SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0822/93 Received:10-SEP-93 Type:FULL

Name: Mr Gary J Rayner
54 Roman Bank
Gedney Dyke
Spalding
Lincs

Agent: Mr Gary J Rayner
54 Roman Bank
Gedney Dyke
Spalding
Lincs

Description: Repair and alteration of workshop

Location : GJR Auto Spares Ltd Station Road
Long Sutton Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The rear opening shall be bricked up in materials to match the existing as closely as possible.

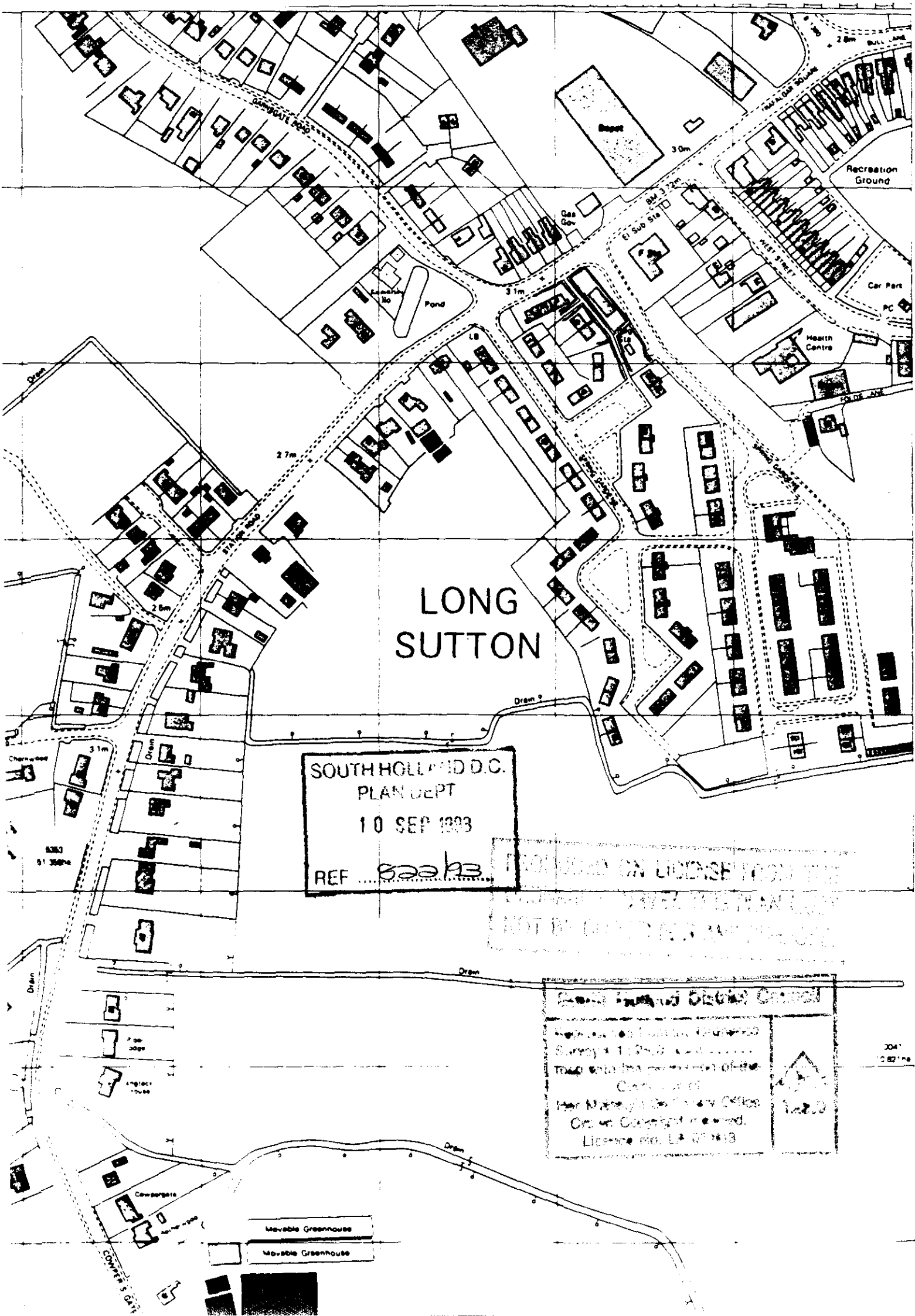
Reason: In the interests of the visual amenities of the locality.

Director of Planning and Building Control Services
20-OCT-93 H11/0822/93

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)



SOUTH HOLLAND D.C.
PLAN DEPT
10 SEP 1993
REF S22/63

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H11/0822/93

Date Registered 31 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR GARY J. RAYNER
54, ROMAN BANK,
GEDNEY DYKE,
SPALDING, LINCS

Tel. No. 0406 362715

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE GSR AUTO SPARES LTD, STATION ROAD, LONG SUTTON, SPALDING, LINCS. PE12 9BP.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPAIR AND ALTERATION OF WORKSHOP

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60 (If you consider no fee is payable include a written explanation instead.)

Signed G. J. Rayner Date 24-8-93 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION** CHANGE OF APPEARANCE

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 6000 sq m (~~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	✓	1 Alteration
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	NO

5. GENERAL INFORMATION Please complete each section

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

WAREHOUSE / 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?

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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:
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.

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 [1]

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?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
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.			
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 [ ]		
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 [ ]		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No [ ] If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

AS SHOWN ON ATTACHED DRAWING:-

I WISH TO MOVE REAR DOOR FROM REAR ELEVATION TO THE SIDE. THERE IS A SECOND REASON FOR ALTERING THE BUILDING IN THIS WAY:- THE LINTELS OVER THE TWO OPENINGS IN QUESTION NEED ATTENTION ANYWAY

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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.** (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.

Owner's Name: MRS E. M. RAYNER.

Address of owner at which notice was served: State Date notice served:

54, ROMAN BANK,
GEDNEY DYKE,
SPALDING.

Signed ...G...Rayner..... (Applicant / Agent) Date ..24-8-93...

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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.

X Signed ..G..J..Rayner..... (Applicant / Agent) Date ..9/9/93...

OR

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.

X Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Door presently on rear. To be located adj
Boundaries :
Site Features : to window on side. Building of brick construction

Inspected by DMG
Date 23/9

Site Notice posted by
Date DMG
Expiry 23/9

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG. 24/10
Acceptable in terms of appearance.
Neighbours not materially affected

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) — Refuse (or equiv)

Signed DMG Date 24.10

~~Notes:~~
Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~: (cont overleaf)

1) The rear opening shall be bricked up in materials to match the existing as closely as possible.

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

DC INSTRUCTION SHEET

APPLICATION REF: H11/0822/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std: Details needed

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

		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:

Press
PC
WM
Residents

Case Officer : Dave Rooney

Senior Officer Confirmed ..... Date 15/7

Recorded DC....

AD...IN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt No P3192

Date first Rec'd 31 AUG 1993

Registration

Reference H11/0822/93

Cross-Ref R

Date 01-SEP-93 AC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £60

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet
Grid ref
Ward
Parish
Inside IBD
Inside LP area

Constraints:

CA Cons Area
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 –
Dist Bound
Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1637

Linked to property Ref

Planning Records:
Earlier apps

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

0 1m 2m 3m 4m

SCALE 1mm : 100mm

0822/93

LINTEL OVER DOOR IN NEED OF REPAIR.

LINTEL OVER WINDOW IN NEED OF REPAIR

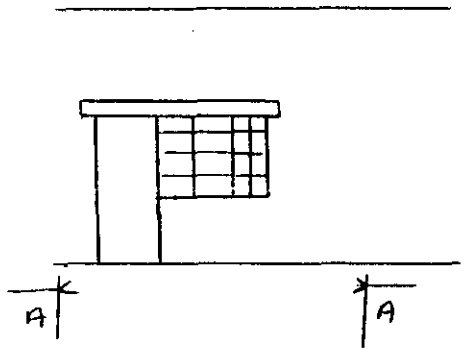
A

A

A

A

I PROPOSE TO FILL IN ORIGINAL REAR DOOR AND MOVE IT TO THE SIDE WINDOW :-



THIS WOULD INVOLVE RE-USING THE OPENING LEFT BY THE WINDOW, CUTTING DOWN THE WINDOW AND FITTING THE DOOR.

WHILST DOING THIS THE CRACKED LINTEL COULD BE REPLACED.

FRONT

CAR PARK

B F 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: H11/0822/93

Applicant: Mr Gary J Rayner
54 Roman Bank
Gedney Dyke
Spalding
Lincs

Agent: Mr Gary J Rayner
54 Roman Bank
Gedney Dyke
Spalding
Lincs

Description: Repair and alteration of workshop

Location: GJR Auto Spares Ltd Station Road
Long Sutton Spalding

Type: FULL

Date received: 10-SEP-93

16-SEP-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 30-SEP-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 Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed: L. Batchelor

S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1993
DG
Attention of | Plan Nos.
DPO
DPO
JC
Letter Rec'd YES/NO
Acknowledged
Checked

B[illegible]N SMITH Dip TP MRTPI
D[illegible]or 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

H11/0822/93
FULL

Applicant: Mr Gary J Rayner
Tel: 0406 362715

Agent: Mr Gary J Rayner
0406 362715

Description: Repair and alteration of workshop

Location: GJR Auto Spares Ltd
Station Road
Long Sutton
Spalding

Valid date:	10-SEP-93	Terminal date:	05-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	17-SEP-93	Report deadline:	12-OCT-93
Inspected by	24-SEP-93	Agreed TD Ext:	
Extra contacts	01-OCT-93	Case Officer:	
Report if not clear by	15-OCT-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		23 ~~21~~-SEP-93	14 ~~12~~-OCT-93 ✓
Clerk to Long Sutton	0406 362402	16-SEP-93	30-SEP-93
Cllr D A Tennant		16-SEP-93	23-SEP-93
Cllr E J Clarey	0406 363141	16-SEP-93	23-SEP-93
Cllr M D Booth	0406 350034	16-SEP-93	23-SEP-93

SITE RECORD

Grid ref: 542830 322850
OS Sheet: 210 Parcel:

c c - No objections JCS 23/9/93

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3192
Date received : 31-AUG-93

Received from

G J R Auto Spares Ltd.

Address

54 Roman Bank
Gedney Dyke
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

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

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Description: Repair and alteration of workshop

SOUTH HOLLAND D.C.
PLAN DEPT
10 SEP 1993
REF Valid

Location: GJR Auto Spares Ltd
Station Road
Long Sutton
Spalding

Type: FULL

Date received: 31-AUG-93

01-SEP-93

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:

Complete ownership certificate.
Four copies of a 1:2500 site location plan with the site outlined in red and any adjoining land in blue. Copies can be purchased from this office.

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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer