SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Consent

Reference: H09/1135/92 Received:04-NOV-92 Type:CONS AREA CONSENT

Name: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Conversion of existing premises to tyre depot including partial demolition of existing building.
Location : Boston Road Holbeach
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the demolition in accordance with the application submitted subject to the following condition(s):

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Director of Planning and Building Control Services
11-DEC-92 H09/1135/92

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)

H09|1135|92

27 OCT 1992

Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

0406 24343

B. Gilham

Boston Road, Holbeach, Spalding, Lincs

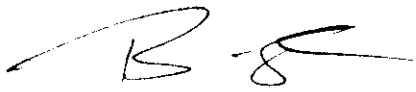
OFFICE COPY

Conversion of existing premises to tyre Depot including partial demolition of existing building.

B.E

26th October 1992

Owner



26.10.92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features
As per Pre Application

Other

Inspected by
Date 11/11/92

Notice posted by
Date 11/11/92

Resident Notices required

Sent | 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 [illegible] **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 27 OCT 1992

Registration

Reference H09/1135/92

Cross-Ref R already requested

Date 28-OCT-92

Validation

TYPE CAC

Earliest permission

Site area

No of dwellings

Floorspace

Description requested coloured plans by telephone 3.11.92. Rec 4.11.92

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee NIL

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 169

OS No's

Grid ref 539545 394730

Ward J

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA Yes
LB —
TPO —

Inside IBD YES

Inside LP area NO

Linked to site

Ref 916

Linked to property

Ref

Planning Records:
Earlier apps

1134/89 NO DEC YET

523/90

394/92

624/88

1409/91

10-99/87

310/86

B Reg Records:
Already submitted - Ref
Request
Requested

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: H09/1135/92 Type: CONS AREA CONSENT

Applicant: Holbeach Tyres Agent: Status Design
Tel: 0406 24343

Description: Conversion of existing premises to tyre depot including partial demolition of existing building.
Location: Boston Road
Holbeach
Spalding

Valid date: 04-NOV-92 Terminal date: 30-DEC-92
Target dates: Target Committee: 08-DEC-92
To case officer 11-NOV-92 Report deadline: 24-NOV-92
Inspected by 14-NOV-92
Extra contacts 18-NOV-92 Case Officer:
Report if not clear by 09-DEC-92 J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	10-NOV-92	24-NOV-92
Cllr N I Capes 0406 23830	10-NOV-92	24-NOV-92
Cllr T G M Tyler 0406 22285	10-NOV-92	24-NOV-92
Cllr D S Venni	10-NOV-92	24-NOV-92
Site/Press Advert CSA	13-NOV-92	04-DEC-92

L.C.C. - See comments on main application JCB 11/11/92

SITE DETAILS

Grid ref: 535840 324930
OS Sheets: 169 Parcel:

APPLICATION REFERENCE: H09/1134/92 DATE RECEIVED: 29 10 92

APPLICANT: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB

TYPE: Full

DESCRIPTION: Conversion of existing premises to tyre depot

LOCATION: Boston Road, Holbeach

APPLICATION REFERENCE: H09/1135/92 DATE RECEIVED: 04 11 92

APPLICANT: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB

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

TYPE: Conservation Area Consent

DESCRIPTION: Conversion of existing premises to tyre depot including partial demolition of existing building

LOCATION: Boston Road, Holbeach

Parish Council: Supported. Considered to be very satisfactory development.

County Highways: No objection subject to conditions.

National Rivers Authority: No objection.

Environmental Services: No objection subject to conditions regarding hours of operation and compliance with noise criteria.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Within Conservation Area.
Section 72 of Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in dealing with applications to pay special regard to the desirability of preserving or enhancing the character or appearances of Conservation Areas.

PREVIOUS DECISIONS

H09/0624/82 - Full - Change of use to storage area and erection of screening timber fence - Permitted.
H09/0310/88 - Outline - 3 storey one and two bedroom flats and associated car parking - Permitted 3 May 1988.
H09/1455/89 - Full - New flats and bedsits (39 units) - Refused.
H09/0523/90 - Full - New flats and bedsits (37 dwellings) - Permitted 13 July 1990.
H09/0384/92 - Full - Tyre, exhaust retail depot - Approved 6 July 1992.

PLANNING ISSUES

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

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

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

4 The proposed development entails:-

A The removal of the greater part of the existing buildings on the site; the creation of a new access point necessitating the removal of a section of walling; and the removal of the existing fence on top of the site frontage wall.

B The construction of a new building attached to the remnant of the existing building providing working bays, waiting room, reception offices, kitchen, staff room and wc. The remnant of the existing building would be used as a tyre store.

C Establishment of a tyre compound in front of the tyre store, screened by existing walling and a new internal close boarded wooden fence.

D Provision of 10 car parking spaces and a turning area, loading and unloading area for a rigid lorry on the forecourt of the buildings.

E Blocking up of the existing access onto the Boston Road.

CONCLUSIONS

1 The area is largely characterised by commercial uses (there is a commercial garage almost opposite the site) and the proposed use is considered, therefore, to be acceptable.

2 The design of the proposed building and the proposed layout of the site are also considered to be acceptable. The proposed building would be of brick construction; the remnant of the existing building would be rendered externally and a side window blocked up. Most of the building would have a pitched roof clad in grey plastic coated profiled steel sheeting. However, the central and focal part of the building would have a pitched roof clad in dark red concrete interlocking roof tiles.

3 The proposed development, therefore, is considered to be a

distinct improvement on the present state of the site and an enhancement to this part of the Conservation Area.

4 The proposed development does not adversely affect neighbouring properties.

5 Nor does the proposed development pose a risk to highway safety: the access is adequate and parking is to the required standard.

RECOMMENDATION -

A Conservation Area Consent be granted.

B Planning permission be granted, on the following conditions -

1 Before the tyre depot hereby approved is brought into operation, the access shall be laid out and constructed to the satisfaction of the Local Planning Authority in accordance with the submitted plans. Likewise, the car parking and vehicle turning, loading and unloading facility shall be laid out and surfaced to the satisfaction of the Local Planning Authority.

2 B9 - (Gate Setback)...2 metres.

3 B20 - (Stopping Up Of Existing Access)...Boston Road.

4 The bricks to be used in the blocking up of the existing access onto the Boston Road shall, as far as possible, be those which have been salvaged from the demolition work necessary to establish the new access hereby approved. Any other bricks which have to be used to effect the blocking up shall match as closely as possible those of the existing wall.

5 No materials/goods, artefacts or machinery (other than private vehicles or vehicles operated by the tyre depot) shall be stored on the forecourt of the premises outside the area delineated on the submitted plans as the tyre compound.

6 No tyres shall be stored in the compound at a height higher than 2.0 metres.

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

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

Reasons

1 In the interests of highway safety and visual amenity.

2 B9.

3 B20.

4 In the interests of visual amenity.

5 In the interests of visual amenity.

6 In the interests of visual amenity.

7 In the interests of the amenities of the locality.

8 In the interests of the amenities of the locality.

'ANTED: Cleaner / omestic help for Spalding ousehold. Good rate of y, 8-10 hours per week exible). References ap- eciated. Tel 761728 venings).

EEKEND Bar Staff, ca- ible bright personality, perienced preferred. Tel se (Long Sutton) 0406 2930.

CV's Typed. Full Professional CV Service available including storage on computer for future amendments. Tel: Spalding 762121, or call at ITEC Personnel Services, 6 New Bond Street Court, Spalding.

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with RSA II typing and knowledge of Wordperfect Word Processing.

Contact: 10a6074 ©WVN

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Tel: 0406 25133

5b3113 ©WVN

QUALIFIED ELECTRICIAN

Must be experienced in all types of installations and maintenance.

Apply in writing with CV to

Mr S. Jackson

SJJ ELECTRICAL SERVICES
61 Boston Road, Holbeach PE12 7LZ

SJJ ELECTRICAL SERVICES

5b3113 ©WVN

ELECTRICIANS REQUIRED

Tel: 0406 22626

2928

FOOD PROCESSING OPERATIVES

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Please telephone the Personnel Department on Holbeach St Marks 301, ext 272 or 277, for an appointment

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PUBLIC NOTICES

PLANNING APPLICATIONS

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

H12/1165/92 Mr A. J. Folley OUTLINE
Residential deveopment (Renewal of outline planning permission H12/1218/89)
OS No. Pt 3239 Lowgate Lutton, Spalding, Lincs.

The following proposals do not accord with the provisions of the relevant Development Plan.

H18/1153/92 British Rail Property Board OUTLINE
Retail superstore, warehousing, commercial dev relocation of bus station, car parking with roads and highway improvement Land north of Winsover Road and south of King's Road, Spalding

H16/1154/92 British Rail Property Board OUTLINE
Retail superstore, warehouse, commercial and residential dev relocation of bus station car parking, road improvements. Land between Winsover Road/Station Approach and Pinchbeck Road/West Elloe Avenue, Spalding

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.

H09/1135/92 Holbeach Tyres CONS AREA CONSENT
Conversion of existing premises to tyre depot including partial demolition of existing building,
Boston Road Holbeach, Spalding

H11/1147/92 Adderley House Ltd LISTED BUILDING
Alterations and demolition
Adderley House, London Road, Long Sutton, Spalding, Lincs.

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

B. SMITH
Director of Planning and Building Control Services
November 13, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

2b3124

GOODS VEHICLE OPERATOR'S LICENCE

MR F. McKINLEY ROBSON and MISS T. A. PAYNE, trading as Farm Cafe Stables, of Farm Cafe, Washway Road, Fleet Hargate, nr Holbeach, Lincs PE12 8LT is applying for a licence to use Farm Cafe, Washway Road, Fleet Hargate, nr Holbeach, Lincs PE12 8LT as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

©WVN 6114 187507SG13-11

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provision of a development plan.

H22/0364/92 New Abattoir with associated external storage facilities and staff car parking

Wimberley Hall Farm, Stonegate, Weston. Spalding

Applications and plans showing the proposal(s) may

CARTERS POTATOES LONDON & LINCS LIMITED

NOTICE IS HEREBY GIVEN pursuant to Section 98 of the Insolvency Act 1986, that a Meeting of the Creditors of Carters Potatoes London & Lincs Limited will be held at Clarevile House, 26/27 Oxendon Street, London SW1Y 4EP on Thursday the 26th day of November 1992 at 11 o'clock in the forenoon, for the purposes provided for in Sections 99, 100 and 101.

Creditors are requested to send a copy of their statement to Clarevile House, 26/27 Oxendon Street, London SW1Y 4EP.

Stephen Blandford Ryman and Nicholas Hugh O'Reilly of Rothman Pantall & Co. Clarevile House, 26/27 Oxendon Street, London SW1Y 4EP are persons qualified to act as Insolvency Practitioners in relation to the company and they will furnish creditors free of charge with such information as to the Company's affairs as the Creditors may reasonably require until the 25th day of November 1992.

Dated 5th October, 1992.

P.A. PLATT
Director

Proxies to be used at the meeting must be lodged at the Registered Office of the Company at Clarevile House, 26/27 Oxendon Street, London SW1Y 4EP no later than 12pm o'clock on the 25th day of November 1992

WORK WANTED

EX-SALES executive, young early 50's. Articulate, educated, fit and personable. Solvent, retired and bored. Looking for a new challenge. Immediate financial reward not the first consideration. Anything legal considered. All replies treated in the strictest of confidence. Write to Box No. 50122, Newspaper Offices, The Crescent, Spalding, PE11 1AB.

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HOLLINGWORTH

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: H09/1135/92

Applicant: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Conversion of existing premises to tyre depot including partial demolition of existing building.

Location: Boston Road Holbeach
Spalding

Type: CONS AREA CONSENT

Date received: 04-NOV-92

10-NOV-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

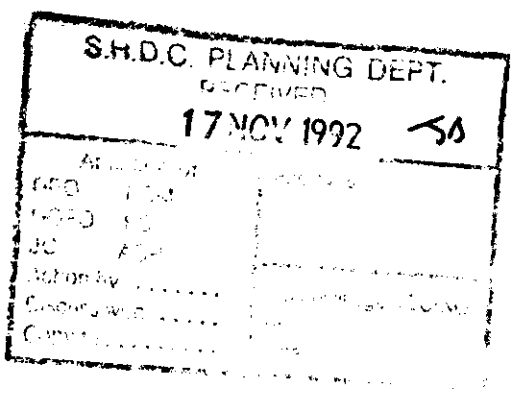
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 25-NOV-92. If no observations have been received by that date, it will be assumed that the Parish Council 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 Consider it to be very satisfactory development



Signed:

M Pledge

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: H09/1135/92
Description: Conversion of existing premises to tyre depot including partial demolition of existing building.
Location: Boston Road
Holbeach
Spalding

FILE COPY

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 04-DEC-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

13-NOV-92

SOUTH HOLLAND DISTRICT COUNCIL

F N 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: H09/1135/92

Applicant: Holbeach Tyres
Boston Road
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Conversion of existing premises to tyre depot

Location: Boston Road
Holbeach
Spalding

Type: CONS AREA CONSENT

Date received: 27-OCT-92

29-OCT-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

The description on the form needs to read "demolition of part building". Application form returned for your use.

Please return the additional copy of this letter with your reply.

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

SOUTH HOLLAND D.C.
PLAN DEPT
02 NOV 1992
REF .....

Yours faithfully

pp Principal Administrative Officer

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 27th October 1992

The person dealing with this matter is: A. Waterhouse

Our Ref: 771642/BG/AEW

Your Ref:

Dear Sir,

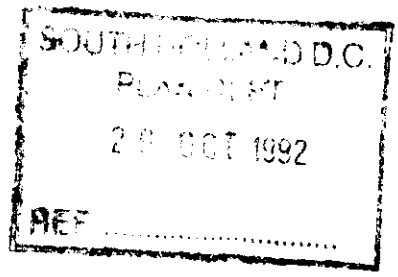
Re: PROPOSED CONVERSION OF EXISTING PREMISES TO TYRE DEPOT AT BOSTON ROAD, HOLBEACH FOR HOLBEACH TYRES LTD

Further to our recent submission for Planning Permission and Conservation Area Consent, I enclose herewith 7 No. copies of our drawing No. 771642/2 (Elevations as existing) which were inadvertently omitted from the submitted documents.

Yours faithfully

A.E. Waterhouse

A. E. Waterhouse (Mrs)



Notes and Revisions

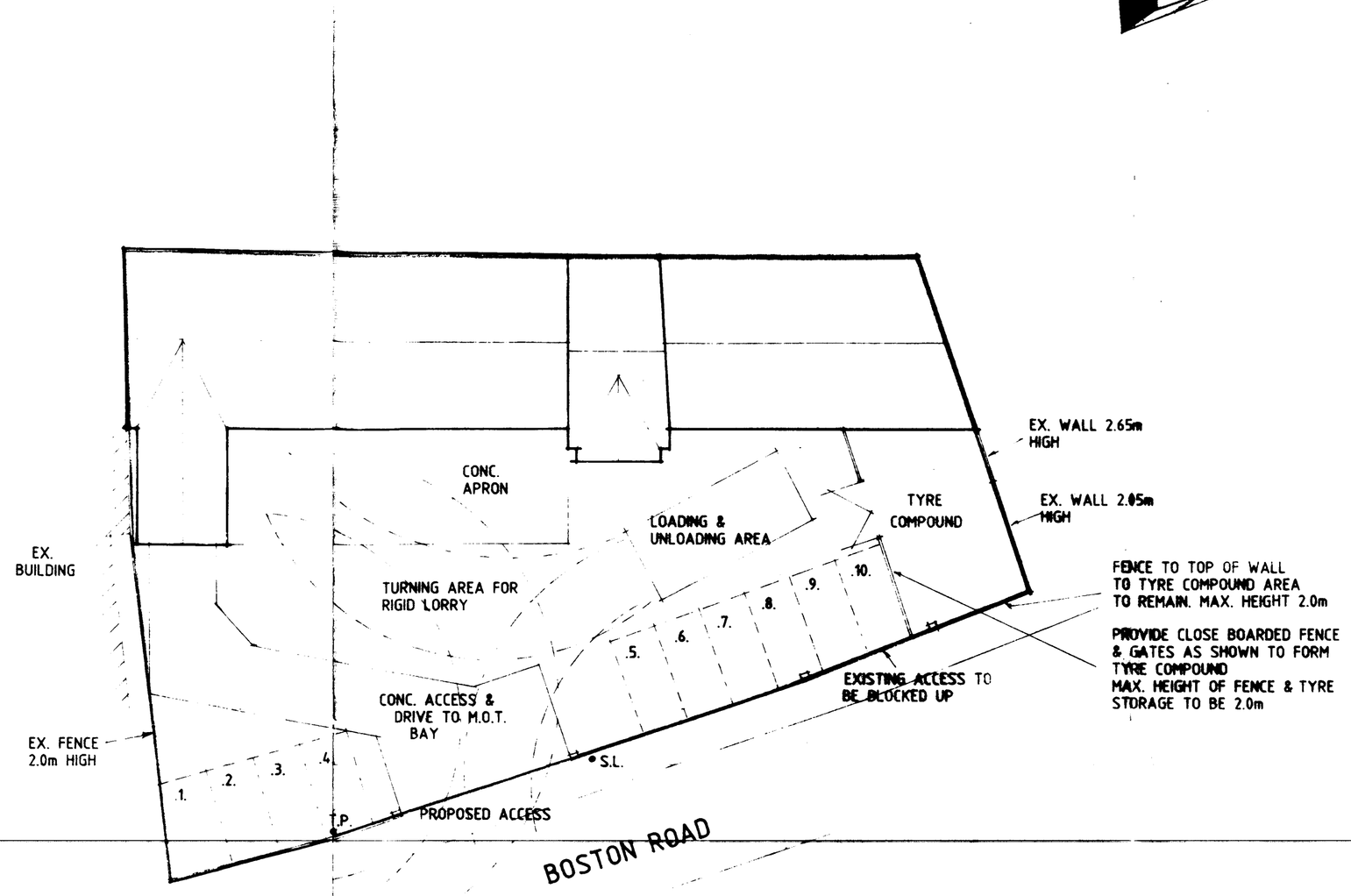
Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.



SITE LAYOUT

FORM OPENING IN EXISTING SITE ~~FRONTAGE WALL 9.0m TO FORM~~ NEW ACCESS

APART FROM CONC. AREAS SHOWN FORCOURT AREA TO BE GRAVEL ON HARDCORE BASE

PROVIDE 10No CAR PARKING SPACES AS SHOWN CLEARLY DEFINED ALL TO L.C.C. REQUIREMENTS

CAR SPACES 1 & 2 TO BE AVAILABLE FOR M.O.T. CUSTOMERS. REMAINING SPACES FOR STAFF & OTHER CUSTMERS



LOCATION PLAN

EXTERNAL MATERIALS:-

Baggeridge mellowed red stock facing brick

Marley mendip old english dark red conc. inteerlocking roof tiles

Merlin grey (18-B-25) plastic-coated steel roof sheeting. profile A-1000 by Wards or similar approved

Petra (04-D-44) Plastic-coated steel wall cladding. Profile as above.

Rendering colour to match brickwork.

THIS DRG. TO BE READ IN CONJUNCTION WITH

771642/1 771642/2 771642/5 771642/6 771642/7 771642/8

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406 24344

SITE PLAN

PROPOSED CONVERSION OF EXISTING PREMISES TO TYRE DEPOT AT BOSTON ROAD, HOLBEACH

FOR

HOLBEACH TYRES LTD.

S.H.D.C. PLANNING DEPT. 27 OCT 1992 FILE 1135/92

1:200 1:2500 . 771642/8

OCT-92 B.GILHAM

A- EXTERNAL MATERIALS ADDED - OCT 92

Architectural, Planning & Building Design Consultants