SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0534/93 Received:09-JUN-93 Type:FULL

Name: Mr Mohammed Ajaib
27 Bamber Street
Peterborough
Cambs
PE1 2HN

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

Description: Change of use from retail shop to fast food takeaway

Location : 17 High Street 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 Details of fume extraction shall be submitted to and approved by the Local Planning Authority and any equipment shall subsequently be installed before the use hereby permitted is commenced.

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

3 No alterations to the external appearance of the building shall be carried out.

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

4 The premises shall only be used between the hours of 5.00 pm to midnight Mondays to Saturdays (inclusive) and between 5.00 pm to 11.30 pm on Sundays and Bank Holidays.

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

5 Planning (Control of Advertisements) Regulations 1992, no advertisements shall be displayed on premises without formal advertisement consent.

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

The applicant is informed that the use of the upper floor(s) as living accommodation will require further planning permission.

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

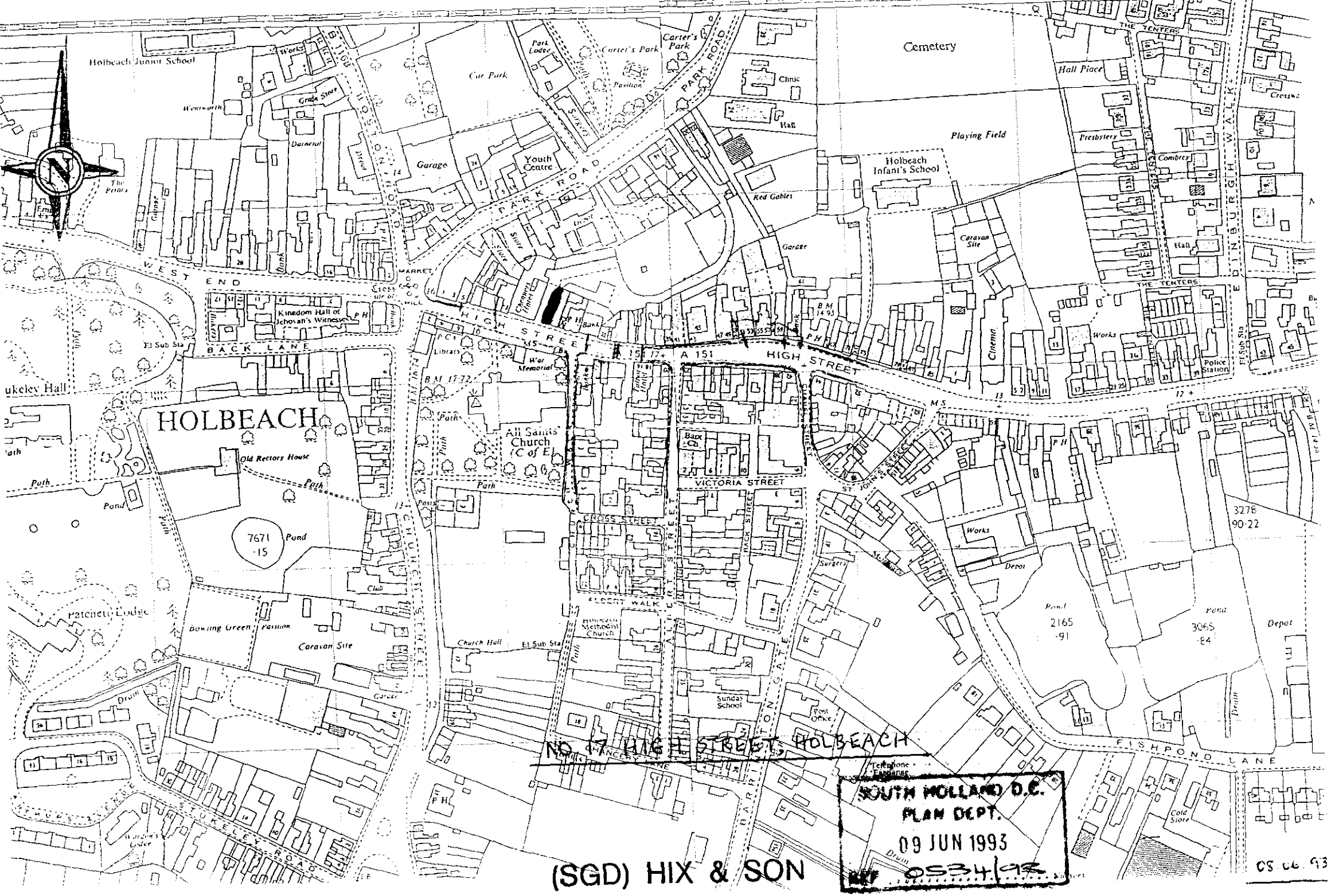
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or 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
08-OCT-93 H09/0534/93

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

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

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



Holbeach Junior School
Car Park
Carter's Park
Park Lodge
Pavilion
Cemetery
Hall Place
Clinic
Hall
Playing Field
Holbeach Infant's School
Presbytery
Combrey
Garage
Youth Centre
Red Gables
Caravan Site
Cinema
Works
Police Station
Kingdom Hall of Jehovah's Witnesses
WEST END
BACK LANE
HIGH STREET
A 151
HIGH STREET
Library
War Memorial
All Saints' Church (C of E)
Old Rectory House
HOLBEACH
Path
Pond
7671
-15
Patchett Lodge
Bowling Green
Pavilion
Caravan Site
Church Hall
El Sub Sta
Baptist Ch
VICTORIA STREET
CROSS STREET
ALBERT WALK
Methodist Church
Sunday School
Post Office
Telephone Exchange
Cold Store
Depot
Pond
2165
-91
3065
-84
3278
90-22
FISHPOND LANE
STUKELEY ROAD
CHURCH STREET
ALBERT STREET
BACK STREET
ST JOHN'S STREET
THE TENTERS
EDINBURGH WALK
BOSTON ROAD
PARK ROAD
NO. 17 HIGH STREET, HOLBEACH
SOUTH HOLLAND D.C.
PLAN DEPT.
09 JUN 1993
REF 0534/93
08.06.93

(SGD) HIX & SON

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0534/93

Date Registered 08 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. MOHAMMED AJAIB
NO. 27 BAMBER STREET
PETERBOROUGH
CAMBRIDGESHIRE, PE1 2HN

Tel. No. PETERBOROUGH (0733) 514931

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) R.H. FRISBY ESQ

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NO. 17 HIGH STREET, HOLBEACH, SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM RETAIL SHOP WITH STORES AND LIVING ACCOMMODATION OVER TO INDIAN FAST FOOD TAKE-AWAY WITH STORES AND LIVING ACCOMMODATION OVER.

Please complete

p.p. MR. MOHAMMED AJAIB

Signed ..... Date 8TH JUNE 1993

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.

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**	N/A

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**	N/A

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**	N/A

TYPE OF DEVELOPMENT

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

(i) New building(s)	
(ii) Alterations or extension	/
(iii) Change of use	/

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A	sq. metres
B. Please state size of any new structure:- (a) max. height:	N/A	metres
(b) max. length:		metres
(c) max. width:	N/A	metres
C. Please state type and colour of materials for facing external walls:		
D. Please state type and colour of roofing materials.	N/A	

5. GENERAL INFORMATION Please complete each section

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

VACANT. RETAIL SALES SHOP WITH STORES AND LIVING ACCOMMODATION OVER.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road: /

or

B. There will be a new or altered access to a public road: ➡ If so, name of road: Will there be -- Individual access(es): / New estate road:

C. What provision will be made for garages or parking within the site? NONE

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	STORM SEWERS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	

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	YES	
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.		➡ Date: Consultee(s): N/A

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please X **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?	NONE (3)	NONE	PROBABLY THREE (3)
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: NO		
If so, please explain the relationship	N/A		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	N/A		
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)	NONE		
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)	UNKNOWN		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	MAINLY WASHING UP WATER INTO FOUL SEWER. TRADE REFUSE TO S.D.H.C. COLLECTION SEWER.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		

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 (e.g. owner, prospective purchaser)	PROSPECTIVE LESSEE

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:
KINGSWOOD INVESTMENTS, HOLBEACH MANOR, FLEET ROAD, HOLBEACH, NR. SPALDING, LINCOLNSHIRE, PE12 7AX

State Date notice served:
8TH JUNE 1993

Signed ..... (Applicant/Agent) Date 8TH JUNE 1993
p.p. MR. MOHAMMED AJAIB

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.
p.p. MR. MOHAMMED AJAIB

Signed ..... Applicant/Agent) Date 8TH JUNE 1993

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

Locked door to passage: 1st & G. Floor window to adjoining Bakery building - to side - living accommodation alone. Look vacant.

Site Inspection

Accuracy :
Neighbours : Within town centre + conservation
Boundaries : Area. Chequers to west. Bakers
Site Features : to east.

Inspected by DMG
Date 16/6

Site Notice posted by DMG
Date
Expiry 16/6

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

Case Officer Conclusions DMG 27/9

NB. Discovered that use of upper floor(s) as living accommodation not lawful.
Section 106 Planning obligation not therefore necessary.
Note put on planning permission advising applicant ~~of~~ that further application will be required for this.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed [signature] Date 29/9

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans -

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

TL1 (1)

Post Committee. Consent. DMH 27/9.

1 Details of fume extraction shall be submitted to and approved by the Local Planning Authority and any SCA (2) equipment shall subsequently be installed before the use hereby permitted is commenced.
Reason: In the interests of the amenities of the locality.

2 No alterations to the external appearance of the building shall be carried out.
SCB (3) Reason: In the interests of the visual amenities of Holbeach Conservation Area.

3 The premises shall only be used between the hours of 5.00 pm SCC (4) to midnight Mondays to Saturdays (inclusive) and between 5.00 pm to 11.30 pm on Sundays and Bank Holidays.
Reason: In the interests of the amenities of the locality.

4 Notwithstanding the provisions of the Town and Country SCD (5) Planning (Control of Advertisements) Regulations 1992, no advertisements shall be displayed on premises without formal advertisement consent.
Reason: In the interests of the visual amenities of Holbeach Conservation Area.

Note

SNI (6) (1) The applicant is informed that the use of the upper floor(s) as living accommodation will require further planning permission.

SNI2 (7)

DC NSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer DAVID GIDNEY

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No PJ 193

Date first Rec'd 09 JUN 1993

Registration

Reference H09/0534/93

Cross-Ref R

Date 10/6/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/(Use)/Ext/Alt/Works

Description to be recorded: change of use from retail shop to fast food Takeaway

Invalid
- Site plans
- Certificate
- Fee
- Fee (not free)
- Inaccurate
- Incomplete
- Unclear

Fees
- Correct fee £ 120
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 169 OS Plots
Grid ref 535930 324820

Ward J Parish HOLBEACH

Inside IBD Y Inside LP area N.

Constraints:

- CA Cons Area: Y
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres
- Hazards –
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin
- Dist Bound
- Other:

Linked to site Ref

Linked to property Ref 007646O

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Christopher Shallice, FRICS, FAAV
Gordon A. Mills, ARICS, IRRV, FAAV
Consultant:
V.S. Mills, FRICS; FAAV

VALUERS, AUCTIONEERS & ESTATE AGENTS

28 Church Street, Holbeach, Lincolnshire PE12 7LL.

Tel: (0406) 22777
Fax: (0406) 26142

TO LET UNFURNISHED

M. AZAM
74 RUSSELL ST
PETER BORO

No. 17 HIGH STREET

H O L B E A C H

South Lincolnshire



SALESHOP AND TWO BEDROOMED FLAT
IN PRIME TOWN CENTRE LOCATION

The premises comprise a Saleshop with two bedroomed Living Accommodation above.

SALESHOP — frontage 14ft 4in x 30ft 9in deep overall

FRONT SALES AREA — 14ft 4in (at widest points) x 11ft 3in plus display window in addition 10ft 8in x 2ft 4in
Alloy framed plate glass window and door.

IMPORTANT: Whilst every care is taken to ensure the accuracy of these particulars, Hix & Son, for themselves and for the vendors/lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Hix & Son or their client. None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither Hix & Son, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

REAR SALES AREA 16ft 6in x 13ft 3in (average)

3 fluorescent ceiling panel lighting units plus 2 single fluorescent electric light points, 2 twin power points and telephone point. Cupboard off under stairs housing electrical switch gear. Extractor fan at rear of shop.

Access from rear of Shop to INNER LOBBY providing access to :

LIVING ACCOMMODATION

INNER LOBBY with Stairs off provides access to :

STORE ROOM/DINING ROOM 12ft 2in x 10ft 1in (average) with fluorescent electric light point.

Through access to :

KITCHEN 10ft 8in x 6ft 9in (average) with single drainer stainless steel sink unit (CW only) having Santon electric geyser over, cupboards below, electric multi cooker point, twin power point and fluorescent electric light point.
External door to Small Rear Yard with Outside W.C. having high level flush suite and electric light point.

The Stairs lead off the Inner Lobby to FIRST FLOOR LANDING with electric light point. Access is provided to :

FIRST FLOOR LOUNGE 16ft 7in x 15ft (average) with open fire grate having slate surround and tiled inset, thermostatically controlled electric wall heater, Television Aerial point, 2 twin power points and electric light point.

REAR BEDROOM 15ft x 9ft 6in (average) with thermostatically controlled electric wall heater, twin power point and electric light point.
Staircase off to SECOND FLOOR LANDING with electric light point.

FRONT BEDROOM 16ft x 15ft 7in (average) with thermostatically controlled electric wall heater, access to roof space, 2 twin power points and electric light point.

Spacious BATHROOM with INDIAN IVORY coloured suite comprising panelled bath (H & C), pedestal hand basin (H & C), low level W.C. flush suite, (no tiled splash backs) electric light point and pull switch. Access to roof space.
AIRING CUPBOARD off housing prelagged copper hot water cylinder having fitted immersion heater.

SERVICES

Mains Electricity, Water and Drainage are connected.

(continued)

LEASE

A copy of the Lease is available for inspection at the Agent's Offices and briefly the Letting is for a 9 Year Term at a rental of £4,000 per annum with 3 yearly Rent Reviews.

OUTGOINGS

Current Years General Rates	£1,768.80
Current Years Water Rates	£ 409.13

FILE CS/6111/SEC

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

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

SOUTH HOLLAND DISTRICT COUNCIL

GM

H09/0534/93

FULL

Applicant: Mr Mohammed Ajaib
Tel: 0733 514931

Agent: Messrs Hix & Son
0406 22777 R H Frisby

Description: Change of use from retail shop to fast food takeaway

Location: 17 High Street
Holbeach
Spalding
Lincs

Valid date:	09-JUN-93	Terminal date:	04-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	16-JUN-93	Report deadline:	21-JUL-93
Inspected by	23-JUN-93		
Extra contacts	30-JUN-93	Case Officer:	
Report if not clear by	14-JUL-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: Other Constraints:
Conservation Area: HOLBEACH

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert CSA	22-JUN-93	13-JUL-93 ✓
Clerk to Holbeach PC 0406 26739	15-JUN-93	29-JUN-93
Dir of Environmental	15-JUN-93	29-JUN-93
Cllr N I Capes 0406 23830	15-JUN-93	22-JUN-93
Cllr T G M Tyler 0406 22285	15-JUN-93	22-JUN-93
Cllr D S Venni	15-JUN-93	22-JUN-93

LCC - No objections JR CB 17/6/93

MOSSOP & BOWSER

SOLICITORS

11 West End Holbeach Lincs PE12 7LP
Telephone: (0406) 22651
DX 29522 Holbeach
Fax (0406) 25177

Partners:
P. F. S. Brown LL.B.
M. J. H. Griffin LL.B.
G. J. Wakefield B.A.
I. F. Stephenson B.A.
Maureen Taylor (H.M.Coroner for Boston & Spalding)
P. Jones LL.B.

Our ref. GJW/SJT/15423

Your ref. FAO Mr. J. Blacklock

Date. 24th September 1993

South Holland District Council,
Planning Department,
Priory Road,
SPALDING,
Lincs. PE11 2XE.

Dear Sirs,

Re: Planning Application No. H09/0535/93
- 17 High Street, Holbeach

We act for the owners of the above property and have been contacted by their Agent, Mr. Frisby of Messrs. Hix & Son, who has asked us to confirm to you the position concerning a right of way over the passage between this property and the adjoining property on the East, Number 19 High Street, Holbeach.

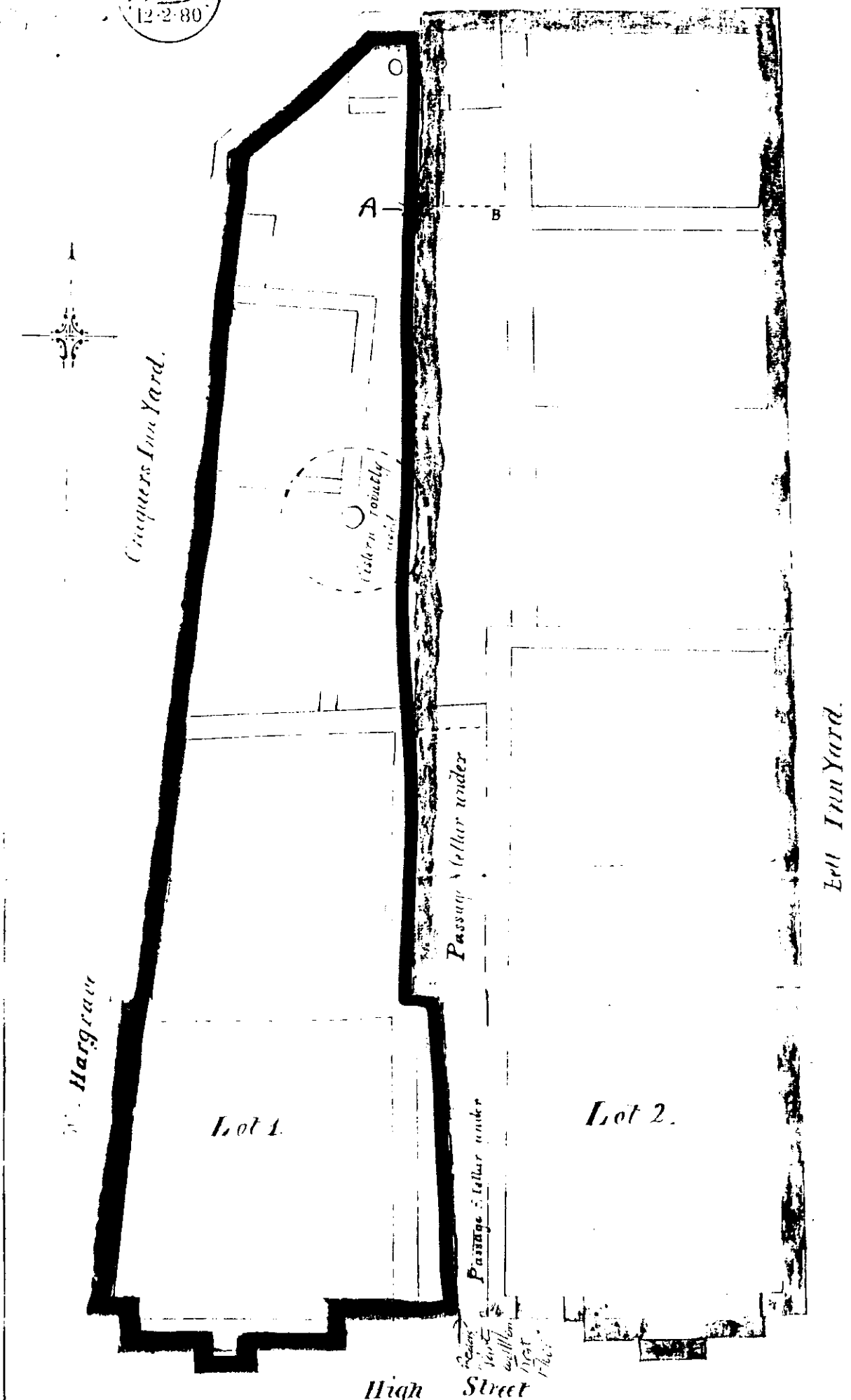
The deeds state that the property has the benefit of the following rights:-

"Full and free right and liberty for (the owners) their heirs and assigns and all persons authorised by him or them at all times hereafter by day or by night and for all purposes... to go pass and repass to and from High Street or any shorter distance over such part of the passage delineated on the ... plan as lies between High Street and the points marked A and B on the said plan Together also with all rights lights easements advantages and appurtenances to the said hereditaments hereby granted or any part thereof appertaining or with the same or any part thereof now or heretofore enjoyed or reputed as part or member thereof or as appurtenant thereto".

We enclose herewith a copy of the plan referred to above. It shows Number 17 High Street, Holbeach edged in red and Number 19 High Street, Holbeach edged in blue. The plan is not of a particularly good quality, being drawn on a Conveyance of 5th April 1881, but we trust it will be sufficient for your purposes.

Yours faithfully,

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



22nd December 1859

Indenture between

~~ADDENDUM~~ REPORT

At the Plans Sub-Committee Meeting held on the 16 August 1993 it was resolved after a site visit that permission be granted subject to: -

(a) The applicant first entering into an Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the residential unit which forms part of the premises is not occupied except by the owner, manager, or an employee of the proposed business.
(b) Written confirmation that the access to the rear of the site will be available at all times to serve the proposed development.
(c) Appropriate conditions.

However, representations have since been received by an objector alleging that the [illegible] since in recent times they have been used purely as stores. This matter has been checked with the applicant's agent who, after undertaking research, has confirmed that the upper floors were last used as a flat in the 1950's.

Pursuant to the above, therefore, the applicant will need to submit a further application for a change of use of the upper floor(s) to living accommodation. This would be considered independently and in respect of this application it is not now necessary to enter into a Section 106 Planning Obligation to ensure that a flat on the upper floor(s) is occupied in conjunction with the take-away. [illegible]
Finally, the applicant's agents have spoken to the owners solicitors and also the adjoining owner. Both confirm that there is a pedestrian right of way over the side passage way to the rear yard area.

RECOMMENDATION

Grant Permission subject to the following conditions.

SCHEDULE OF CONDITIONS

1 Details of fume extraction shall be submitted to and approved by the Local Planning Authority and any equipment shall subsequently be installed before the use hereby permitted is commenced.
Reason: In the interests of the amenities of the locality.

2 No alterations to the external appearance of the building shall be carried out.
Reason: In the interests of the visual amenities of Holbeach Conservation Area.

3 The premises shall only be used between the hours of 5.00 pm to midnight Mondays to Saturdays (inclusive) and between 5.00 pm to 11.30 pm on Sundays and Bank Holidays.
Reason: In the interests of the amenities of the locality.

4 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992, no

advertisements shall be displayed on the premises without formal advertisement consent.
Reason: In the interests of the visual amenities of Holbeach Conservation Area.

Note

1 The applicant is ~~reminded that this planning permission is for a change of use of the ground floor from retail shop to fast food take-away. Any~~ use of the upper floor(s) as living accommodation will require ~~separate~~ further planning permission.

Discussed with NRM 27/9.

Considered that application can be issued under delegated powers once written confirmation received regarding right of way.

PME

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

Mr D M Godney

DMG/LAC
H09/0534/93
RHF/6225/SET

16 September 1993

Dear Sir

Planning Application H09/0534/93 - Change of Use From Retail Shop To Fast Food Takeaway, 17 High Street, Holbeach. (Mr Mohammed Ajaib).

Thank you for your letter dated the 3 September 1993 in respect of the above

It is noted that the first and second floors were last used as a flat in the 1950's and that since they have predominantly been used as storage rooms. Since this is the case, I regret to inform you that planning permission will be required to use the upper floor(s) as a flat for residential purposes and I therefore enclose the relevant forms for you to complete and return.

I can advise, however, that the original application for a change of use from retail shop to fast food takeaway will proceed on its own merits.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Sue

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

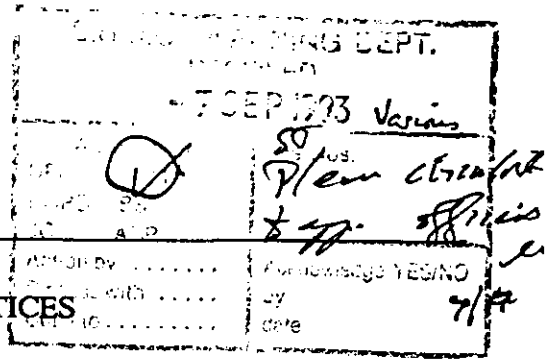
FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/PK/PL.699

YOUR REF:

Date: 6th September 1993



SUBJECT: PLANNING OBLIGATIONS/ENFORCEMENT NOTICES

The information relating to the following Planning Obligations/Enforcement Notices authorised by the Planning Committee on 4th August, and the Plans Sub-Committee on 16th August, 1993 has not yet been received, and I should be most grateful if you would arrange for the information to be forwarded as soon as possible to enable me to pursue the various matters:-

Application Detail	Information Required
a) Enforcement Action - Valencia, Cranesgate Road, Whaplode St. Catherine (H23/0365/92)	10 plans indicating the curtilage of the site the subject of the unauthorised development edged in red, together with any information you might have concerning the ownership and/or occupation of the land.
b) Enforcement Action -29, Northorpe Road, Donington (H04/0504/93)	10 plans indicating the curtilage of the site the subject of the unauthorised development edged in red, together with any other information you might have concerning the ownership and/or occupation of the land.
c) Planning Obligation -Hillgate, North Road, Gedney (H07/0583/93)	4 plans showing the site of the application edged in blue, and the existing dwelling within the site edged in red, and a copy of the planning application form.
d) Enforcement Action -White House Farm, Colleys Gate, Lutton. (H12/0417/92).	10 plans indicating the curtilage of the site the subject of the unauthorised development edged in red, together with any information you might have concerning the ownership and/or the occupation of the land.
e) Planning Obligation -Hospital Farm, Littleworth Drove, Deeping St. Nicholas (H03/0490/93)	4 plans showing the farm unit edged in blue, and the proposed dwelling edged in red, and a copy of the planning application form.
f) Planning Obligation -17 High Street, Holbeach (H09/0534/93)	4 plans showing the land the subject of the obligation edged in red, and a copy of the planning application form.

(I understand that there is now some doubt whether there is a planning permission for the residential use of the above property, and that this aspect is currently being investigated.)

Director of Administration.

Rang J. Berridge 28/9.
Advised her that Section 106 Planning
Obligation not now necessary since use as flat
not lawful + will require separate planning
application.

DMK

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

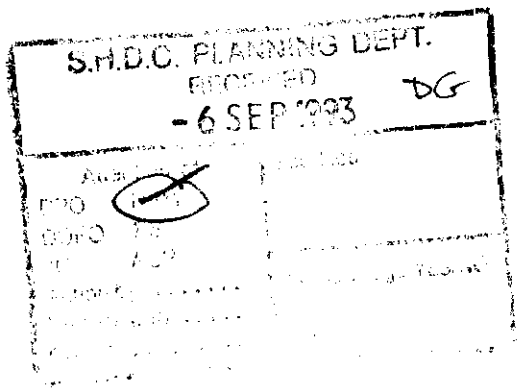
Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6225/SEC Date 3rd September 1993 Your Ref: DMG/LAC
HO9/0534/93

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE



Dear Mr. Smith

Application for Change of Use
No. 17 High Street, HOLBEACH
Mr. Mohammed Ajaib

Thank you for your letter of the 26th August and we can reply as follows :-

1. Mr. Ajaib will raise no objection to the reduced opening hours as detailed in your letter.

2. We have spoken with the Owners' Solicitors, Messrs Mossop and Bowser of Holbeach, and also the adjoining Owner, Mr. Hanson. Both confirm that there is a pedestrian Right of Way over the side passageway to the rear yard area. Messrs Mossop and Bowser tell us that the Right of Way is mentioned in one of the older deeds but not specifically on the later deeds. Should you require any further confirmation then please speak to Mr. Graham Wakefield at Messrs Mossop and Bowser direct but, as the Owner of the property over which the Right of Way passes has already confirmed to us that the Right of Way exists, then possibly this may not be necessary.

3. Mr. Ajaib is happy to enter into the Section 106 Agreement under the Town and Country Planning Act 1990 with regard to the use of the flat above the Take-Away.

On your last point we have done some research and it would appear that the first and second floor accommodations were last used as a flat in the 1950's when Messrs Freeman, Hardy and Willis occupied the Ground Floor premises as a Shoe Shop. After that some of the First Floor rooms were taken as storage rooms for the above business and used as such until Messrs Freeman, Hardy and Willis closed the shop down in the early 1990's.

Mr. Ajaib is anxious to commence business at the property as soon as possible and we trust that you will now be able to let us have the Section 106 Agreement for signature and return so that the Planning Permission can be released to us.

Yours sincerely

Messrs Kix & Son
28 Church Street
Holbeach
Spalding
Lincs
PE12 7EL

Mr D M Gedney

DMG/LAC
H09/0534/93
EHE/6225/SEC

26 August 1993

Dear Sirs

Planning Application H09/0534/93 - Change of Use From Retail Shop To Fast Food Takeaway, 17 High Street, Holbeach.

I refer to the above planning application recently submitted by yourself on behalf of Mr Mohammed Ajaib.

At the Planning Committee meeting held on the 16 August 1993 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to the applicant:-

1 Raising no objections to reduced opening hours; namely 5.00 pm to 12.00 am Monday to Saturday (inclusive) and 5.00 pm to 11.30 pm on Sunday and Bank Holidays.

2 Confirming that there is a right of way through the side passage to the rear yard area.

3 Entering into a Section 106 Planning Obligation to ensure that the adjoining flat is occupied purely in conjunction with the takeaway.

Pursuant to the above, therefore, could you please inform me whether or not the applicant is agreeable to the above.

Additionally, since the above resolution further representations have been received alleging that the first floor accommodation has in the past been used purely as a store and not as a flat. I will therefore be pleased to receive your

comments in respect of this. If this particular part of the premises has been used as a flat could you please provide details of when the use commenced, the duration and when it was last occupied.

I look forward to your response in respect of the above in due course.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

From: NAME R.H. MCDERMOTT

ADDRESS 15 HIGH ST
HOLBEACH

Tel no 0406 26767

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT : 17 HIGH ST, HOLBEACH

Please advise me regarding the following...

COMMENTS ON APPLICATION

APPLICATION NO : H09 0534 93

SUBJECT :

My comments are as follows...

PLEASE NOTE : THERE IS NO RIGHT OF ACCESS OR PARKING TO THE REAR OR SIDE OF 17 HIGH STREET FROM THE PROPERTY AT 15 HIGH ST. ~~JOINT HIGH ST.~~

DG

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

From: NAME R.H. McDermott.
ADDRESS 15 High St. Holbeach.
Tel no 0406 26767

Planning Reception

MESSAGES

ENQUIRIES

SUBJECT : 17 HIGH ST, HOLBEACH

Please advise me regarding the following...

Copy passed to KW for investigation SMB 20/9.

KW investigated 23/9. No evidence that [redacted] property presently occupied, (eg Locks on doors, etc).

COMMENTS ON APPLICATION

APPLICATION NO : H09/0534/93

SUBJECT :

My comments are as follows... ORIGINALLY STORE. USING PROPERTY 17 HIGH ST. AS ~~WITH~~ FLAT OVER PROPERTY - NO BUILDING REGS/PLANNING PERMISSION.

S.H.D.C. PLANNING DEPT.
17 AUG 1993

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

559. PLANNING APPLICATIONS (Continued)

(Councillor R.C. West requested that his vote for the refusal of the above application be recorded.)

PG H09/0534/93 — Change of use from retail shop to fast food takeaway at 17 High Street, Holbeach.
Mr M Ajaib

RESOLVED: Subject to (a) the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the residential unit which forms part of the premises is not occupied except by the owner, manager or an employee of the proposed business, and (b) to receipt of written confirmation that the access to the rear of the site will be available at all times to serve the proposed development, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation, including any other appropriate conditions.

H22/0608/93 — O.A. — Dwelling on land adjoining 509 Broadgate, Weston Hills.
Mr M Johnson

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

(End of Minutes)

16th AUGUST 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H12/0417/93 Mrs R M A Ward	JB	Refused plus enforcement action as recommended. Advise applicants that DPBCS has been authorised to accept an application based on Env Health advice with 4 kennels on other side of plot, restricted to 16 dogs, excluding puppies, and tied to occupancy of house. Such an application would, however, attract a new planning fee.
H03/0490/93 Charles D Sly	DJR	DPBCS Auth against recommendation subject to legal obligation tying house to land and aggricultural habitation condition.
H09/0534/93 Mr Mohammed Ajaib	DMG	DPBCS Auth subject to legal obligation as recommended and written confirmation that applicant has legal right to use passage to serve whole of building.
H22/0608/93 Mr M Johnson	PJU	Refused as recommended.

17th August 93

Signed _____
Principal Planning Officer

555. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

DG H09/0534/93 — Change of use from retail shop to fast food takeaway at 17 High Street, Holbeach.
Mr M Ajaib

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

(It was reported that a letter of objection, and a letter from the applicant's agents had been received in relation to the above application.)

H18/0576/93 — Residential - two dwellings at plots 128 & 129, Falklands Road, Sutton Bridge.
Regalbourne Ltd

(To enable the Director of Planning and Building Control Services to investigate the possibility of enforcement action being taken for the removal of the bus shelter from within the visibility splay at the junction of Falklands Road and Bridge Road as without its removal the junction is not safe for existing traffic nor any additional traffic which would be generated by this development.)

(Councillor M.S.L. Rollinson left the meeting during consideration of the above application.)

H22/0608/93 O.A. — Dwelling on land adjoining 509 Broadgate, Weston Hills.
Mr M Johnson

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

(d) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant		Proposal
H16/0215/92 Spalding Rectory Feoffees & Broadgate Builders (Spalding) Ltd	O.A.	Residential development including means of access (and position of distributor road) at Bourne Road (A151)/Horseshoe Road, Spalding.

(It was also agreed that the Director of Planning and Building Control Services discuss with the applicants the possibility of retaining the existing pillboxes on the site.)

(Councillors B.A. Paul, J.R. Pearl and M.S.L. Rollinson entered the meeting during consideration of the above application.)

H18/0008/93 — Two semi-detached houses with single garages including details of siting and means of access at Chalk Lane, Sutton Bridge.
Secretary of State for Defence

(Subject to satisfactory negotiations with the applicant regarding the resiting of the existing footpath on the site.)

(It was also agreed that the trees on the site be made the subject of a Tree Preservation Order, if considered appropriate.)

37	H09/0534/93 Mr Mohammed Ajaib	DMG	Deferred for site visit. Require Transparancy plan showing where double yellow lines are. Add condition ref advert rights.
40	H01/0542/93 Mr & Mrs C Russell	DJR	Refused as recommended.
42	H16/0563/93 Tanglewood Group	PJU	Grant as recommended.
44	H08/0565/93 H08/0566/93 H08/0567/93 Gosberton Haulage	DJR	Refused as recommended.
48	H14/0572/93 Mr & Mrs M Woolsey	DJR	Refused as recommended.
50	H18/0576/93 Regalbourne Ltd	DMG	Deferred. Check conditional alignments of original permission with Highways, search out facts and liaise with Admin Dept as to whether we can enforce the visibility condition.
52	H08/0578/93 Mrs E Garner	DJR	DPBCS Auth as recommended.
54	H07/0583/93 Mr & Mrs Passfield	DMG	DPBCS Auth subject to sect 106 agreement as recommended. Amendment required to condition 1 - wait for minutes.
56	H09/0598/93 Kings Quality Homes	JB	Grant as reccmmended. All residents to be notified with copy of decision notice - ACP to arrange.
58	H22/0608/93 Mr N Johnson	PJU	Deferred for site visit.
60	H08/0611/93 Mr G P Meads	PJU	Refused as recommended.
62	H16/0623/93 H16/0624/93	DJR	No objections as recommended.

06 Aug 93

Signed: .....
N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H09/0534/93 DATE RECEIVED: 09-JUN-93

TYPE: Full

DESCRIPTION: Change of use from retail shop to fast food takeaway

LOCATION: 17 High Street, Holbeach

APPLICANT: Mr Mohammed Ajaib AGENT: Messrs Hix & Son

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 AUG 1993

REASON FOR COMMITTEE CONSIDERATION

Objections received.

RECOMMENDATION

A. The site be inspected by the Plans Sub-Committee.

B. That subject to the views of the Sub-Committee, the Director of Planning and Building Control Services be authorised to grant permission subject to:-

(a) The applicant:-
(i) Raising no objections to reduced opening hours; namely 5.00 p.m. to Midnight Monday to Saturday (inclusive) and 5.00 p.m. to 11.30 p.m. on Sunday and Bank Holidays.
(ii) Confirming that there is a right of way through the side passage to the rear yard area.
(iii) Entering into a Section 106 planning obligation to ensure that the adjoining flat is occupied purely in conjunction with the take-away.

C. Conditions, including control over the details of any advertisements to be displayed (in the interests of visual amenity).

COMMENTS

1 No objections on policy grounds. Number of existing takeaways within Holbeach not a planning consideration.

2 After discussions with Environmental Services the proposal is considered acceptable on amenity grounds subject to the use of satisfactory fume extraction equipment, restriction of hours of operation beyond that suggested by the applicant (due to proximity of hotel), occupation of the adjoining flat in conjunction with the takeaway and also use of the side passage to dispose of waste. Litter controlled under separate legislation.

3 The County Highways Authority raise no objections. The property is within the town centre area where customer parking is not required and there are other similar takeaways along this street, so it would be difficult to justify a refusal in respect of this particular one. Any illegal parking would be a police matter.

4 I have considered the representations received but consider they are not of sufficient weight as to justify a refusal.

REPRESENTATIONS

Parish Council: Not supported because of parking problems. Close to pedestrian crossing.

Ward Member: If granted main users will be motorists which may well cause traffic problems, particularly since two public houses are in close proximity. Neither has adequate car parking and vehicles are left at kerb side (north). Adjoining "The Bell" is TSB and opposite is Barclays Bank - both have cash points which again mean motorists leaving cars at kerb. Whilst not pertinent to planning, town is well served with takeaways already.

Env. Services: Suggest conditions reducing hours of work, occupation of first floor flat tied to business and details of fume arrestment/extraction. Of the opinion that the availability of the separate rear yard is essential for this type of use.

Public: Objections received from the Chequers Hotel, E A Hanson & Sons (Bakers) and the Central Fish Bar (summarised):-

- Already have 4 fish and chip shops, 3 Chinese, 1 Indian, 1 cafe within Holbeach. Do not need any more since taking business away from existing and therefore endangering their continued existence.
- No parking facilities within premises and only very limited parking is available in High Street. Probability is that customers will use Chequers Hotel car park.
- No parking for residents who might live over the shop.
- Litter problem.
- No rear access to property for delivery of goods, or removal of waste products.
- Not an appropriate development between two residential hotels and also a bakery. Would create air pollution problems.
- Late night hours would create a noise problem, totally unacceptable next to two hotels.

- What provisions will be made for food waste disposal?
- Devalue our property.
- Building currently in dangerous state.

Applicant:

Summarised -
- Opening hours 5.00 pm to 12.00 midnight Monday to Thursday and also Sundays. 5.00 pm to 1.00 am Friday and Saturday.
- Upstairs flat will initially be used as store room and maybe let out in future.
- Specialist fume extraction equipment to be installed.
- Little waste created with a fast food operation.

Holbeach and District Civic Society:

Object for following reasons - summarised:
- Within Holbeach Conservation Area. Only a few doors away from Parish Church.
- Situated in narrowest part of High Street close to pedestrian crossing. People park immediately outside the shop ignoring parking restrictions and causing traffic hazard.
- Takeaway business in Holbeach already well catered for. No necessity for more.

SCHEDULE OF CONDITIONS

1 Details of fume arrestment/extraction shall be submitted to and approved by the Local Planning Authority and any equipment subsequently installed before the use hereby permitted is commenced.
Reason: In the interests of the amenities of the locality.

2 No alterations to the external appearance of the building shall be carried out.
Reason: In the interests of the visual amenities of Holbeach Conservation Area.

3 The premises shall only be used between the hours of 5.00 pm to midnight on Mondays and Saturdays (inclusive) and between 5.00 pm to 11.30 pm on Sundays and Bank Holidays.
Reason: In the interests of the amenities of the locality.

4 Notwithstanding the provision of the Town and Country Planning (Control of Advertisements) Regulations 1992, no advertisements shall be displayed on the premises without formal advertisement consent.
Reason: In the interests of the visual amenities of Holbeach Conservation Area.

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, 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: RHF/6225/SEC Date 4th August 1993 Your Ref:

H09/534/93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 AUG 1993

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Mr. Smith

Application for Change of Use
No. 17 High Street, HOLBEACH

Further to our letter of the 26th July we now enclose herewith for your information a copy of the plan that has been received from Scott Heating and Ventilation Limited showing the detail of the proposed fume extraction equipment at the premises. Should you require any further information please let us know.

Yours sincerely

Encl

A FIMBRA MEMBER

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, 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: RHF/6225/SEC Date 26th July 1993 Your Ref: HO9/0534/93

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

LATE OPS: Offr. Date 28/7
Amount points highlighted

Dear Mr. Smith

Application for Change of Use
No. 17 High Street, HOLBEACH

Further to our Mr. Frisby's telephone discussion with your Mr. Gedney we can now write to confirm :-

1. Opening Hours

   Mr. Ajaib now tells us that he would be happy to adopt 12 midnight as the closing hour for the business on Friday and Saturday nights.

2. Right of Way

   We can confirm, having spoken to the adjoining Owner, that No. 17, High Street does enjoy a pedestrian Right of Way over the passageway to the East of the premises in order to gain access to its rear yard.

3. Use of Upper Floors

   Mr. Ajaib confirms that if he does decide at a later date to let out the residential accommodation above the shop this will only be to persons who are well aware of the Ground Floor use of the premises and such awareness will be confirmed by a clause in the Tenancy Agreement for the accommodation.

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

Yours sincerely

S.H.D.C. PLANNING DEPT.
RECEIVED
28 JUL 1993 DG
Attention of
DPO NEV
DOPO BS
JC ASP
Act on by .....

From NAME Mr. M. Mcdermitt.

ADDRESS

Tel no

Planning Reception

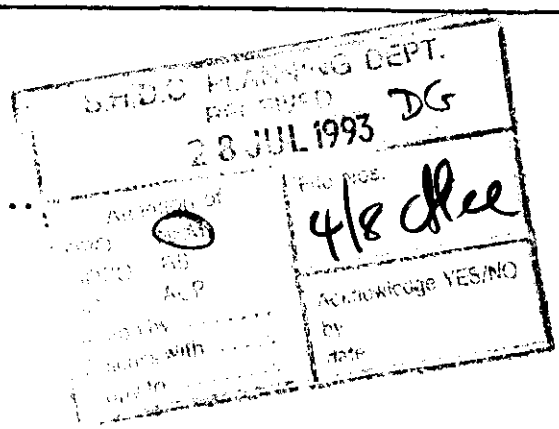
MESSAGES

29/7

ENQUIRIES

SUBJECT :

Please advise me regarding the following...



OBJECTION

COMMENTS ON APPLICATION

APPLICATION NO : HC91C534/93.

SUBJECT : Further Comments to accompany objection letter

My comments are as follows...

(1) No toilet facilities shown

(2) Extraction for kitchen in close proximity to bedroom - consequent smells in bedrooms

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 23.7.93

OUR REF: JC/SS/PC

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

Planning Application H09/0534/93
Indian Take-away, High Street, Holbeach

I write further to the Agent's letter of the 20th instant and would suggest the following conditions:-

1. Hours of use - Mon. - Sat. 5 p.m., - 12 midnight
   Sun, and 5 p.m., - 11.30 p.m.
   Bank Holidays

2. Occupation of first floor flat tied to business.

3. Details of fume arrestment/extraction to be submitted and agreed.

I am of the opinion that the availability of the separate rear yard access is essential for this type of use and would suggest that confirmation be sought prior to any approval.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1993 DG

DPO NRM
SOPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, 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
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28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6225/SEC Date 19th July 1993 Your Ref: DMG/SJS.
HO9/0534/93

B. Smith Esq
The District Planning Officer
The South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUL 1993

Dear Mr. Smith

Application for Change of Use
No. 17 High Street, HOLBEACH
Mr. Mohammed Ajaib

Thank you for your letter of the 1st July and we can now reply as follows :-

1. Mr. Ajaib would like to adopt the following opening hours which he understands are much in line with other establishments of a similar nature already trading in the town :

   Weekdays Monday to Thursday inclusive 5.00pm to 12.00 Midnight

   Friday and Saturday 5.00pm to 1.00am

   Sunday 5.00pm to 12.00 Midnight

2. We enclose a Sketch Plan showing the proposed layout of the premises. There is no rear access to the rear yard but there is a side access between No. 17 High Street and No. 19 High Street next door which is shared by the parties.

3. No.

4. Specialist fume extraction equipment is to be installed by Scott Heating and Ventilation Limited of Ramsey, Nr. Peterborough. It may be possible to route the extracted fumes into the existing chimney stack on the West elevation of the property but, if this is not possible, an unobtrusive additional ventilation shaft will be sited on the back elevation of the main roof of the premises.

5. Mr. Ajaib tells us that there is little waste with a fast food operation. The paper waste is packed and tied for disposal by your Council and the minimal amount of fat waste is collected periodically by Contractors. Whilst awaiting collection this fat waste is bagged and stored in a refrigerator.

Should you require any further details please let us know.

Yours sincerely

Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire
PE12 7LL

D M Godney

DMG/SJS H09/0534/93

RHF/225/SEC

1 July 1993

Dear Sir

Planning Application H09/0543/93 - Change of use from retail shop to fast food take-away - 17 High Street, Holbeach, Spalding

I refer to the above planning application recently submitted by yourselves on behalf of Mr Mohammed Ajaib.

In order to enable the Local Planning Authority to determine the application, the following additional information is required: namely:

1 The proposed opening hours (including Sunday if applicable).

2 Details of the layout of the premises, including rear yard area and access (if applicable).

3 Will the flat above be occupied in conjunction with the fast food take-away?

4 Details of fume extraction equipment.

5 What is the proposed method of waste storage and disposal?

I look forward to your response in respect of the above in the next 10 days, so that I am in a position to proceed with the application.

Yours faithfully

N R Miller
Principal Planning Officer
(Development Control)

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Greasley SHDC

Planning Reference H09/0343/93

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

Fast Food Take Away 17 High St Hebburn

I refer to the objections raised ~~by~~ with particular regard to the parking problems

There are [redacted] yellow lines outside the property therefore any illegal parking is a police matter.

Also there are three similar take-aways on this street therefore I consider it would be difficult to justify the refusal of this one.

Finally the property is within the Town Centre Area where customer parking is not required

Date 5/7/93

Signed [signature]
Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
534/93 - 5 JUL 1993 DG

OBJECTION

E. A. HANSON & SONS

Winners of over 1000 awards

BAKERS & CONFECTIONERS

19 High Street, Holbeach, Lincolnshire PE12 7DU
Telephone: Holbeach (0406) 23201

5/7

Dear Sir/Madam

My name is Mr P.E. Hanson and I am a partner in the bakery next to 17 High Street where I see there is now a planning application, therefore I would just like to point out a few points to you :-

No 1/ There is no daytime Parking up the high Street for the food takeaways customers.

No 2/ Where are the people who live above the shop going to park their own cars?

No 3/ Would there be a lot of litter up the high Street, with people dropping their food cartons?

No 4/ Where are the owners going to put their refuse? We prepare food & cakes in the room opposite 17, High Streets kitchen and the

P.T.O

smell of old food would not go down very well. How will they dispose of it? as they only way in is through the front door as they have no back entrance.

5/ If they are going to produce hot takeaway food on the premises they will need an extraction fan on the wall in our passage opposite our building, which I think is ridiculous, as the smell of hot food blowing out of their fan into our premises, will not go down very well with our customers. People like to come into a bread shop and smell hot bread, they do not expect to smell curry etc!

Yours Sincerely

G E Hobson

H09/534/93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUL 1993 DG

Attached
DPC
CHIO

OBJECTION

Central Fish Bar
67-69 High St.
Holbeach.
Spalding.
PE12 7ED.

5/9/7

22nd June 1993

Dear Sir,

I write in respect of the planning application for 17 High St. Holbeach.

I would like to point out to the Planning Department that in Holbeach we have the following: —

4 Fish & Chip Shops
3 Chinese Take aways / Restaurants
1 Indian " "
1 Cafe.

I really feel we do not need anymore and I object most strongly to this planing application

In the five years I have lived here this number of outlets has grown by two - taking buisness away from those already established buisnesses.

The population has not grown so therefore how can the town support yet another food outlet

Once planing permission has been granted it's as though its a licence

THEY'RE YOUNG AT HEART!

GUESTS at a tea dance in Spalding had two things in common - Spanish holidays and a love of dancing!

A T Mays of Spalding organises the dance at South Holland Centre each June for the people from the district who go on their Young at Heart winter holidays to Spain.

Branch manager Ann Sargeant said the hotels in which the guests stayed usually had facilities for sequence and ballroom dancing.

She said the tea dance - and next year's winter holiday - was a sell-out, with 150 people dancing to Mr Alan Warburton on the organ and enjoying tea and biscuits prepared and served by A T Mays staff.

Boost for surgery

YOUNGSTERS at Boston's Pilgrim Hospital children's ward ended up winners in a competition to raise cash for Gosberton doctors' surgery equipment fund.

They were handed a huge Pink Panther by Mrs M Mitchell who won a contest at the doctors' surgery to guess the weight of the 13lb 5oz toy.

The panther was donated to the surgery by Mr Colin Lyon and raised £47.80 for the equipment fund.

Case withdrawn

A CASE against Jonathan David Coates (18), of Marsh Road, Gedney Dyke, was withdrawn on Tuesday.

At Elloes magistrates, prosecutor Mr Charles Monteith offered no evidence on charges of driving without insurance and failing to produce an insurance certificate.

ıte cooker fire

some small n the noke- igade spokesman said the occupier, a Mrs Busley, had turned on a ring of the cooker instead of the grill. Damage is estimated at £200.

(Section 2 (1)(a)(ii))

NOTICE OF APPLICATION FOR A LICENCE

This is to give notice of an intention to apply to the Secretary of State for Employment for a licence to carry on an Employment Agency which would trade under the name of Boyneside Promotions at 5 Little London, Spalding, Lincs PE11 2UB.

The licence would cover the following types of employment: Performers and Band Promotions, Public Entertainment.

If you wish to object to the grant of a licence you should write to the Department of Employment at: Department of Employment, Employment Agency Licensing Office, 14th Floor, Cumberland House, 200 Broad Street, Birmingham B15 1PQ, within 14 days of this notice. Anyone wishing to object on the grounds of planning or environmental matters should write ALSO to the local planning authority by the same date. Ask at the local council offices for the address to write to.

EVANGELIA, DANAE, BRENNAN
Proprietor
5 Little London, Spalding, Lincs PE11 2UB
18th June, 1993 10h9137

PLANNING APPLICATION

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

The following proposals involve, or affect 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.

H06/0400/93 Mrs E. Bailey
Demolition of garden wall and rebuilding of same in part to facilitate provision of an approved access
Rear: Whiteacres Gedney
DG Spalding, Lincs
(Amended description) LB DEMOLITION

H09/0534/93 Mr Mohammed Ajaib
Change of use from retail shop to fast food takeaway
17 High Street, Holbeach, Spalding, Lincs. FULL

H16/0445/93 Patterson Properties
Residential development of 15 dwellings and garages
Off Haverfield Road, Spalding, Lincs. FULL

H16/0501/93 Shop & Store Developments Ltd
Demolition and rebuild single retail unit
5 Hall Place, Spalding FULL

H16/0502/93 Shop & Store Developments Ltd
Demolition of existing shop
5 Hall Place, Spalding
CONS AREA CONSENT

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. Smith
Director of Planning and Building Control Services

June 22nd, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

10h9088 ©WVN

Whaplode, Spalding
Tel: 0406 23266 for appointment
8e8237

HORSES, PONIES & RIDING

BAKESTRAW DIY Livery and grazing, from £5 pw. Tel Holbeach 0406 23935, or 0406 23164.

BASTON AND DISTRICT Riding Club, Summer show at Manor Farm Stables, Bourne on Sunday 4th July from 9am. Show jumping, dressage and minimus. Correction NB. Dressage Class 10 is preliminary 9 Test. Enquiries Tel: (0778) 33601.

HORSE/PONY BEDDING
Re-cycled diced/crimped newspapers Dust/moulde spray free Top quality bedding for horses and ponies Economical to use Easy to handle and dispose of (bio-degradeable) Recommended for horses with C O P D Packed in conveniently sized 20kg bags Small or large quantities available all year round Only £2.60 + VAT per bag (collected)
Tel BETTER-DRY BEDDING (Better-back) 0775 680368

OUR 91,000 readers could be your customers, advertise your business in the miscellaneous columns, telephone Zoe on 0775 725484 for friendly, helpful advice.

CARPETS AT LONG SUTTON SELLING NOW — brand new
8 x 12 from £17 12 x 12 from £22 12 x 15 from £28. Also 12 x 18
CAN DELIVER
Tel: 0406 364380
Up to 9 pm
7 days a week
1h9WVN 5545

Quality Hi-Fi Rotel, Mission 170 Speakers, with Cabinet, vgc, £200 ono.
7' 6" white solid Wardrobe fitment, vgc, £100 ono.
Leisure Profile Plus Gas Cooker, unused (white), £550 ono (£755 new).
Phone 0775 768293 after 5 pm
7h8902

RAYBURN SUPREME COOKER/BOILER, heats up to 6 radiators, solid fuel, can be converted to oil. 10 years old. Needs new backboiler, £250
Tel: 0775 680393
7h8902

BOUNCY CASTLES
Why not have a fun castle for your children's party, indoors or out. Sizes from 7' x 7'. For hours of enjoyment telephone
ROLFUN
Pinchbeck Bars
Tel: (0775) 640414 or 0831 817502
3d5000 ©WVN

Riding Hat 7 1/8	£20
Jodhpurs	£20
28" Riding Boots, size 6	£8
Wax Jacket	£20
Black Suede Knee-High Boots, size 6	£15

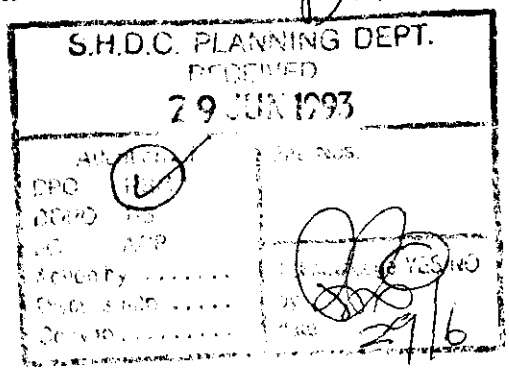
Tel: 0733 310338 ext 20 (work), 0775 710261 (home) 7h8902

LGP 22.6.93.

The Holbeach and District Civic Society

-Registered with the Civic Trust-
OLD WHITE HOUSE
HOLBEACH HURN
SPALDING
LINCOLNSHIRE PE12 8JP
HOLBEACH (0406) 22319

OBJECTION



25 June 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Dear Sir

Planning Application ref H09/0534/93

The Society wishes to object to the granting of Planning Permission for the change of use of the retail shop at 17 High Street, Holbeach to a fast food takeaway.

The address is in the middle of the Holbeach conservation area, only a few doors away from the most important building in Holbeach, the parish church. It is also situated in the narrowest part of the High Street, close to a pedestrian crossing.

Despite the fact that there are parking restrictions in that area indicated by a continuous double yellow line, experience at other locations in the High Street where there are takeaways suggests that customers park immediately outside the shop, ignoring the restrictions. This would be a blight on the conservation area, and additionally a traffic hazard. In addition, the proximity to the pedestrian crossing could cause a hazard with illegally parked cars obscuring vision.

The takeaway business in Holbeach is already well catered for with three Chinese, one Indian and four fish and chip shops. The Society feels that there is no necessity for another one, particularly in the conservation area, and particularly in such a hazardous location.

Yours Faithfully

A J Worth

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 29.6.93

OUR REF: JC/SS/PC

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

Planning Application H09/0534/93
Indian Take-away, High Street, Holbeach

I write further to discussions concerning the above and would suggest that further information be sought concerning the following:-

1. Will residential occupancy be connected to the business?
2. Layout of commercial premises.
3. Method of waste storage and disposal.
4. Proposed hours of use.
5. Details of fume extraction equipment.

pp Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUN 1993
DG

BRIA. 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: H09/0534/93

Applicant: Mr Mohammed Ajaib
27 Bamber Street
Peterborough
Cambs
PE1 2HN

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

Description: Change of use from retail shop to fast food takeaway

Location: 17 High Street Holbeach
Spalding Lincs

Type: FULL

Date received: 09-JUN-93

15-JUN-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 29-JUN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

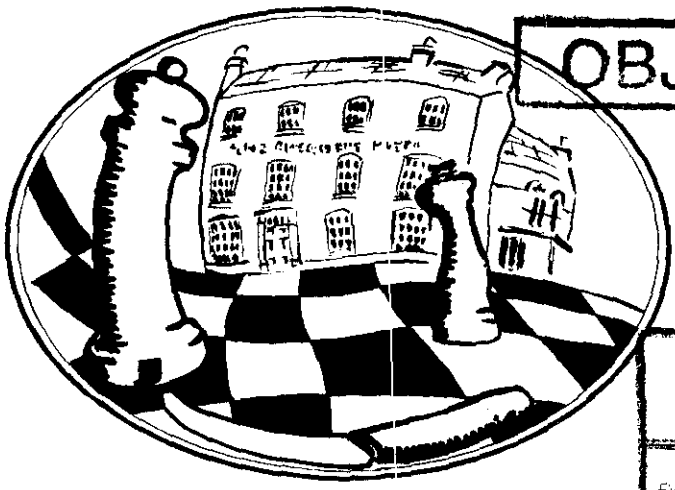
FOR PARISH COUNCIL USE ONLY

Comments:
Not supported because of parking problems, close to pedestrian crossing

Signed: [signature]

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1993
Attention of
DPO FCM
DDPO DC
AC AOP
Reply by .....
Discuss with .....
Circulate .....
File Nos.
Acknowledge YES/NO
by
date

OBJECTION



DG

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUN 1993

Attention of
DPO NBM
DDPO
JS ACP
Acknowledged
Distribution
Copy to

File Nos.

25/6

THE CHEQUERS HOTEL

24 June 1993

Planning Officer
South Holland District Council
Spalding

Dear Sir,

Planning Application no H09/0534/93

Regarding the above planning application concerning 17 High St, Holbeach, for a fast food take-away, the following are our objections to the application:

1. There are no parking facilities with the premises and only very limited parking is available in the High Street. The probability is that customers would use our car park with which we already experience difficulties from non-patrons.

2. There is no parking for the residents who might live over the shop.

3. There will be a problem with persons purchasing takeaways consuming them in our drive and the consequent litter problem.

4. There is no rear access to the property for delivery of goods or removal of waste products and we would not allow the creation of one.

5. We do not consider this an appropriate development to be situated beween two residential hotels.

6. It would create an air pollution problem.

7. Late night hours would create a noise problem, totally unacceptable next to two hotels.

8. What provisions will be made for food waste disposal?

15 High Street, Holbeach
Lincs. PE12 7DU
Telephone (0406) 26767
Facsimile (0406) 26765

9. We consider this proposed development would devalue our recently re-opened Hotel in which we have invested more than £600,000 and economic conditions improving will be investing more.

10. We considered buying this building for staff accomodation and to let the ground floor as a retail shop unit, our surveyor advised against this property because of the dangerous state of the building. Which is why we believe Freeman Hardy and Willis closed it so quickly.

MESSRS. M.B. & R.H. MCDERMOTT

c.c. The clerk to the Council
HOLBEACH TOWN COUNCIL

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: H09/0534/93

Applicant: Mr Mohammed Ajaib
27 Bamber Street
Peterborough
Cambs
PE1 2HN

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

Description: Change of use from retail shop to fast food takeaway

Location: 17 High Street Holbeach
Spalding Lincs

Type: FULL

Date received: 09-JUN-93

15-JUN-93

Dear Cllr D S Venni

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 22-JUN-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D S Venni
2 Harwood Avenue
Holbeach
Spalding Lincs
PE12 7HY

S.H.D.C. PLANNING Dept.
RECEIVED
25 JUN 1993
DG

I request that this application be considered by Planning Committee, because IF GRANTED MAIN USERS WILL BE MOTORISTS WHICH MAY WELL CAUSE TRAFFIC PROBLEMS PARTICULARLY AS NEXT DOOR IS 'CHEQUERS' WITH 2 DOORS AWAY (IN THE OTHER DIRECTION TO 'THE BELL'. NEITHER HAS ADEQUATE CAR PARKING AND VEHICLES ARE LEFT AT KERB SIDE (NORTH).
~~Signed~~: ADJOINING THE BELL IS T.S.B AND OPPOSITE IT, IS BARCLAYS - BOTH HAVE CASH POINTS WHICH AGAIN MEAN MOTORISTS LEAVING CARS AT KERB.
WHILST NOT PERTINENT TO PLANNING, TOWN IS WELL SERVED WITH TAKE AWAY OUTLETS ALREADY NAMELY 4 FISH-CHIP SHOPS 3 CHINESE AND 1 INDIAN!! D Venni 19/6/93

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: H09/0534/93
Description: Change of use from retail shop to fast food takeaway

Location: 17 High Street
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 13-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

22-JUN-93

SOUTH HOLLAND DISTRICT COUNCIL

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2793
Date received : 09-JUN-93

Received from

Hix & Son

Address

28 Church Street
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

COPY

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, 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: RHF/6225/SEC Date 8th June 1993 Your Ref:

B. Smith Esq
The District Planning Officer
The South Holland District Council
Priory Road
SPALDING
Lincolnshire, PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT.
09 JUN 1993
REF 0534/93

Dear Mr. Smith

Application for Change of Use
No. 17 High Street, HOLBEACH
Mr. Mohammed Ajaib

Further to our Mr. Frisby's telephone discussion with your office earlier today we now enclose herewith the application forms and plans duly completed on behalf of our above client together with a cheque value

ONE HUNDRED AND TWENTY POUNDS (£120)

in respect of the Planning Fee.

The proposed hours of opening are of considerable importance to our client and we should be grateful if you could give us some indication, if the Change of Use was to be approved, as to the likely hours of operation that your Council would expect to see in this Town Centre position.

There are, as you know, two (2) Take-Away Chinese Restaurants in the High Street but at present there is not Indian Fast Food Take-Away enterprise.

We look forward to hearing from you.

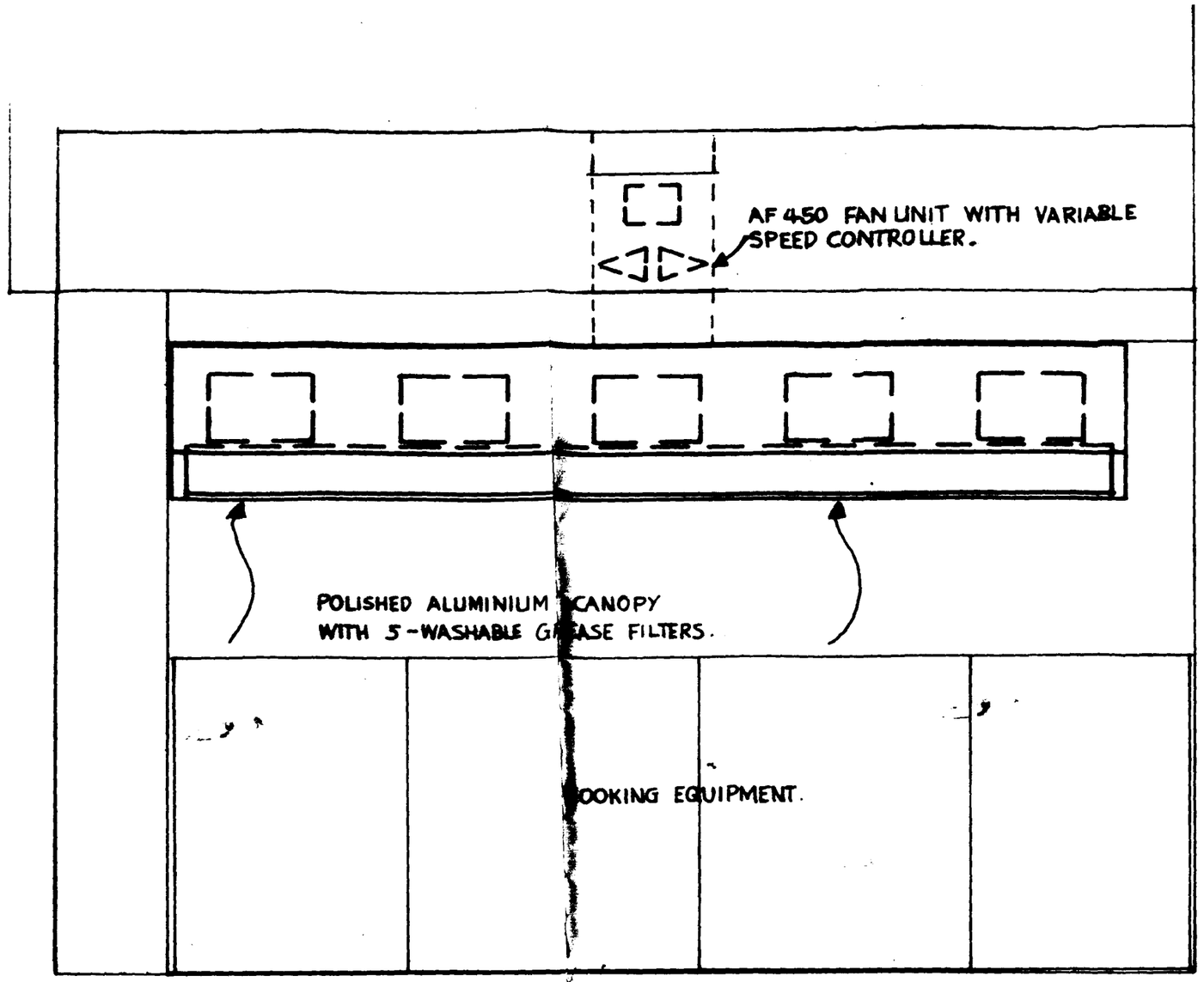
Yours sincerely

to sell food, so enabling another person to set up in business of the first business fails.

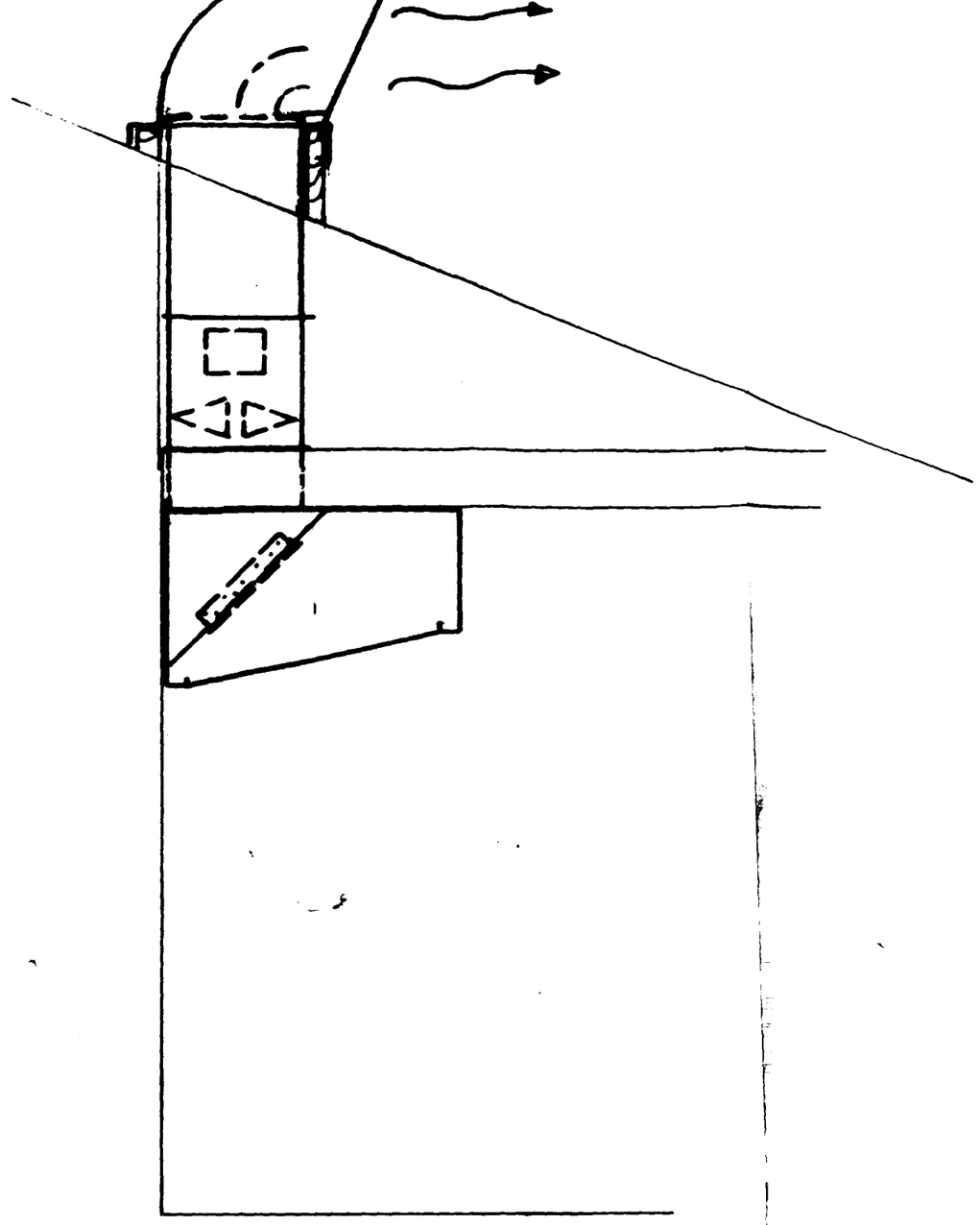
I ask the council to think very carefully before passing planning for this new food outlet because it is really endangering the existing businesses. We need different businesses - variety is what is called for.

Yours faithfully

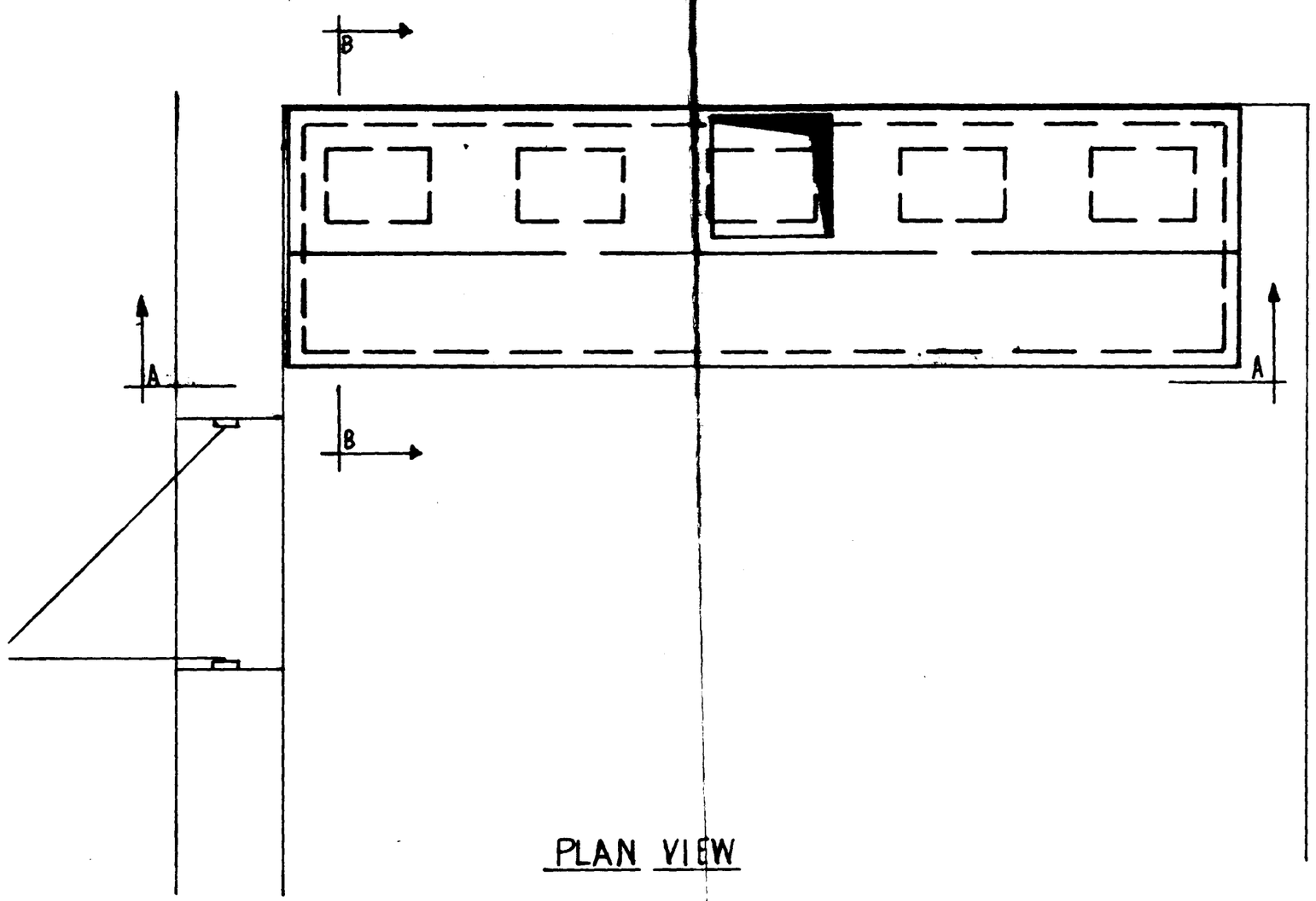
P. Rose.



FRONT ELEVATION 'AA'.



ELEVATION 'BB'.



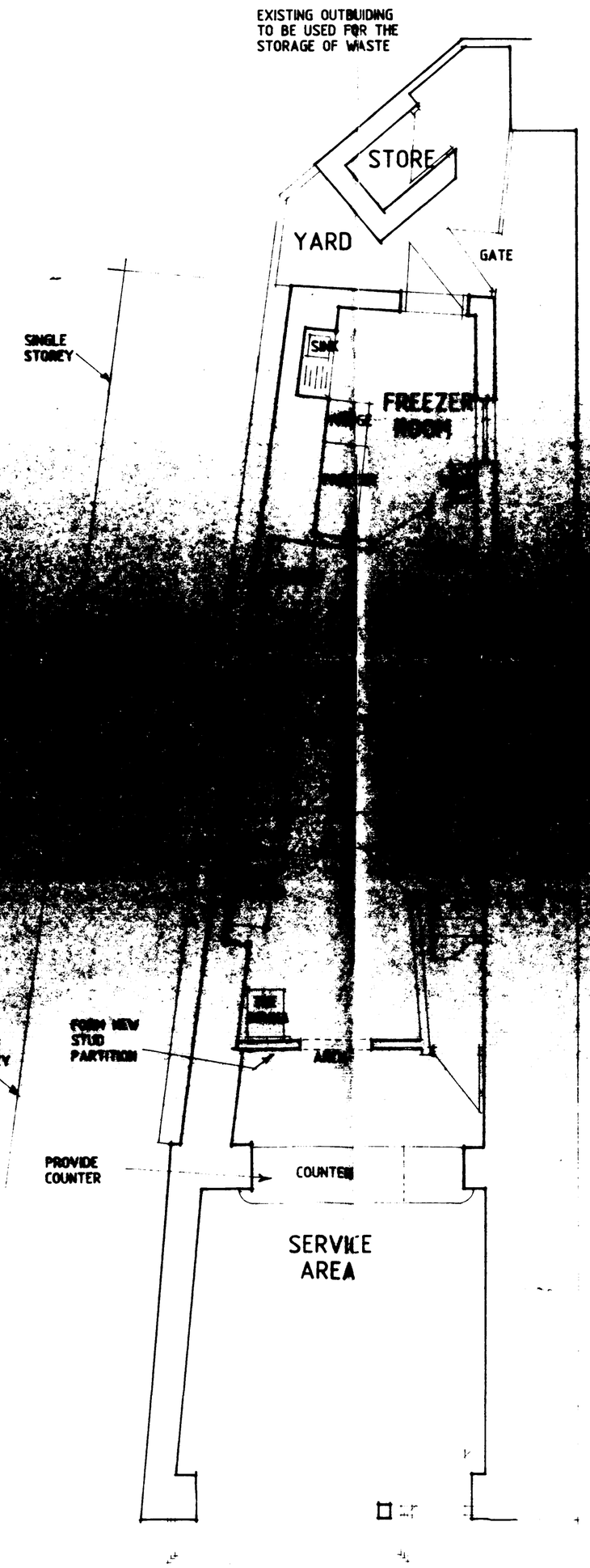
PLAN VIEW

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 AUG 1993
File Nos.
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

MR AJAIB.
27 BAMBER ST, PETERBOROUGH.

KITCHEN CANOPY & EXTRACTION SYSTEM FOR 17 HIGH STREET, HOLBEACH.

SCALE 1:20	2·8·93
DRG NO D1/2956 A	



GROUND FLOOR
LAYOUT

PROPOSED CHANGE OF USE OF
17 HIGH STREET, HORNCHURCH

FOR

MR. MOHAMMED AJAIB

SOUTHEND D.C.
PLAN DEPT
20 JUL 93
REF 93463

1:50 771720/1

JULY-93 B.GILHAM

Architectural, Planning &
Building Design
Consultants