, late of 20 Ch
Spalding, Lincolnshir
of February, 1992, a
at the Ipswich Distri
5th day of April, 199
te Fearnside and M.
Brown, the Executor
hereby required to se
his claim or interest
tors for the said Exec
19th day of June 19
Executors will proce
of the said deceased
tled thereto having
and interests of whic
notice.

Dated this 14th day

Sc
The Churchyard,
Long Sutton, Lincs

CONTRAC

REFUSE C
EASTER AR

For the convenien
following arrangemer

Friday, April 17th, 19

Monday, April 20th,

Friday, April 24th, 19
NORMAL

Monday, April 27th,
NORMAL

SOUT
HOLLAN
DISTRICT COUNC

LONG
ANNUAL PA

PLANNING APPLICATION

FILE COPY

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

Proposals in Conservation Areas

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

Tyre, exhaust retail depot
Westside, Boston Road, Holbeach
(Application H09/0384/92)

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 within 21 days of the date of this notice.

B. Smith
Director of Planning And
Building Control Services

Council Offices
Priory Road
Spalding

14-APR-92

SOUTH HOLLAND DISTRICT COUNCIL

Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincolnshire
PE12 7LR

P M Sedney

DMG/GJS
H09/0384/92

12 May 1992

Dear Sirs

Planning Application H09/0384/92 - Tyre, exhaust retail depot - Westside, Boston Road, Holbeach

I refer to the above planning application, submitted by yourselves.

It is noted that there is an existing wall/fence along the frontage of the site. Could you please confirm (or otherwise) whether or not this would be retained as part of the development. It should be noted that the site is within the revised Conservation Area for Holbeach and as such it should be retained as far as possible.

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

Yours faithfully

N S Mellor
Principal Planning Officer
Development Control

DS Spoke to applicants who confirmed by phone that they would wish to open up the frontage of the site.