SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1087/92 Received:15-OCT-92 Type:FULL

Name: A & S Windows
34 Fleet Street
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use for manufacture of UPVC windows and doors, etc
Location : 34 Fleet 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 No alterations to the external appearance of the building shall be carried out.

Reason: No details of such alterations have been submitted for approval by the Local Planning Authority.

3 This permission shall not authorise the use of the premises for the proposal hereby approved except during the hours of 8.30 am to 6.00 pm Mondays to Fridays and 8.30 am to 1.00 pm on Saturdays.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

4 This permission shall not authorise the cutting, sawing or working of timber on the premises.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, no other use within Class B1 of that order shall be carried out.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

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

6 Within 2 months of the date of this permission, the windows of the workshop hereby approved shall be quadruple glazed or triple glazed as shown on the approved drawing received by the Local Planning Authority on the 16 November 1992. Likewise, the window on the eastern elevation at first floor level of the workshop shall be triple glazed. All the glazing required by this condition shall be undertaken to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

7 This permission shall not authorise the storage on open land within the site of any materials, artefacts, or machinery associated with the use hereby approved.

Reason: In the interests of visual amenity and to ensure adequate on site parking facilities.

8 Noise emitted from the site shall not exceed 42 dB expressed as a 5 minute LAeqT as measured on any adjacent residential boundary.

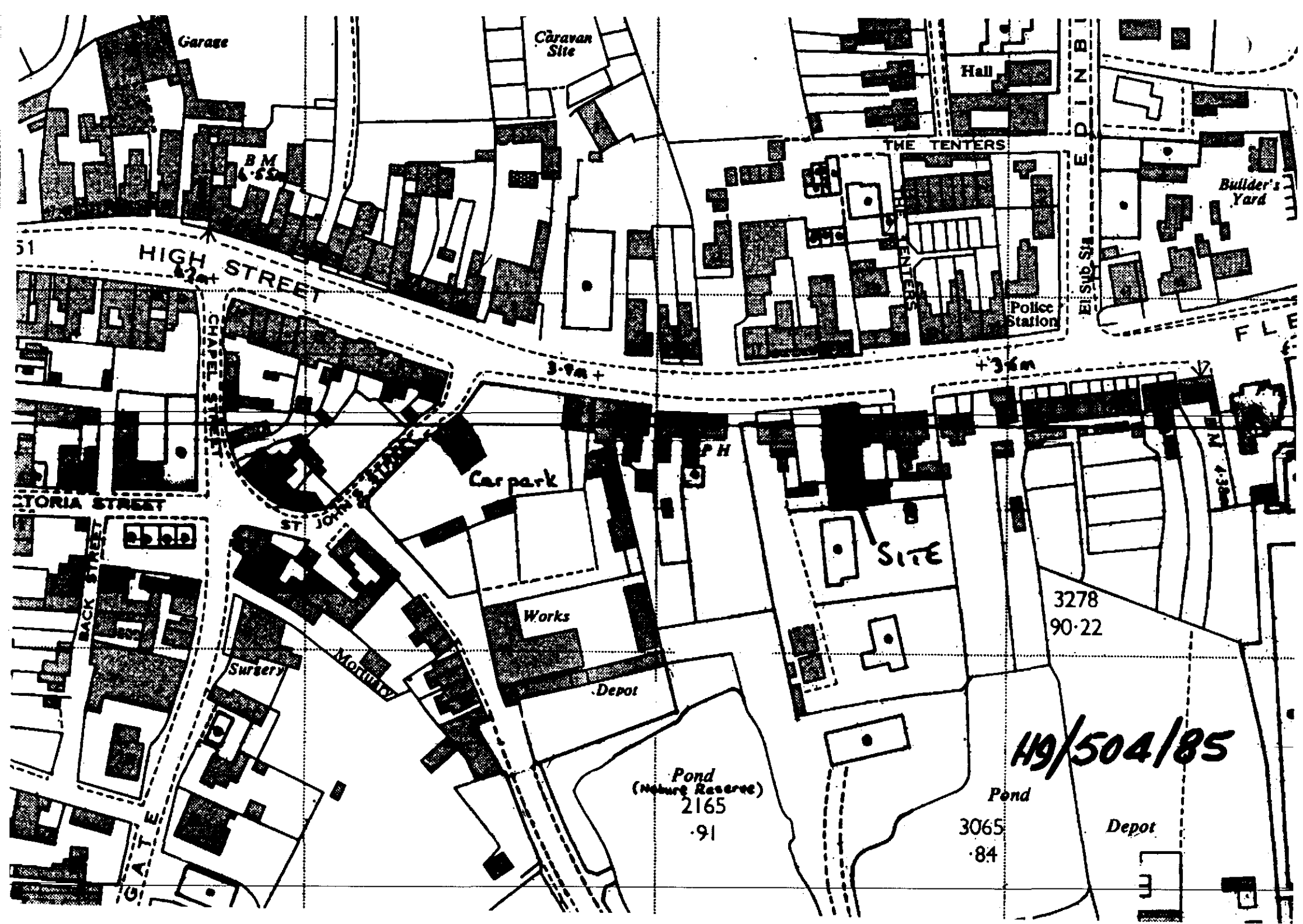
Reason: In the interests of residential amenity.

Director of Planning and Building Control Services
11-DEC-92 H09/1087/92

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)


Garage
Caravan Site
Hall
THE TENTERS
Builder's Yard
HIGH STREET
Police Station
CHAPEL STREET
Car park
PH
Works
Depot
Surgery
Mortuary
BACK STREET
GATE
Site
3278
90·22
Pond
(Hoburg Reserve)
2165
·91
Pond
3065
·84
Depot
119/504/85

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09 | 1087 | 92

Date Registered 15 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A + S. WINDOWS
34 FLEET STREET
HOLBEACH
SPALDING. LINCS.

Tel. No.

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

LOVETH CONLING DESIGN
STATION HOUSE
STATION STREET
HOLBEACH. LINCS
Tel. No. 0406 22126
(Personal contact name) LOVETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

34 FLEET STREET.
SPALDING. LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FOR MANUFACTURE OF UPVC WINDOWS + DOORS ETC.

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.. Date 14/10/92 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 Certificates**

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: AS EXISTING metres
(b) max. length: metres
(c) max. width: metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No: YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.
MOTOR PARTS STORAGE AND WORKSHOP.

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? EXISTING.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of N/A.

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: EXIST.
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	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. Please see agents letter.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick **one** box and complete B if necessary

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

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ⬇

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	1	3	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	all from existing works at Victoria Street Holbeach.		
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.	completion of UPVC windows + doors from pre formed materials using elec pedestal joiner, saw, and small hand tools.		
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	—		
Is the proposal related to an existing use on or near the site?	State Yes or No: NO		
If so, please explain the relationship	—		
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: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	rented accomodation at Victoria Street, Holbeach. which were to small.		
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)	already provided on site.		
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)	1 lorry per week early morning (6.30).		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	already provided to G/F showroom.		

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

26, FLEET ST. HOLBEACH ✓ DONE
TRUDY'S HAIR STUDIO
FLEET ST
HOLBEACH
✓ DONE

Inspected by
Date 17/10/92

Notice posted by
Date 21/10/92

Resident Notices required

Sent 23/10 | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

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

Case Officer JOHN BLACKWELL **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 A801

Receipt Issued

Date first Rec'd 14 OCT 1992

Registration

Reference H09/1087/92

Cross-Ref R

Date 16/10

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 110

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 170

OS No's

Grid ref 536940 324760

Ward

Parish HOLBEACH

Inside IBD Y/ES

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps

S04/89

B Reg Records: 0073869
Already submitted - Ref
Request
Requested

9250. Submission detailes in respect of A + S. Windows 34 Fleet Street. Holbeach.

SOUTH HOLLAND D.C.
PLAN DEPT.
15 OCT 1992
REF 1087/92

PREVIOUS SITE. was located on the corner of Albert St and Victoria Street Holbeach surrounded with domestic properties and which they have outgrown.

No complaints whatsoever were received from the surrounding occupiers in all of the time that they were there.

PRESENT SITE. was purchased for its ideal size parking areas etc i.e it was ready made for their use.

Certainly from 35 years ago it was used as showrooms, offices and workshop. the premises were then sold to Denspares and again used as offices showrooms / storage workshop. As far as we can find no objections

9250

were ever recived from surrounding properties.

The present objection (which we understand has now been withdrawn) was made after a third party, who wanted to purchase the property for the same use as A+S windows, persuaded the lady to object even though A+S windows had not moved into the premises!

They do feel surely done by bearing in mind the previous uses of the building.

WORKING PRACTICE.

The windows + doors etc formed from UPVC are assembled with the use of hand tools and stated tools all of which do not cause noise. The only item which could is a high speed cutter which is located in an area with no openings and is only used for short periods of time!

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: H09/1087/92 Type: FULL

Applicant: A & S Windows Agent: Loweth Cowling Design
Tel: 0406 22126

Description: Change of use for manufacture of UPVC windows and doors, etc

Location: 34 Fleet Street
Holbeach
Spalding
Lincs

Valid date:	15-OCT-92	Terminal date:	10-DEC-92
Target dates:		Target Committee:	08-DEC-92
To case officer	22-OCT-92	Report deadline:	24-NOV-92
Inspected by	25-OCT-92		
Extra contacts	29-OCT-92	Case Officer:	
Report if not clear by	19-NOV-92	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	21-OCT-92	04-NOV-92
Cllr N I Capes 0406 23830	21-OCT-92	04-NOV-92
Cllr T G M Tyler 0406 22285	21-OCT-92	04-NOV-92
Cllr D S Venni	21-OCT-92	04-NOV-92
Owner/Occupier 26 Fleet Street	19-NOV-92	10-DEC-92
Owner/Occupier 36 Fleet Street	19-NOV-92	10-DEC-92
Trudys Hair Studio, Fleet Street	19-NOV-92	10-DEC-92
Site/Press Advert MIN	27-OCT-92	17-NOV-92

L.C.C - No objection JC CB

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/1087/92 Received:15-OCT-92 Type:FULL

Name: A & S Windows
34 Fleet Street
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use for manufacture of UPVC windows and doors, etc
Location : 34 Fleet Street Holbeach
Spalding Lincs

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

Reason: No details of such alterations have been submitted for approval by the Local Planning Authority.

3 This permission shall not authorise the use of the premises for the proposal hereby approved except during the hours of 8.30 am to 6.00 pm Mondays to Fridays and 8.30 am to 1.00 pm on Saturdays.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

4 This permission shall not authorise the cutting, sawing or working of timber on the premises.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, no other use within Class B1 of that order shall be carried out.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

6 Within 2 months of the date of this permission, the windows of the workshop hereby approved shall be quadruple glazed or triple glazed as shown on the approved drawing received by the Local Planning Authority on the 16 November 1992. Likewise, the window on the eastern elevation at first floor level of the workshop shall be triple glazed. All the glazing required by this condition shall be undertaken to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring residential and commercial properties.

7 This permission shall not authorise the stroage storage on open land within the site of any materials, artefacts, or machinery associated with the use hereby approved.

Reason: In the interests of visual amenity and to ensure adequate on site parking facilities.

8 Noise emitted from the site shall not exceed 42 dB expressed as a 5 minute LAeqT as measured on any adjacent residential boundary.

Reason: In the interests of residential amenity.

Authorised to issue:

09-DEC-92 H09/1087/92 AD.....DC.....

11/12

APPLICATION REFERENCE: H09/1087/92 DATE RECEIVED: 15 10 92

APPLICANT: A & S Windows
34 Fleet Street
Holbeach
Spalding
Lincs

AGENT: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs

TYPE: Full

DESCRIPTION: Change of use for manufacture of UPVC windows and doors, etc.

LOCATION: 34 Fleet Street, Holbeach

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

Parish Council: Supported.

County Highways: No objections.

Director of Environmental Services: No objection subject to condition regarding noise emission.

National River Authority: No objection subject to standard conditions.

Information From Applicant:

- Business had previously operated from Albert Street with no complaints to operator.
- Application site was purchased for its ideal size, parking area - ready made for proposed use.
- Previous uses of site akin to that now proposed.
- The windows and doors etc are formed from UPVC and will be assembled with the use of hand tools all of which do not cause noise. The only item which does is a high speed cutter which is located in an area with no openings and is only used for short periods of time.
- All of the windows to the workshop area have been double glazed and the outer are insulated.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Circular 10/73 - Planning and Noise.
Circular 1/15 - Planning Conditions.

PREVIOUS DECISIONS
H09/0504/85 - Planning permission for general purpose storage building for motor factor parts.

PLANNING ISSUES

1 Whether the proposed use would give rise to detriment to residential amenity, given the mixed commercial/residential character of the area.

2 The property, which is currently occupied by the applicant and in use for the purpose proposed, has a history of commercial usage for the sale and storage of motor vehicle parts, although no planning permission exists for such use. The planning permission referred to above was for the erection of an additional storage facility on the site, the property being then described as motors factors store/retail shop and office. It is understood the applicant has only recently acquired the property. The business is operating from the showroom at the front (facing Fleet Street) and from what was originally storage space to the rear, at ground floor level. The first floor is currently unused, except for a small amount of storage, although it is intended to use it for office space and storage at some later date.

3 The ground floor area to the rear, behind the showroom is fully equipped for the production of UPVC windows and doors with saws, cutters, a router and a groover and welders. There is also a compressor which is at present housed within the building but which eventually will be stationed outside and insulated to the Director of Environmental Services, standards.

4 With regard to noise insulation, the production area has six windows, 3 of which have already been double glazed and will be quadruple glazed. The remainder would be triple glazed. The stairs to the first floor would be sealed off to assist in noise attenuation. The saw - which of all the machinery installed emits the most noise - is housed in an area bounded by solid walling with no windows. As an appropriate safeguard with regard to noise, the window in the proposed first floor storage area would be triple glazed.

5 Immediately to the east of the site lies residential property whilst to the west, beyond a vehicular access, lies a hairdressing salon. To the rear (south) of the site lies residential property.

CONCLUSIONS

1 The premises have been inspected by the Director of Environmental Services Officers and readings taken of noise levels whilst the machinery on site was in operation. Those noise levels were deemed to be satisfactory.

2 From the planning viewpoint, it is considered the proposed use is satisfactory. Given the extent of existing and proposed noise attenuation measures, there is unlikely to be disturbance to the amenities of neighbouring property, whether commercial or residential. The quadruple glazing, in fact, would be provided on the elevation which directly faces or abuts the adjoining residential property.

3 There are parking facilities on site which are adequate for the proposed use in this location.

RECOMMENDATION - Grant Permission.

1 TL1

1 SC10 - (Change of use only).

2 SC9 This permission shall not authorise the use of the premises for

the proposal hereby approved except during the hours of 8.30 am to 6.00 pm Mondays to Fridays and 8.30 am to 1.00 pm on Saturdays.

3 This permission shall not authorise the cutting, sawing or working of timber on the premises.

4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, no other use within Class B1 of that order shall be carried out.

5 Within 2 months of the date of this permission, the windows of the workshop hereby approved shall be quadruple glazed or triple glazed as shown on the approved drawing received by the Local Planning Authority on 16 November 1992. Likewise, the window on the eastern elevation at first floor level of the workshop shall be triple glazed. All the glazing required by this condition shall be undertaken to the satisfaction of the Local Planning Authority.

6 This permission shall not authorise the storage on open land within the site of any materials, artefacts, or machinery associated with the use hereby approved.

7 Noise emitted from the site shall not exceed 42dB expressed as a 5 minute LAeqT as measured on any adjacent residential boundary.

Reasons

1 Standard.

2-5 In the interests of the amenities of neighbouring residential and commercial properties.

6 In the interests of visual amenity and to ensure adequate on site parking facilities.

7 In the interests of residential amenity.

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

LATE OBS: Offr. MM Date. 26/11
Salient points highlighted ✓

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920116

Your ref H09/1087/92

23-NOV-92

Dear Sir,

Proposal : CHANGE OF USE FOR MANUFACTURE OF UPVC WINDOWS AND DOORS
Location : 34 FLEET STREET, HOLBEACH
Applicant: A & S WINDOWS

With regard to the above-mentioned Application, I would inform you that Anglian Water has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.

Yours faithfully,

Les Outram
Principal Engineer
Development Services

S.H.D.C. PLANNING DEPT.
RECEIVED
25 NOV 1992
Acknowledged
DPO
Fld Nos.
8/12 Hee

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

16/11/92.

With compliments

F.A.O. J. Blacklock Esq.

Re:- H09/1087/92.

Further to our site meeting today please find enclosed the details you required in respect of H09/1087/92 A+S. Windows 34. Fleet Street Holbeach. Lincs.

Thank you for your help to date.

SOUTH ... D.C.
PLANNING DEPT
16 ...
DEF ...

S.H.D.C. PLANNING DEPT.
17 NOV 1992
Action by ...
Copied to ...

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 19.11.92

OUR REF: JC/SS/PC

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

Planning Application H09/1087/92
UPVC manufacture, Fleet Street, Holbeach

I write further ot the site inspection of the 16th instant and would suggest that the following additional condition would be appropriate:-

Noise emitted from the site shall not exceed 42dB expressed as a 5 minute LAeqT as measured on any adjacent residential boundary.

I trust this information is of assistance to you.

pDirector of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
20 NOV 1992
Action
DPO
PDPO
JC
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
by
date

RE NOTIFY

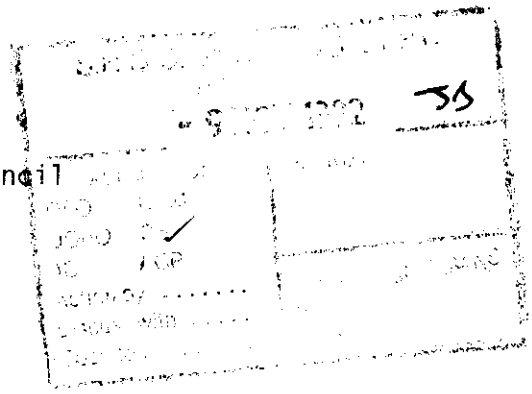
No 26
No 36
} FLEET ST HOLBORN

OWNER/OCCUPIER
TRUDYS HAIR STUDIO
FLEET ST
HOLBORN

✓ DONE. SENT 19/11/92

DNB

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



NRA

National Rivers Authority
Anglian Region

5th November 1992

Our Ref: GT/92/1/SH/0289

Dear Sirs

PLANNING APPLICATION NO. H09/1087/92
FOR PROPOSED CHANGE OF USE TO MANUFACTURE OF UPVC WINDOW AND DOOR PRODUCTS ETC AT 34 FLEET STREET, HOLBEACH FOR A & S WINDOWS

With regard to the above-mentioned application received on 23rd October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

All foul sewage and trade effluent (including vehicle wash water) shall be discharged to the main foul sewer.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

DS

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

To,

COWLING
LOWETH ~~[illegible]~~ DESIGN
STATION HOUSE
STATION ST
HOLBEACH
LINCS

My ref:—
H09/L087/92

DEAR SIR,

Re: CHANGE OF USE FOR MANUFACTURE OF UPVC WINDOWS AND DOORS —— 34 FLEET ST HOLBEACH.

I REFER TO YOUR APPLICATION IN RESPECT OF THE ABOVE AND WOULD BE OBLIGED IF YOU WOULD KINDLY PROVIDE THE FOLLOWING INFORMATION :—

(A)

Caravan residing to rear.
No Timber working
Double glazing in window openings to 34
Hours of Work
Mon to Friday
8.30 — 6.00
Sat ..
8.30 — 1.00
No Sunday

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 29.10.92

OUR REF: JC/SS/PC

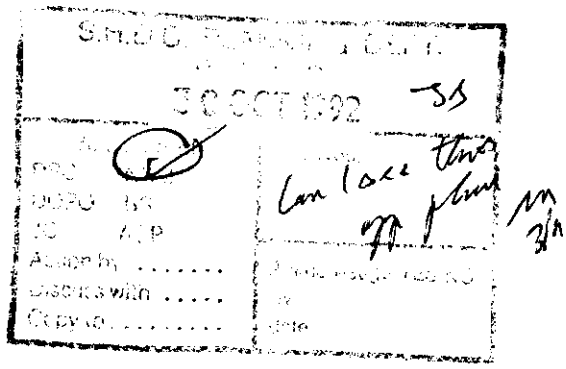
TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H09/1087/92
34 Fleet Street, Holbeach

This is a particularly sensitive site abutting residential properties which in principle is, therefore, unsuitable for use as a manufacturing workshop.

Notwithstanding this I understand from the applicant that the history of the site has included similar uses and in the circumstances I would, therefore, suggest that you confirm the following information.

Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 29·10·92

OUR REF: JC/SS

TO: DISTRICT PLANNING OFFICER YOUR REF: H09/1087/92

Re: Proposal Showroom/workshop 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

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: H09/1087/92

Applicant: A & S Windows
34 Fleet Street
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use for manufacture of UPVC windows and doors, etc

Location: 34 Fleet Street Holbeach
Spalding Lincs

Type: FULL

Date received: 15-OCT-92

21-OCT-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 05-NOV-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

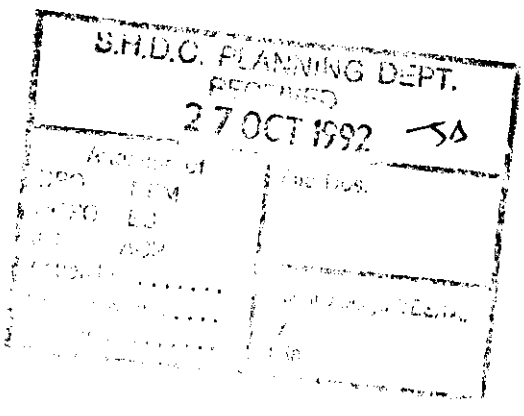
FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

M P Jarvis



LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SOUTH ... DISTRICT COUNCIL
15 OCT 1992
REF 1087/92

SHDC.
Plang Dept.
Priory Road.
Spalding. Lincs. 14th Oct 92.

F.A.O K. Woods Esq.

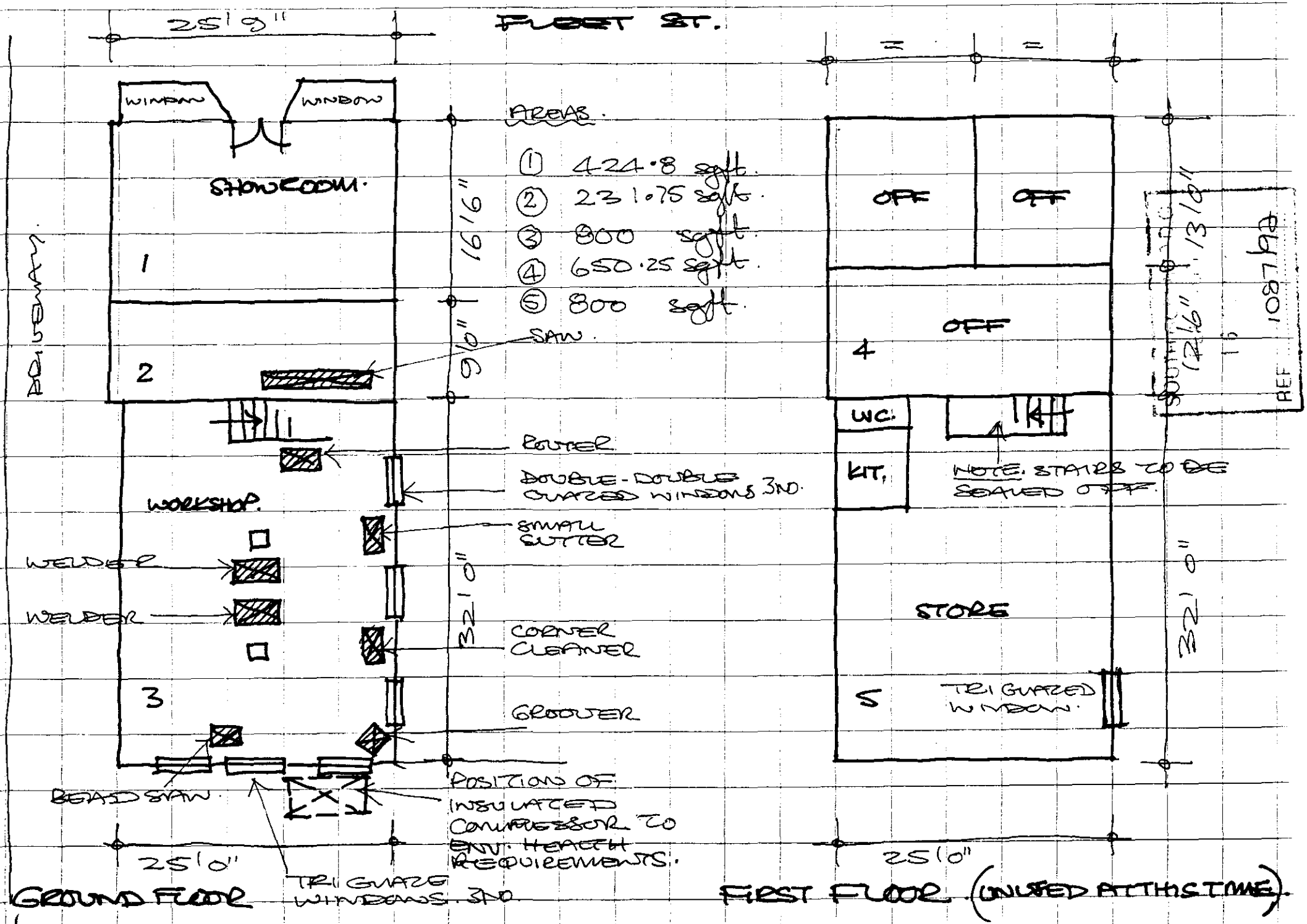
Dear Sir.

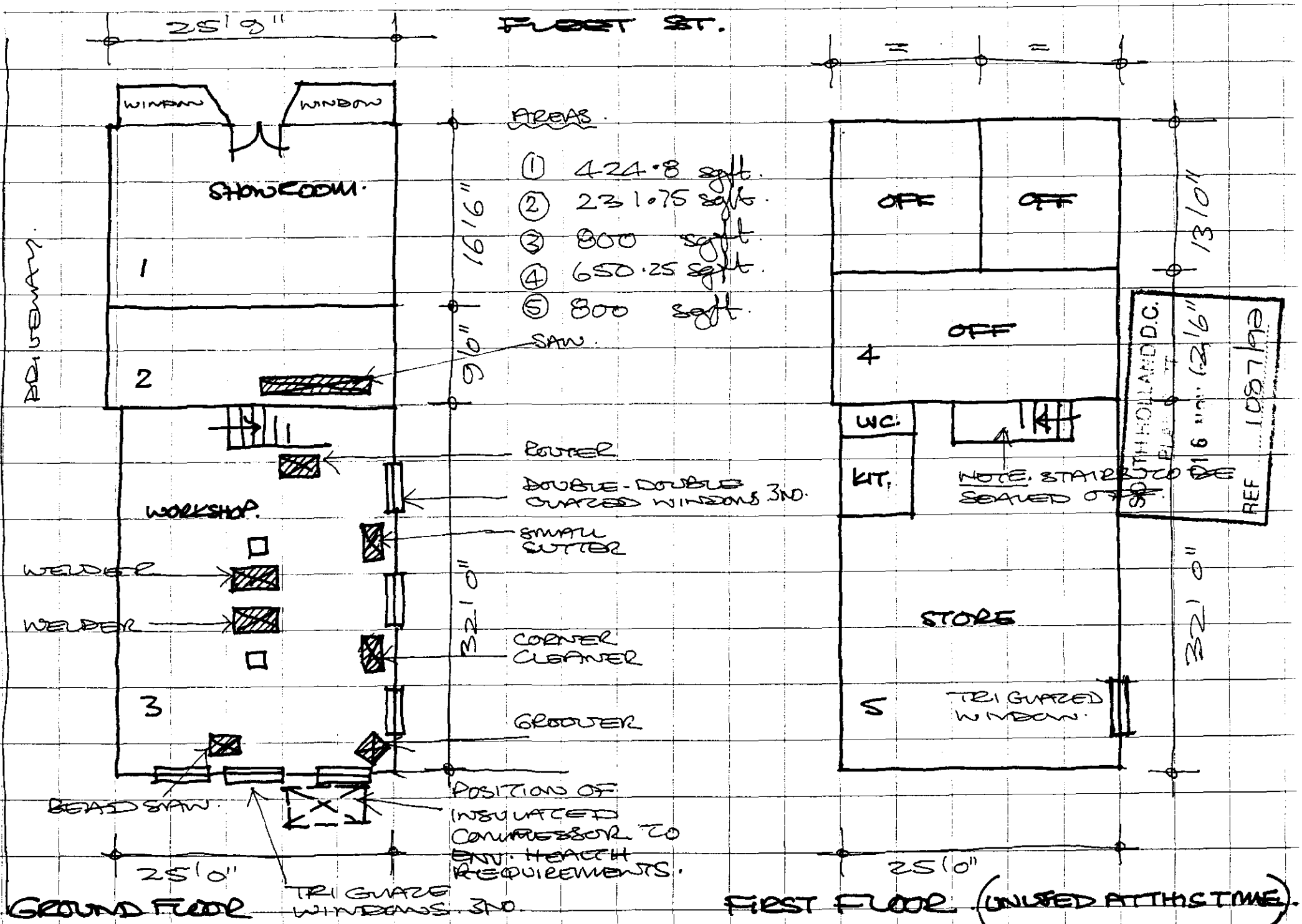
Re:- 34 Fleet St. Holbeach.
E09/2439/92.

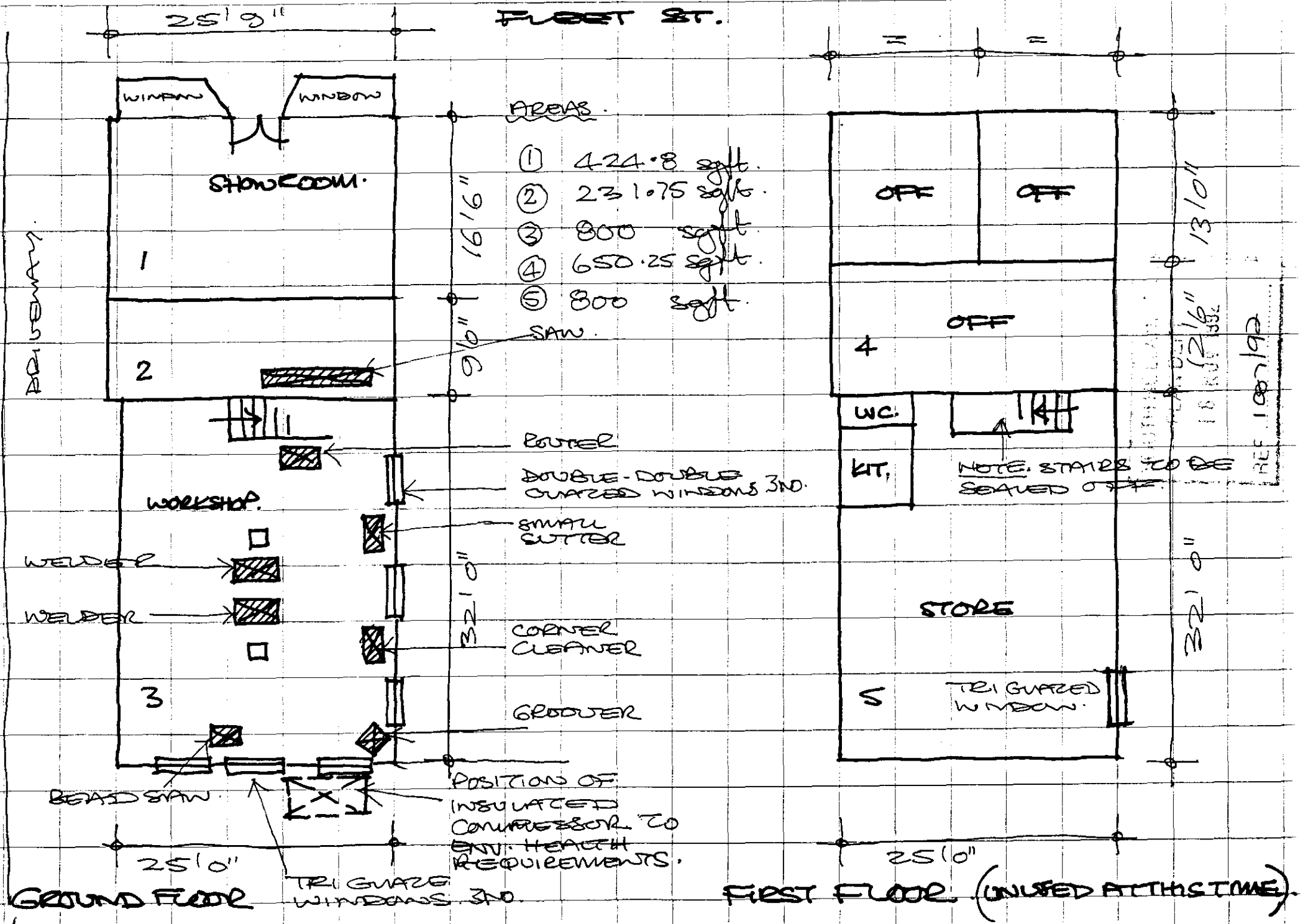
Further to our telcon today re the above change of use. Please find enclosed documentation as requested.

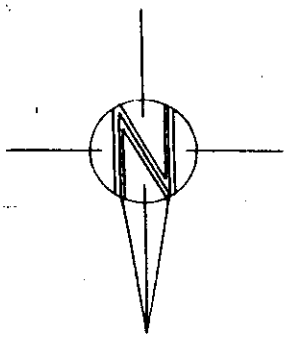
We trust that you will do all you can to ensure a speedy and successful conclusion to this very sorry story.

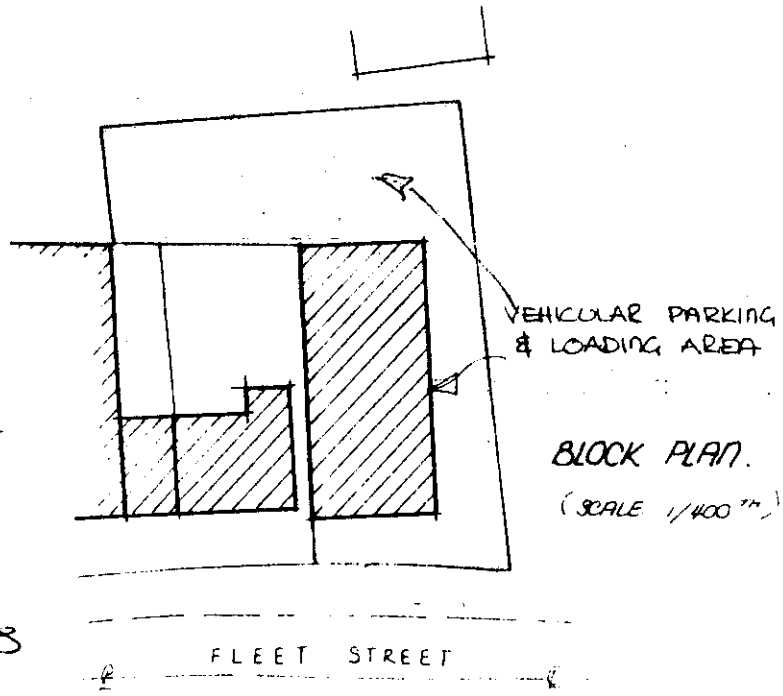
Yours faithfully


FLEET ST.
25'9"
WINDOW
WINDOW
SHOWROOM.
1
2
WORKSHOP.
3
ALLEYWAY.
16'6"
9'10"
32'10"
AREAS.
① 424.8 sqft.
② 231.75 sqft.
③ 800 sqft.
④ 650.25 sqft.
⑤ 800 sqft.
SAW.
ROUTER
DOUBLE-DOUBLE GLAZED WINDOWS 3NO.
SMALL CUTTER
WELDER
WELDER
CORNER CLEANER
GROOVER
BEAD SAW.
POSITIONS OF INSULATED COMPRESSOR TO ENV. HEALTH REQUIREMENTS.
TRI GLAZED WINDOWS. 3NO.
25'0"
GROUND FLOOR
OFF
OFF
OFF
4
WC.
KIT.
NOTE: STAIRS TO BE SEALED OFF.
STORE
5
TRI GLAZED WINDOW.
32'0"
SOUTH (12½" : 1'0")
13'0"
REF 108794
25'0"
FIRST FLOOR (UNUSED AT THIS TIME).


FLEET ST.
25'9"
WINDOW
WINDOW
SHOWROOM.
1
2
3
ROADWAY
16'6"
9'10"
32'10"
SAW.
ROUTER
DOUBLE-DOUBLE GLAZED WINDOWS 3ND.
SMALL CUTTER
CORNER CLEANER
GROOVER
WORKSHOP.
WELDER
WELDER
BEAD SAW.
TRI GLAZED WINDOWS 3ND.
POSITION OF INSULATED COMPRESSOR TO ENV. HEALTH REQUIREMENTS.
25'0"
AREAS.
① 424.8 sqft.
② 231.75 sqft.
③ 800 sqft.
④ 650.25 sqft.
⑤ 800 sqft.
GROUND FLOOR
OFF
OFF
OFF
4
W.C.
KIT.
NOTE. STAIRS TO BE SEALED OFF.
STORE
5
TRI GLAZED WINDOW.
13'10"
32'0"
25'0"
FIRST FLOOR (UNUSED AT THIS TIME).
EXISTING D.C. TOILET BLOCK TO BE REF
9'6" (2.896m)
10'9" (3.277m)


FLEET ST.
25'9"
WINDOW
WINDOW
SHOWROOM.
1
2
3
ARGYLE WAY.
16'6"
9'10"
AREAS.
① 424.8 sqft.
② 231.75 sqft.
③ 800 sqft.
④ 650.25 sqft.
⑤ 800 sqft.
SAW.
ROUTER
DOUBLE-DOUBLE GLAZED WINDOWS 3NO.
WORKSHOP.
SMALL CUTTER
WELDER
WELDER
CORNER CLEANER
GRODUER
BEAD SAW.
POSITION OF INSULATED COMPRESSOR TO ENVI. HEALTH REQUIREMENTS.
TRI GLAZED WINDOWS 3NO.
25'0"
GROUND FLOOR
OFF
OFF
4
OFF
W.C.
KIT.
NOTE. STAIRS TO BE SEALED OFF.
13'10"
32'0"
STORE
5
TRI GLAZED WINDOW.
25'0"
FIRST FLOOR (UNUSED AT THIS TIME).





BLOCK PLAN.
(SCALE 1/400 "A")

SHOWROOM TO FRONT
WITH OFFICES OVER

WORKSHOP TO REAR
GROUND FLOOR
WITH STORAGE
OVER @ FIRST
FLOOR.

ALL REAR WINDOWS
ARE DOUBLE
GLAZED.

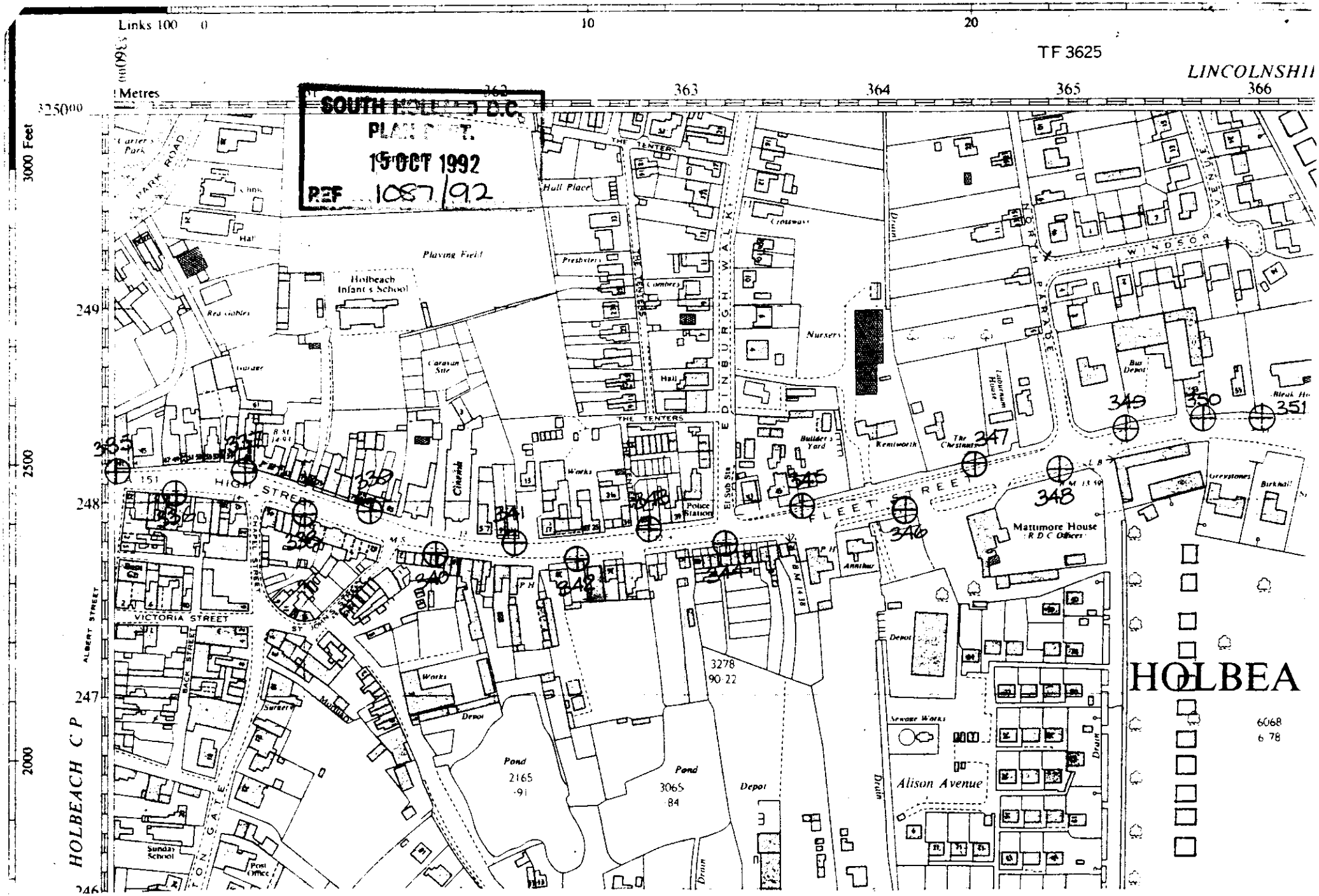
SOUTH [illegible] D.C.
PLANNING DEPT.
15 OCT 1992
1087/92

AN TF 3624 & PLAN TF 3724

PARCEL NUMBERS AND AREAGES

The number and acreage of each parcel of land is shown within the parcel. It is important when identifying a parcel to specify the number(s) of the plan(s) on which it falls

IN PARCELS DIVIDED BY THE SHEET EDGE, THE ACREAGES ARE SHOWN TO SHEET EDGE ONLY.



16/11/92

Meeting with Clerk Council & applicants — Cllr Chapman present

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Agreed :-

(1) pp. was necessary — applicants asked applications to proceed in view of doubt as to exact nature of 'established' use.

(2) Revised plans to be submitted showing breakdown of office, showroom, workshop space. Total figure of sq.m to be provided.

(3) Details to be provided of noise insulation

(4) Conditions agreed :-
   @ no Sunday working.
   @ permission specific to occupation of upvc door & window
   (c) hours of operation
   8.30 - 6.00 weekdays
   8.30 - 1.00 Saturdays

Notify no 36 Fleet St & Family's How studio of delay
