SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0278/93 Received:19-APR-93 Type:FULL

Name: Mr & Mrs P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Agent: Mr P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Description: Erection of building for advertising and publicity agency business
Location : 27 Hatt Close Moulton
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 At the expiration of a period of 2 years from the date of this permission, the use hereby permitted shall be discontinued and the building removed from the site.

Reason: To enable the Local Planning Authority to review the effect of the proposed development upon the amenities of the locality.

2 This permission shall enure for the benefit of the applicants (Mr and Mrs P N Spencer) only.

Reason: Permission was granted due to the special circumstances of the applicants and this condition enables the Local Planning Authority to consider what a change of ownership could have on the nature of the business carried on.

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.

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)

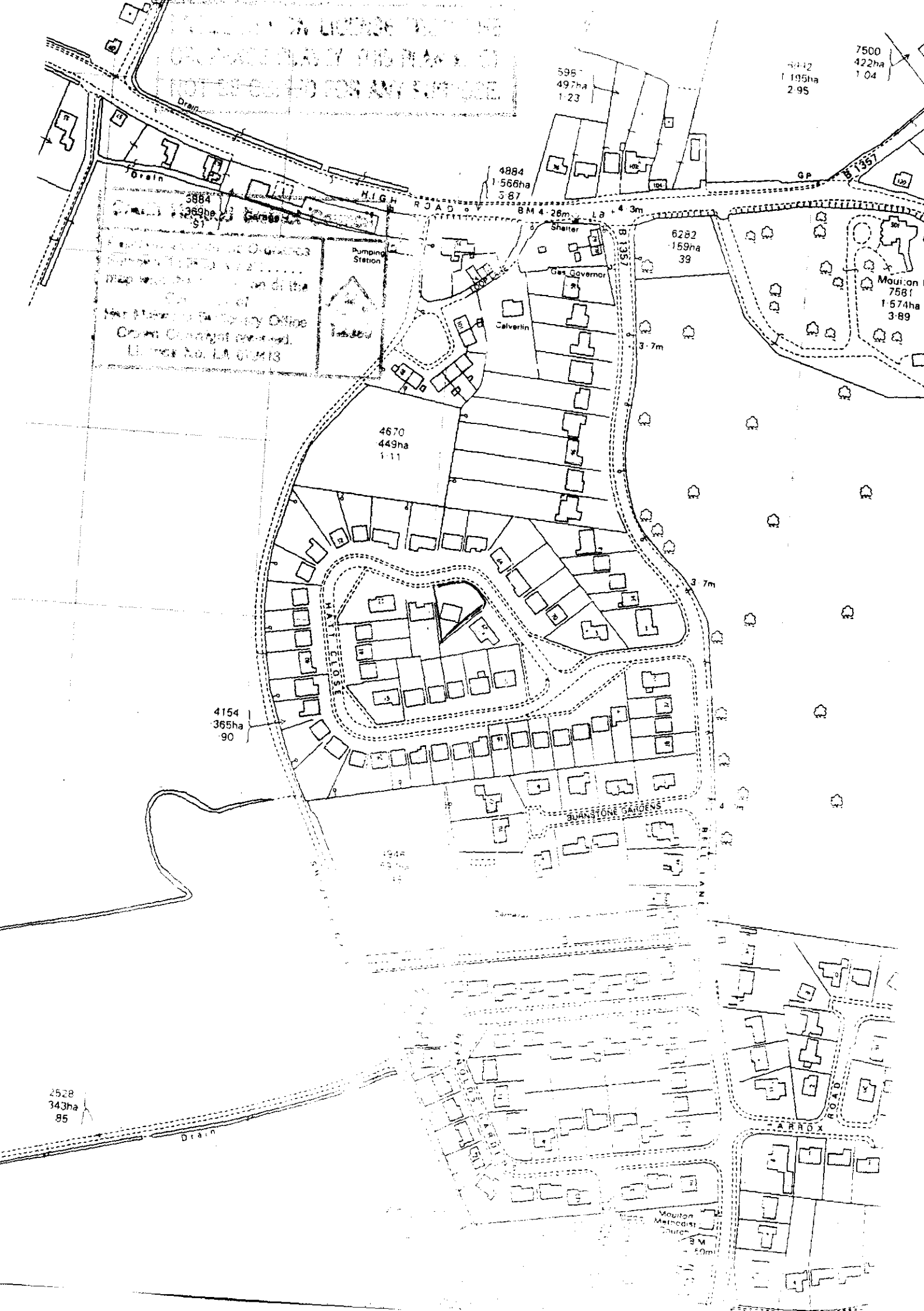
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
23-JUL-93 H13/0278/93

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)


HIGH ROAD
Drain
Pumping Station
Shelter
Gas Governor
Calverlin
B 1357
BM 4·26m
4884
1·566ha
3·87
4670
449ha
1·11
4154
365ha
90
6282
159ha
39
7581
1·574ha
3·89
7500
422ha
1·04
5884
369ha
91
5987
497ha
1·23
3·7m
HALL CLOSE
QUANSTONE GARDENS
ROAD
2528
343ha
85

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/0278/93.

Date Registered 24 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P. N. SPENCER Mr. & MRS
27 HATT CLOSE,
MOULTON,
SPALDING, PE12 6PX

Tel. No. 0406-370353

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

27 HATT CLOSE, MOULTON, SPALDING, LINCS. PE12 6PX

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT OPERATING A BUSINESS (ADVERTISING & PUBLICITY AGENCY) FROM A TIMBER BUILDING LOCATED IN THE REAR OF GARDEN

Please complete

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.*

Signed..... Date 23. MARCH. 93. 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	✓	ONE

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

B. Please state size of any new structure:- (a) max. height: 2.4 metres; (b) max. length: 5.9 metres; (c) max. width: 3.5 metres

C. Please state type and colour of materials for facing external walls: TIMBER – BROWN

D. Please state type and colour of roofing materials. FELT – GREEN

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.
OFFICE ACCOMMODATION FOR ADVERTISING & PUBLICITY AGENCY

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: THROUGH GARDEN SOIL AND GRAVEL

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

C. Please state whether a land drain will be affected

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.		➡ 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 SEPARATE SHEET

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 62.7 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?	3		
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: YES		
If so, please explain the relationship	BUSINESS BEGAN FROM DINING ROOM IN HOUSE. NOW MORE SPACE REQUIRED.		
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.	DINING ROOM ONLY 2.9M x 3.5M AND REVERTED BACK TO ORIGINAL USE AS MUCH NEEDED DINING ROOM.		
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)	FEW BUSINESS CALLERS (WE TRAVEL TO CLIENTS) THEREFORE EXISTING DOUBLE DRIVEWAY OF HOUSE MORE THAN ADEQUATE.		
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)	NO MORE THAN TWO VEHICLES PER WEEK		
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: NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	—		

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).

~~JOINT~~ OWNERS

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

Signed ..... (Applicant / ~~Agent~~) Date 23 MARCH 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.

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

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.
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 | Boundaries

Site features

Other Retrospective since shed already in position.
1-1.5m fence on boundary at rear, plus trees/shrubs
presently garden.

Inspected by DMG
Date 5/4

Notice posted by DMG
Date 5/4

Resident Notices required

Sent | Delivered

Case Officer Conclusions

25 Hall Close
29 — " —

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 22/7

DMG 16/7

Post Committee. Granted.
See overleaf for conditions.

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 (DM 6/4.)

Scale drawing .....

Highway S/W .....

Agric appraisal .....

Other ....

Precise details, for non-standard direction: (1) 4 scaled plans required showing the four different elevations of the buildings.

Senior Officer authorised: .....

Sent: .....

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~

Signed: D.M. Gedney.

Further direction:

Precise details:

Amended description:

New valid date: 19/4 Please recirculate all parties, including neighbours + site notice ✓Done 20-APR-93

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 David Gedney

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120 .

Receipt Issued P2458

Date first Rec'd 24 MAR 1993

Registration

Reference H13/0278/93 .

Cross-Ref ~~R~~ R .

Date 25/3/93 .

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 120 .

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 167

OS No's

Grid ref 530930 324630

Ward L

Parish MOULTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0127822Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMI Dip TP MRTPI
Director of Pl...ing & 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

H13/0278/93

FULL

Applicant: Mr & Mrs P N Spencer
Tel: 0406 370353

Agent: Mr P N Spencer
0406 370353

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close
Moulton
Spalding
Lincs

Valid date: 19-APR-93
Target dates:
To case officer 26-APR-93
Inspected by 03-MAY-93
Extra contacts 10-MAY-93
Report if not clear by 24-MAY-93

Terminal date: 14-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 21 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mr & Mrs A M Clement		20-APR-93	11-MAY-93
Owner/Occupier, 29 Hatt Close		21-APR-93	12-MAY-93
Site/Press Advert MIN		02-APR-93	23-APR-93
Site/Press Advert MIN		23-APR-93	14-MAY-93
Cllr J Clark	0406 370785	20-APR-93	27-APR-93
Cllr A E Naylor	0406 370323	20-APR-93	27-APR-93

~ C.C. Ors Attached Jacks

BRIAN SMI Dip TP MRTPI
Director of Pl...ing & Building Control Services
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Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

H13/0278/93

FULL

Applicant: Mr & Mrs P N Spencer
Tel: 0406 370353

Agent: Mr P N Spencer
0406 370353

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close
Moulton
Spalding
Lincs

Valid date:	19-APR-93	Terminal date:	14-JUN-93
Target dates:		Target Committee:	08-JUN-93
To case officer	26-APR-93	Report deadline:	25-MAY-93
Inspected by	03-MAY-93		
Extra contacts	10-MAY-93	Case Officer:	
Report if not clear by	24-MAY-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 21 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Moulton PC	0733 210404	20-APR-93	04-MAY-93	
Cllr J Clark	0406 370785	20-APR-93	04-MAY-93	
Cllr A E Naylor	0406 370323	20-APR-93	04-MAY-93	
Mr & Mrs A M Clement (N° 25)		20-APR-93	04-MAY-93	(Plans Received)
~~Site/Press Advert MIN~~		~~02-APR-93~~	~~23-APR-93~~	
Site/Press Advert MIN		23-APR-93	14-MAY-93	(Plans Received)

BRIAN SMITH ip 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

H13/0278/93
FULL

Applicant: Mr & Mrs P N Spencer
Tel: 0406 370353

Agent: Mr P N Spencer
0406 370353

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close
Moulton
Spalding
Lincs

Valid date:	~~24-MAR-93~~ 19-APR-93	Terminal date:	~~19-MAY-93~~ 14-JUN-93
Target dates:		Target Committee:	12-MAY-93
To case officer	31-MAR-93	Report deadline:	28-APR-93
Inspected by	07-APR-93		
Extra contacts	14-APR-93	Case Officer:	
Report if not clear by	28-APR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 21 M2
Category: Misc works
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	29-MAR-93	12-APR-93
Cllr J Clark	0406 370785	29-MAR-93	12-APR-93
Cllr A E Naylor	0406 370323	29-MAR-93	12-APR-93
Site/Press Advert MIN		~~02~~ 5-APR-93	~~28~~ 26-APR-93

L.C.C - Obs Attached Jo cb 1/4/93

482. MOULTON MILL - GRADE I LISTED BUILDING (421/93) (Continued)

b) The following principles be adopted in connection with the development of the site:-

i) Moulton Mill is recognised as being an exceptional asset to the District and therefore the officers should explore every avenue to ensure its survival.

ii) Any development proposal for the Mill and its environs should form a package comprising not only the new development proposal, but also firm proposals for the retention and future conservation of the Mill.

483. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant		Proposal
H14/0010/93 Empire World Trade		Use of land for business use and erection of prefabricated office accommodation at Northgate, Pinchbeck.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission contrary to his recommendation for a temporary period of 5 years in the first instance subject to (a) the permission being personal to the applicants; and (b) the provision of an appropriate scheme for screening the site to the rear to safeguard the amenities of an adjoining bungalow.

H13/0278/93 Mr & Mrs P N Spencer		Building for advertising and publicity agency business at 27 Hatt Close, Moulton.

RESOLVED: Temporary planning permission be granted for the above development for a period of 2 years in the first instance contrary to the recommendation of the Director of Planning and Building Control Services subject to the permission being personal to the applicants.

H13/0312/93 DGM Properties Ltd	O.A	Residential development at The Sidings, off Station Road, Moulton.

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

H17/0438/93 Mr & Mrs D Savage	Garage with games room over and detached swimming pool with enclosure at Ash Tree House, Birds Drove, Gosberton.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation subject to a) satisfactory negotiations with the applicants regarding the provision of a turning area in front of the proposed garage to enable vehicles to turn within the site, and b) appropriate conditions including one to ensure that the garage remains as a domestic garage.

5th JULY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H14/0010/93 Empire World Trade	DJR	DBPCS Authorised against recommendation, subject to a legal obligation ensuring their occupation of the site and continued link with DP Packaging. Grant to be for 5 year period only. Part of curtilage which includes additional bungalow not shown on plans. This is also to be subject of landscaping and screening to safeguard the amenity of the bungalow - DP Packaging to be involved and not just applicants.
H16/0155/93 Swallow Homes	JC	DPBCS Authorised as recommended.
H13/0278/93 Mr & Mrs Spencer	DMG	Grant against recommendation. Grant to be for 2 year period and to include condition relating to applicants occupying site.
H13/0312/93 DGM Properties	JB	Refused as recommended.
H13/0432/93 Mr Clarke	DMG	Grant as recommended. Condition for retention of the 2 hedges to be included.
H17/0438/93 Mr & Mrs Savage	PJU	Grant against recommendation. Condition to ensure use is purely for purpose proposed to be included. Check adequate space for entering and leaving garage without reversing onto road.
PO Report Moulton Mill	NRM	Deferred. Support in principle but require specialist advice. DPBCS to discuss with NRM.

6th July 93

Signed _____
Principal Planning Officer

416. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant		Proposal
H16/0276/93 J & A Tyrrell		Change of use for parking of vehicles and trailers at Low Fields Nursery, Fulney Drove, Spalding.

(Pending a site inspection to assess the impact of the development on neighbouring properties.)

H13/0278/93 Mr & Mrs P N Spencer		Building for advertising and publicity agency business at 27 Hatt Close, Moulton.

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

H13/0312/93 DGM Properties Ltd	O.A.	Residential development at The Sidings, off Station Road, Moulton.

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

H17/0438/93 Mr & Mrs D Savage		Garage with games room over and detached swimming pool with enclosure at Ash Tree House, Birds Drove, Gosberton.

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

(d) **Application Withdrawn**

It was noted that the undermentioned application had been withdrawn:-

Plan No. and Applicant		Proposal
H05/0431/92 H Payne	O.A.	Farm sales with associated vehicle parking at Anglia Motel, A17 Trunk Road, Fleet.

(e) **Application not determined**

The undermentioned application be not determined, and the application be filed away:-

Plan No. and Applicant		Proposal
H11/0488/92 T Betts	O.A.	Four dwellings, including details of means of access at rear of 116 London Road, Long Sutton.

APPLICATION REFERENCE: H13/0278/93 DATE RECEIVED: 19-APR-93

TYPE: Full

DESCRIPTION: Erection of building for advertising and publicity agency business

LOCATION: 27 Hatt Close, Moulton

APPLICANT: Mr & Mrs P N Spencer AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 JUN 1993

REASON FOR COMMITTEE CONSIDERATION

Parish Council objection and also recommendation of refusal.

RECOMMENDATION

A. Refuse permission.

1 In the opinion of the Local Planning Authority, the development proposed is unsuitable on a residential estate such as this, since general activity associated with it would adversely affect the amenities of the nearby residential properties.

B. That an enforcement notice be served upon the applicants requiring the cessation of the business and also removal of the building from the site within a period of 1 year from the date of issue of the Notice in the interests of the amenity of the adjoining residential properties.

COMMENTS

1 Large wooden hut erected in rear garden of dwelling.
2 Whilst there is sympathy with the applicants situation, nevertheless a significant proportion of the rear garden will be taken up by a B1 (Business) Use. This is considered unacceptable on a residential estate such as this.
3 A substantial time for compliance with the Enforcement Notice has been recommended to enable the applicants to relocate.

REPRESENTATIONS

Parish Council: Unable to support. It is felt the siting of such an application in the midst of the gardens of the Hatt Close estate would be completely out of character and would be an unacceptable eyesore for other residents.

Public:

Letter of support received from 25 Hatt Close (summarised):-

Have known applicants for many years as thoughtful and considerate residents in Hatt Close and wish them well in their project and effort to succeed in these difficult times.

Applicant:
(summarised)

My wife and I were recently made redundant. Consequently decided to start up own business in advertising and publicity (Start-up grant received).

Reluctant to rent office accommodation in present recession, preferring to be able to remain competitive. Originally used dining room (impractical after 18 months because third person had to be recruited on a part-time basis).

Present building therefore constructed and used from 4 January, 1993.

It has been extremely difficult to generate business over the last 2 years and no large profits have been made. Do not think business could survive if we had to rent office accommodation.

Mainly visit my clients to discuss their requirements at their own premises. Very few cars visit (no more than 2 per week).

Business not advertised anywhere on premises.

---

(1) At the expiration of a period of 2 years from the date of this permission the [redacted] use hereby permitted shall be discontinued and the building removed from the site.

Reason: To enable the LPA to review the effect of the proposed development upon the amenities of the locality.

(2) This permission shall enure for the benefit of the applicants (Mr and Mrs P.W. Spencer) only.

Reason: [redacted] permission was granted due to the special circumstances of the applicants and this condition enables the Local Planning Authority to consider what a change of ownership could have on the nature of the business carried on.

SPENCER
Advertising & Publicity

27 Hatt Close, Moulton,
Spalding, Lincs. PE12 6PX.
Tel: (0406) 370353
Fax: (0406) 370795
VAT No. 599 3249 81

LATE OBS: Offr. J.M.F. Date. 5/7.
Salient points highlighted ✓

PS/TS

30th June, 1993.

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road, Spalding,
Lincs. PE11 2XE.

For the attention of Mr. D.M. Gedney.

Dear Sir,

Ref. Application No. H13/0278/93.

Regarding the above application and prior to the site meeting agreed at the Planning Committee meeting, I enclose a list of householders contacted over a two-hour period, who agreed they had no objection whatsoever to our business being run from 27 Hatt Close.

This does not take into consideration householders who were absent from home, or houses unoccupied, at the time the petition was being circulated.

I sincerely hope this information can be taken into account before a decision is made.

Yours faithfully,

P. Spencer (Mr.),
Proprietor.

Enc:

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

Attention of
DPO NJM
DDPO BD
JC ACP
Action by .....
Discuss with .....
Copy to .....

Date Rec'd
5/7 Sub. Cttee

TO:- SOUTH HOLLAND DISTRICT COUNCIL - Planning Committee, Spalding.

regarding

Mr. & Mrs. P. Spencer,

application to run

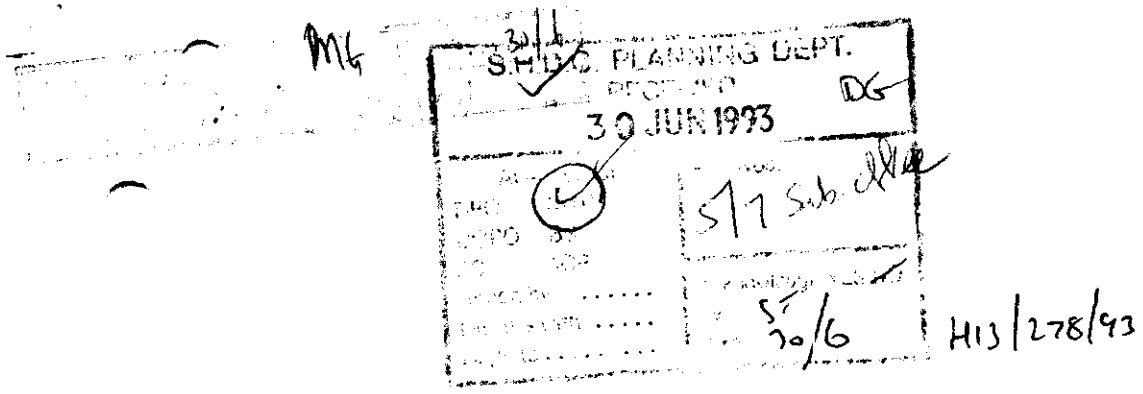
Advertising & Publicity Agency
from a timber building at the rear of their property,

27 Hatt Close, Moulton.

We the undersigned, as neighbours of the above mentioned, wish it to be known that we have no objection to Mr. and Mrs. Spencer carrying on their business. It does not intrude on our lives in any way.

A. R. Grant	60 Hatt Close.
G. C. Riccomini	66 Hatt Close,
J. E. Peters	64 Hatt Close
[illegible]	25 Hatt Close (NEXT DOOR NEIGHBOUR)
[illegible]	29 Hatt Close, Moulton (NEXT DOOR!)
[illegible]	62 Hatt Close, Moulton (Opposite)
G Stamp	58 Hatt Close Moulton
J M Ha	23 Hatt Close Moulton.
W. J. Cooper	68 Hatt Close. Moulton
S W [illegible]	70 HATT CLOSE, MOULTON.
D T Seal	19 HATT CLOSE, MOULTON.
R P Lunt	42. HATT CLOSE, MOULTON.
[illegible]	50 HATT CLOSE, MOULTON.
E S de Kamp	17 HATT CLOSE MOULTON
B Hughes	21 Hatt Close Moulton
Mrs E. Whitehead	52 Hatt Close
S Ainsworth	48 Hatt Close

J. H. Twigger	44 Hatt Close, Moulton.
R. Cheney	32. Hatt Close Moulton
Candy Leeson	26 Hatt Close. Moulton
K L Cheney	34 HATT CLOSE MOULTON
E A. Money	2 HATT CLOSE MOULTON
W H Jackson	6 HATT CLOSE MOULTON
R J Kennedy	8 HATT CLOSE MOULTON.
Colin Bees	16, Hatt Close, Moulton
Helen Shipp	18 HATT CLOSE
R S R	3 HATT CLOSE
C. D. Foot	10 Hatt Close,
L Bickham	14 Hatt Close
J. Mawson	20, HATT CLOSE
S Kidd	24 Hatt Close
D. J. & R. J. FISHER	28 Hatt Close
M.K. & D. SHAW	15 Hatt Close.
M Cooney	9 Hatt Close



Mr B Smith
Director of Planning
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE.

Mr A R Grant
60, Hatt Close
Moulton
Spalding
Lincolnshire
PE12 6PY.

29 June 1993

Dear Mr Smith,

I am writing to you following my telephone conversation with Mr Gedney this week regarding the business being operated from 27, Hatt Close, Moulton. In August 1985 I moved to Moulton from a small village in Lancashire. I chose Moulton in which to live because it was quiet, being away from the main Spalding to Holbeach road, had a nice village centre, and a splendid sports ground. During my eight years here an additional bonus has been the friendliness of the other residents, the Spencer family being no exception. When both were made redundant in 1991, and prior to starting their own business, they both came and discussed their future intentions with me, and have always shown the utmost consideration in all matters at all times. I now read in the paper that the Parish Councillors have objected and refused permission for Mr & Mrs Spencer to continue their business as per the attached. Considering that I live at number 60, Hatt Close, which is directly opposite number 27, I feel qualified to phrase a response :-

1) Since commemcement of the business in 1991 the so called "general activity" has not in any way differed from the "general activity" prior to 1991 and certainly has not "adversely affected the amenities of the nearby residential properties".

2) "That on Enforcement Notice be served.....", once again, in whose interests? None of my neighbours have any objection to either the business the building which has tastefully blended into the rear garden of number 27.

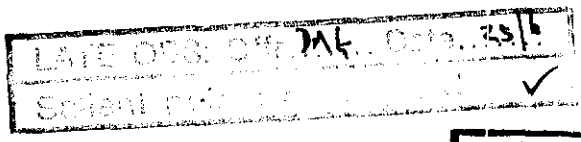
3) Parish Council representation: ".....completely out of character and would be an unacceptable eyesore for other residents. "Yet again, considering the construction of the building it is impossible to see it being covered on one side by the house, and on the other three sides by hedges and trees.

Perhaps during the site visit to be made by the local councillors they will take some time to discuss the matter with those residents whom they purport to represent, for they will find that their opinion is unanimously to leave the building standing and let the Spencers continue their business in peace.

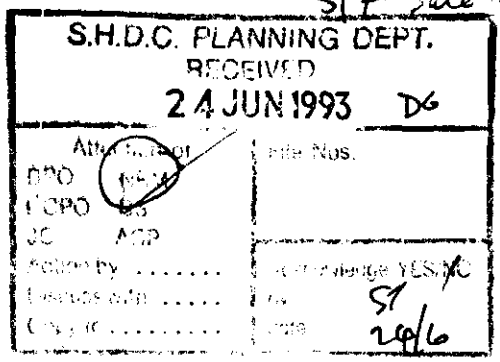
Yours sincerely



A R Grant



Str. Site Visit



21st June 1993

Mr B. Smith
Director of Planning
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Mr Smith

Planning Application Reference: H13/0278/93

I am writing this letter due to my total disbelief and disappointment, at the Parish Council and the Local Planning Authorities objection to the above planning application.

Having lived next door to Pip and Thelma Spencer for over six years I have always found them to be considerate, helpful and supportive. When Pip was initially made redundant from E.M.A.P., and they decided to make a go of it on their own, I really admired their courage and determination, working from home they started to build a business. They asked how I felt about the erection of a large shed, (I am the closest neighbour to the shed) and both my wife and I had absolutely no objections to this proposal.

Since the erection of the shed and the premises being used for their business, we still have absolutely no objections, in fact you would not know the premises are being used for business purposes. As for the Parish Councils statement that the shed would be completely out of character and would be an unacceptable evesore for other residents, I have never heard so much rubbish in all my life. Nobody but NOBODY living in or visiting Hatt Close would have the slightest idea that a business was operating out of number 27. What harm is there in shuffling paper in a shed? My children cause more of a disturbance.

My wife and I would like to invite the decision makers on the Parish Council and the Local Planning Authority to come to our house and view the said eyesore for themselves. Then maybe they will save the Council Tax payers money, drop the objection and allow these people to continue to make an honest living.

Yours faithfully

T A Band.

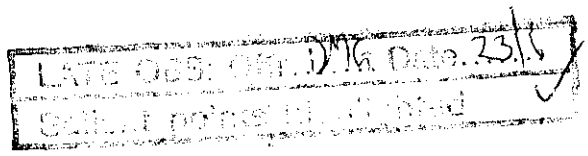
Mr T. A. Band
29 Hatt Close
Moulton
Spalding
Lincolnshire
PE12 6PX

Telephone 0406 371069

Mr A M & Mrs O E Clements
25 Hatt Close
Moulton
Spalding
Lincs. PE12 6PX

19th June 1993

Mr Brian Smith
Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs



Dear Mr Smith.

Re. Planning Application Number H13/0278/93
Mr & Mrs Spencer, 27 Hatt Close, Moulton, Spalding, Lincs.

Further to our recent letter to you, giving our wholehearted support to our neighbours business venture, we were saddened to read in the Spalding Guardian that the planning officers think this business is unsuitable for a residential estate.

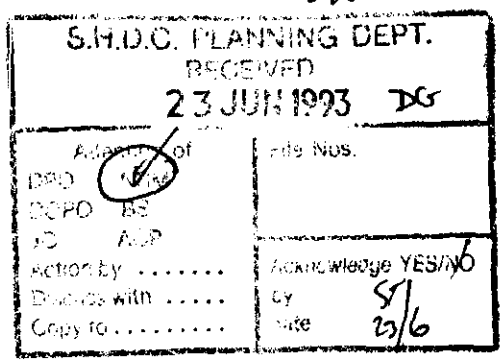
Therefore, we were pleased to learn that a site visit is to be conducted which will convince the planning officers that Mr & Mrs Spencers operation is completly suitable and compatable with its surroundings.

When the planning officers visit to Number 27 Hatt Close we would be pleased to extend an invitation for them to visit our property and garden when they will be convinced that there is no detrimental effect to us at all.

Yours sincerely,

O. M. Clements.

S/T Sub Ctte



Telephone:- 0406-371249

LATE OFFICIAL Ref. DP4 Date 22/6
Salient points highlighted ✓

66 Hatt Close,
Moulton,
Spalding,
Lincs. PE12 6PY.

Mailbox,
Spalding Guardian,
The Crescent,
Spalding,
Lincs. PE11 1AB.

20 June 1993

Dear Sirs,

I refer to the article in the Spalding Guardian of the 18th June, concerning the 'Business in the Garden Shed' at Moulton.

Mr. & Mrs. Spencer, having been made redundant some two years ago, developed and have successfully run this small business from their home with no inconvenience to anybody. There is no noise, no polution and no extra traffic. I should know as I live opposite and, from where, it is not possible to see the building in question.

As far as I know, none of the immediate neighbours have any objection whatsoever and surely it is our views which should carry more weight than any other in this matter. The Planning Committee should take note of this in forming their conclusion, they are after all elected by the people, to look after their interests.

I have known the Spencers for many years; they are a delightful couple who, in the face of adversity, used their initiative to provide for their livelihood. It is my opinion, and no doubt that of many other people, that they should be left in peace to do just that.

Yours faithfully,

G.C. Riccomini (Mr.)

5/7 Sub-Cttee

27/8/93

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

Attachments
DFO NBM
DUPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by 5/7
date 22/6

Copies to:-

The Chairman,
The Planning Committee,
South Holland District Council,
Prior Rd., Spalding, PE11 2XE.

✓ The Chief Planning Officer,
South Holland District Council,
Prior Road, Spalding, Lincs.

The Clerk to the Council
Moulton Parish Council,
75 Postland Rd., Crowland. PE6 0JB.

IAN 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

984

Application no: H13/0278/93

Applicant: Mr & Mrs P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Agent: Mr P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close Moulton
Spalding Lincs

Type: FULL

Date received: 19-APR-93

20-APR-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 05-MAY-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAY 1993 DG

Attention of
DPO NSM
DDPO SG
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date

FOR PARISH COUNCIL USE ONLY

Comments:

The Council remains unsupportive of this application for the reasons stated on the original application.

Signed: [signature]

Date: 5th May 1993.

RIAN 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: H13/0278/93

Applicant: Mr & Mrs P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Agent: Mr P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close Moulton
Spalding Lincs

Type: FULL

Date received: 19-APR-93

20-APR-93

Dear Cllr A E Naylor

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 30-APR-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 A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because —

I have no objections to this application

Signed: A. E. Naylor.

S.H.D.C. PLANNING DEPT.
RECEIVED DG
29 APR 1993

Attention of	File Nos.
DPO NRM	
DDPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

IAN 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: H13/0278/93

Applicant: Mr & Mrs P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Agent: Mr P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close Moulton
Spalding Lincs

Type: FULL

Date received: 24-MAR-93

29-MAR-93

Dear Cllr A E Naylor

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 08-APR-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 A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because

No. objections

Signed:

A. E. Naylor

S.H.D.C. PLANNING DEPT.
RECEIVED
29 APR 1993 DG

Allocation of
DPO NPM
DDPO BS
SO ADP
Actioned by
Discussed with
Copy to

Reg. Date
Letter Sent
Ack
Int

SPENCER
Advertising & Publicity

27 Hatt Close, Moulton,
Spalding, Lincs. PE12 6PX.
Tel: (0406) 370353
Fax: (0406) 370795
VAT No. 599 3249 81

PS/TS

16th April, 1993

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road, Spalding,
Lincs. PE11 2XE.

For the attention of Mr. D.M. Gedney.

Dear Sir,

Ref. Application No. H13/0278/93.

Further to your letter dated 7th April, 1993, as requested we enclose four scaled plans showing the four different elevations of the building, together with a copy of your referring letter.

Yours faithfully,

P.N. Spencer.
Proprietor.

SOUTH HOLLAND D.C.
PLAN DEPT
19 APR 1993
REF .....

Enc: 4 plans
SHDC letter d/d 7.4.93

...AN 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: H13/0278/93

Applicant: Mr & Mrs P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Agent: Mr P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close
Moulton
Spalding
Lincs

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

Type: FULL

Date received: 24-MAR-93

07-APR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four scaled plans required showing the four different elevations of the building.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

pp k lowe
Principal Planning Officer

Telephone 0404 371069

Mr & Mrs A M Clements
25 Hatt Close
Moulton
Spalding
Lincs. PE12 6PX

12th. April 1993

Mr Brian Smith
Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

Dear Sir.

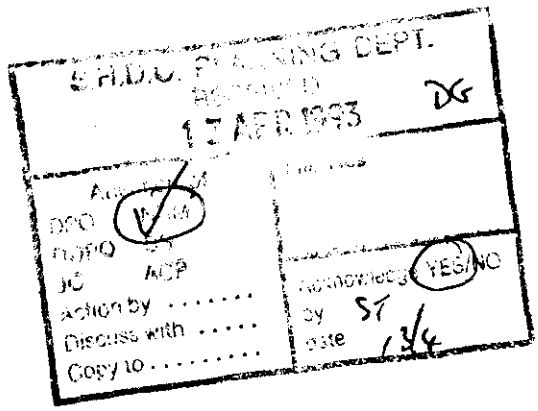
Re: Planning Application No H13 / 0278 / 93
Mr & Mrs P Spencer. 27 Hatt Close. Moulton. Spalding.

We write to you to support the above planning application.

We , as close neighbours of Mr & Mrs Spencer have known them for many years as thoughtful and considerate residents in Hatt Close and we wish them well in their project and effort to succeed in these difficult times.

Yours faithfully.

A. M. Clements



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

MOULTON PARISH COUNCIL
30 MAR 1993
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

987
28.

Application no: H13/0278/93

Applicant: Mr & Mrs P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Agent: Mr P N Spencer
27 Hatt Close
Moulton
Spalding
Lincs

Description: Erection of building for advertising and publicity agency business

Location: 27 Hatt Close Moulton
Spalding Lincs

Type: FULL

Date received: 24-MAR-93

29-MAR-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 13-APR-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

S.H.D.C. PLANNING DEPT.
RECEIVED
1 APR 1993 DG

FOR PARISH COUNCIL USE ONLY

Comments:

The Council is unable to support this application. It is felt the siting of such a building in the midst of the gardens of the Hatt Close estate would be completely out of character and would be an unacceptable eyesore for other residents.

Signed: K. R. Lawton

Date: 6th April 1993.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H13/0278/93.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

27 Hatt Close, Moulton.

3. Name, classification and number of road

UC

4. Date application referred

1/4/93

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Erection of Building for Advertising & Publicity Agency Business.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. Does not wish to restrict the grant of permission.

b. ~~Requests that any permission given by the local~~ planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. ~~Requests the local planning authority to complete~~ Form T.R. 108 para 10b as shown overleaf.

Date: 1/4/93 Signed: [signature]

Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

Note:— use continuation sheet(s) as necessary.

SPENCER
Advertising & Publicity

27 Hatt Close, Moulton,
Spalding, Lincs. PE12 6PX.
Tel: (0406) 370353
Fax: (0406) 370795
VAT No. 599 3249 81

PS/TS

23rd March, 1993

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding, Lincs. PE11 2XE.

Dear Sir,

BUSINESS ACTIVITIES, 27 HATT CLOSE, MOULTON. Your ref:- DMG/JJ E13/2483/93.

Thank you for your letter dated 1st March.

As requested I attach duly completed planning application forms, together with site plan and cheque for the sum of £120.00, in respect of the above.

Yours faithfully,

P.N.Spencer,
Proprietor.

Enc: Applic.forms (4)
Site plans (4)
Cheque

SPENCER
Advertising & Publicity

27 Hatt Close, Moulton,
Spalding, Lincs. PE12 6PX.
Tel: (0406) 370353
Fax: (0406) 370795
VAT No. 599 3249 81

6 **ANY OTHER INFORMATION**

My wife and I were both made redundant within six months of each other and eventually it was decided that I should start up my own business in advertising and publicity. A start-up grant was approved by the Lincolnshire Training and Enterprise Council.

In the throes of a deep and continuing recession I was very reluctant to rent office accommodation, preferring to be able to remain 'competitive' in my charges to clients. So it was agreed that I use our existing dining room as an office. This arrangement worked very well for approximately eighteen months or so but then proved impractical as a third person had to be recruited on a part-time basis.

So it was that a timber construction was built, originally to house some of
** the office equipment and later the idea formed, why not insulate this building, install electricity etc. and use if for an office as well? We applied for a small business grant and again were given some help towards the costs. We began using it as an office on 4th January, 1993.

As you can imagine, it has been extremely difficult to generate business over the last two years, due to the economic climate, and no large profits have been made. If I have to rent office accommodation I do not think the business could survive.

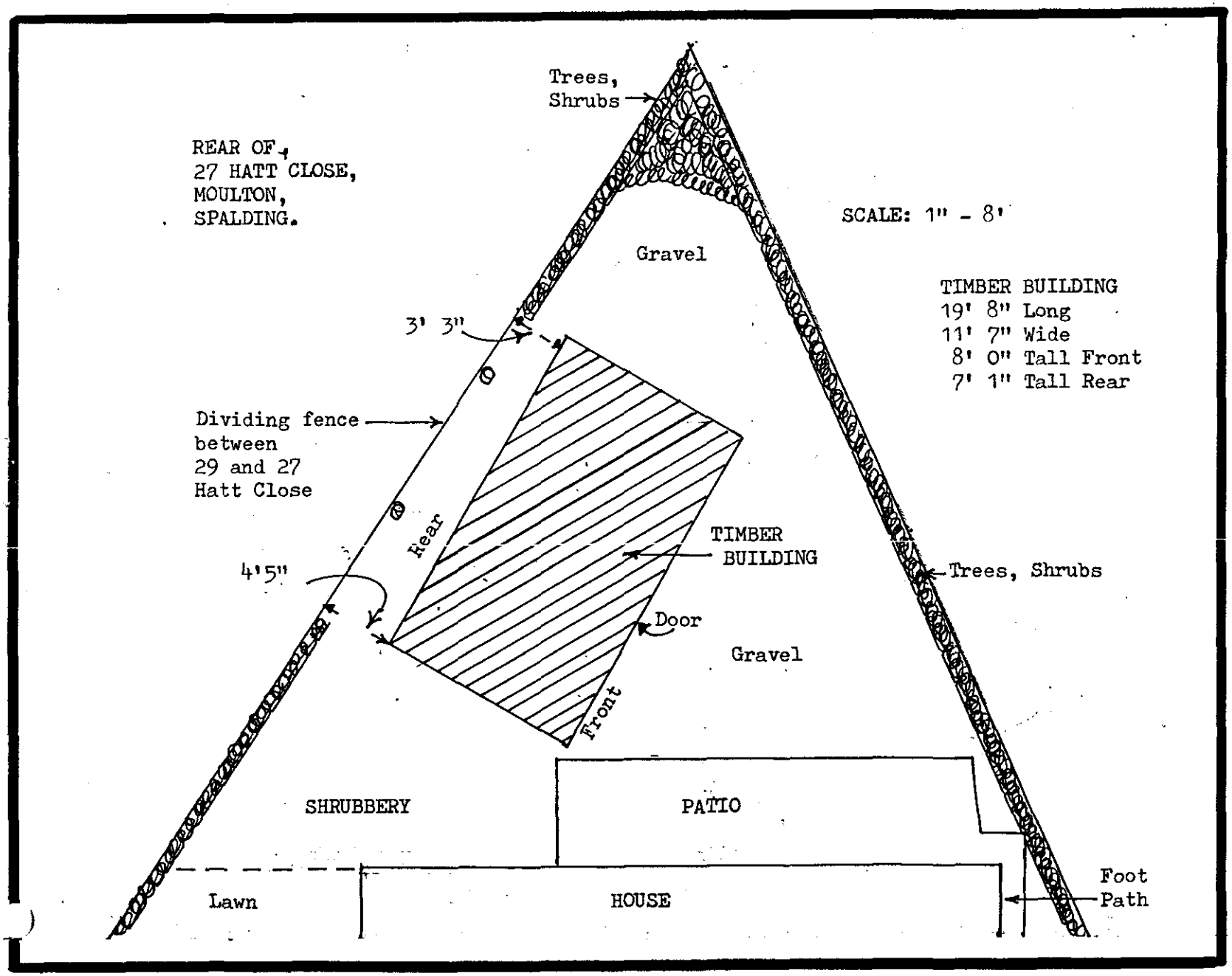
You can see from the enclosed application form, there are no traffic problems of any description caused by this business. The insignificant number of cars which call on business merely park on our existing drive. In the main I visit my clients to discuss their requirements at their own premises.

My business is not advertised anywhere on our premises, indeed we do not advertise as such at all. Our clients are by recommendation and by the occassional postal canvass.

The building is situated in the back garden, pleasantly landscaped and, for a large part of the year, (Spring and Summer), will be camouflaged by trees and shrubs.

I sincerely hope you are able to give favourable consideration to my application.

** The decision to insulate etc. and use as an office was taken after the decision to build but prior to erection.


REAR OF,
27 HATT CLOSE,
MOULTON,
SPALDING.
Trees,
Shrubs
SCALE: 1" - 8'
Gravel
TIMBER BUILDING
19' 8" Long
11' 7" Wide
8' 0" Tall Front
7' 1" Tall Rear
3' 3"
Dividing fence
between
29 and 27
Hatt Close
Rear
TIMBER
BUILDING
4'5"
Trees, Shrubs
Door
Gravel
Front
SHRUBBERY
PATIO
Foot
Path
Lawn
HOUSE

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 : P2458
Date received : 24-MAR-93

Received from

Mr P N Spencer

Address

27 Hatt Close
Moulton
Spalding

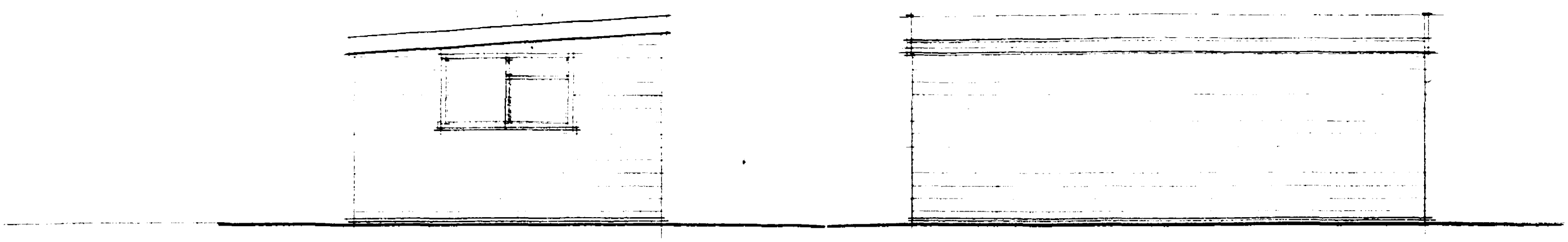
Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

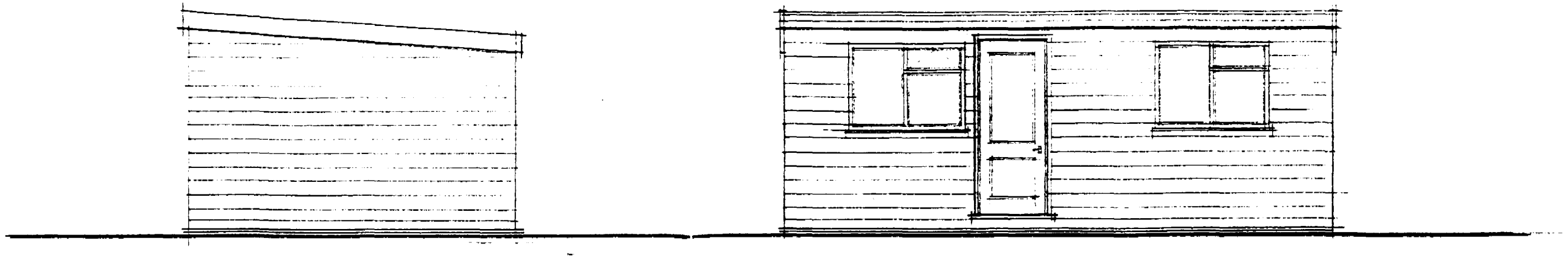
Cash/Cheque : Cheque

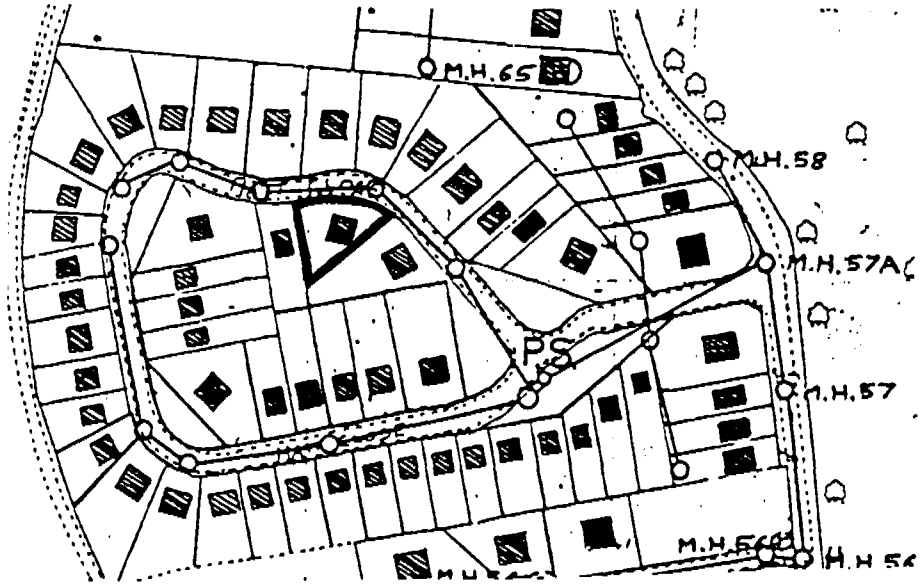
Signed.....K. Lowe.....
(Authorised Collector)

M.H.56
M.H.57
M.H.57A
M.H.58
M.H.59
PS

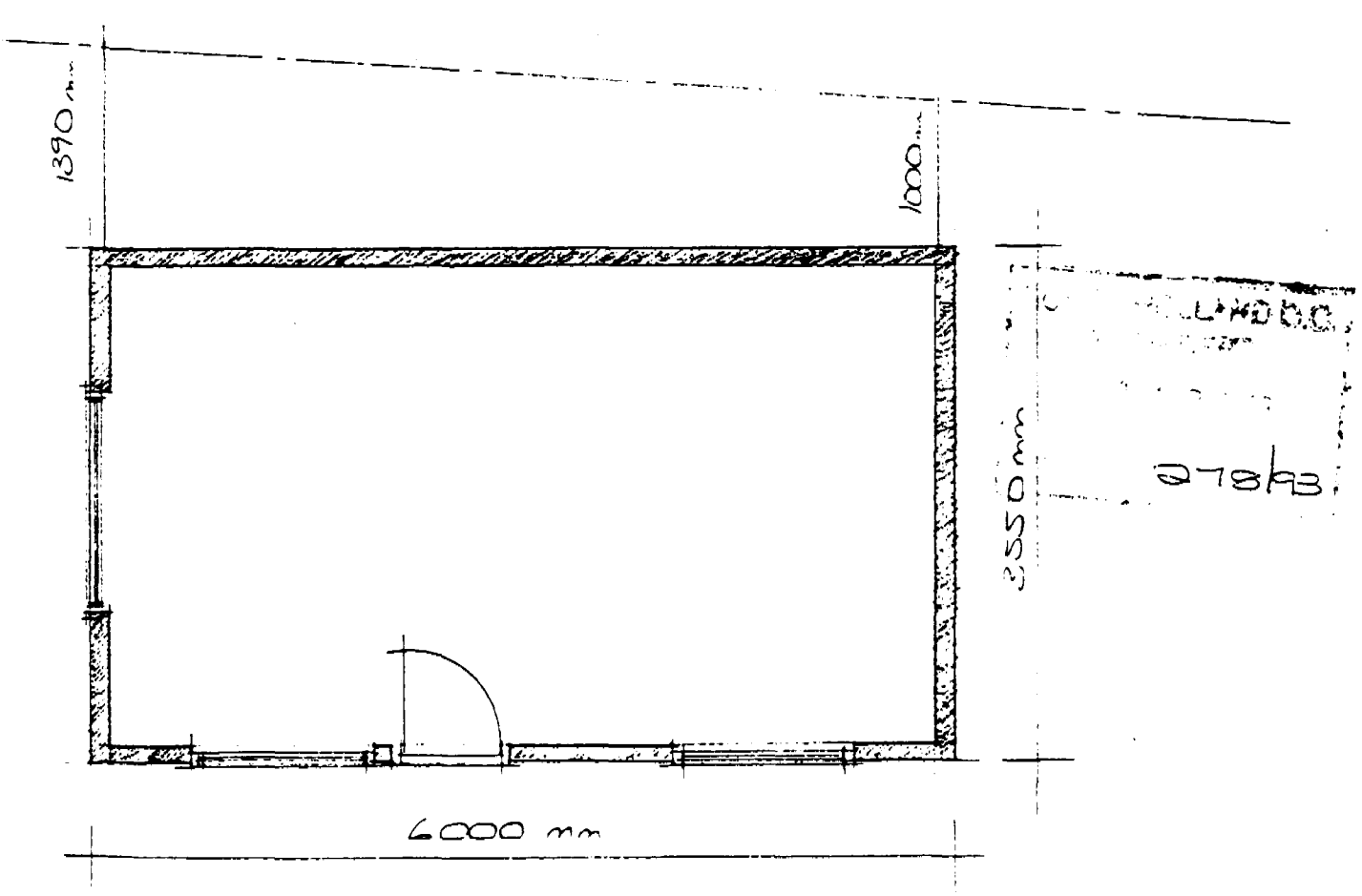
1390 mm







WOODEN SHED FOR OFFICE USE AT:
27, HATT CLOSE, MOULTON, SPALDING, LINCS.
FOR MR & MRS SPENCER.



FLOOR PLAN 1:50