

Chartered Town Planners
Chartered Landscape Architects

Your ref: H09-0640-15
Our ref: 1183-1 LMS MAG

22 July 2015

SHDC
Planning & Development

23 JUL 2015

Ref:

rdc

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For the attention of Mr D Gedney

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

**SOUTH LINCS VET GROUP
CHANGE OF USE OF FORMER BANK (A2) TO VETERINARY CENTRE
(D1), 20 WEST END, HOLBEACH, LINCOLNSHIRE, PE12 7YY.**

Further to the submission of the above application, we now write to set out the details of the proposal.

The South Lincs Vet Group has the main centre at Sutterton near Boston and is now planning to open new premises in Holbeach where animals will be treated but not boarded overnight.

The former Nat West premises is an existing non-retail use in the town centre and has been vacant for some time. It is proposed to undertake internal alterations only to facilitate the new use and to erect some new signage, which will be the subject of a separate application. The internal alterations will result in the formation of an operations area, preparation room, two consulting rooms, a reception, dispensary, store room and ancillary staff accommodation.

A maximum of 6 members of staff will work from the site comprising 2 Veterinary Surgeons, 2 nurses and 1-2 reception staff. The hours of use are expected to be 08:15 to 18:30 Monday to Friday inclusive and 08:30 to 12:00 on Saturday.

The use will provide animal care including operations with any animals requiring overnight care kept at the main premises at Sutterton where staff reside on site to provide round the clock care.

To the rear of the site with access off West End, there is a 15-18 space car park under the control of the applicant which is more than adequate to cater for the anticipated number of visitors. The application site is unusual for a town centre in having its own dedicated car park.

The proposal represents an appropriate re-use of this vacant town centre building with no detrimental impact on other town centre uses or users.



INVESTORS
IN PEOPLE



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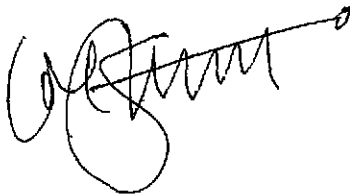
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Planning Manager, South Holland District Council
For the attention of Mr D Gedney

Our client is very keen to progress the purchase of the site and move to Holbeach and, therefore, we should be very grateful if the application could be processed as quickly as possible.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lewis Smith', with a long horizontal stroke extending to the right.

Lewis Smith MRTPI