SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0602/01 Received: 18-MAY-01 Type:FULL

Name: Mr R Mynott
Moulton Pet Stores
90 East Cobgate
Moulton
Spalding Lincs PE12 6QJ

Agent: Shufflebottom Ltd
Cross Hands Business Park
Cross Hands
Llanelli
Carmarthenshire SA14 6RE

Description: Erection of storage building in conjunction with existing pet store.

Location : 90 East Cobgate 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 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 building shall be used for storage purposes only. It shall not be used for the display of goods for sale.

Reason: Significant expansion of existing retail floor space in this rural location would be contrary to established retail policy and would have an unacceptable impact upon the amenities of the locality and highway safety.

3 Before development is commenced details of additional landscaping (including species, position and planting height) within existing gaps along the boundaries shall be submitted to and approved in writing by the Local Planning Authority.

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

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

The determined plans are:-
1:1250 plan and Dwg. No. E5913/D1 received 18 May 2001.

Director of Housing and Planning Services
29 AUG 2001

H13/0602/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H13/0602/01 Received: 18-MAY-01 Type: FULL

Name: Mr R Mynott
Moulton Pet Stores
90 East Cobgate
Moulton
Spalding Lincs PE12 6QJ

Agent: Shufflebottom Ltd
Cross Hands Business Park
Cross Hands
Llanelli
Carmarthenshire SA14 6RE

Description: Erection of storage building in conjunction with existing pet store.

Location : 90 East Cobgate Moulton
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 building shall be used for storage purposes only. It shall not be used for the display of goods for sale.

Reason: Significant expansion of existing retail floor space in this rural location would be contrary to established retail policy and would have an unacceptable impact upon the amenities of the locality and highway safety.

3 Before development is commenced details of additional landscaping (including species, position and planting height) within existing gaps along the boundaries shall be submitted to and approved in writing by the Local Planning Authority.

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

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

The determined plans are:-
1:1250 plan and Dwg. No. E5913/D1 received 18 May 2001.

Director of Housing and Planning Services
28 AUG 2001

H13/0602/01

DM 29/8
D2.29/8.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H13/0710/85 3 L DATE RECEIVED: 15/07/85

APPLICANT: James Manson
90 East Cobgate
Moulton
Nr SPALDING
Lincs

AGENT:

TYPE: Full GRID REF: 531270 323750

DESCRIPTION: To utilise building as a "tack shop"

LOCATION: Building to the side of bungalow 90 East Cobgate, Moulton

The South Holland District Council hereby give notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

2 The premises shall be used for a tack shop and for no other purpose (including any other purpose in Class I of the Schedule to the Town and Country Planning (Use Classes) Order 1972), by the occupiers of 90, East Cobgate.

Reason: To grant planning permission for general retail use of the premises in the open countryside would be contrary to the policies of the Lincolnshire Structure Plan.

NOTE: 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 British Standard Code of Practice BS 5810:1979. Any amendments to the approved scheme because of these requirements may need either an amendment to this permission or a further planning application.

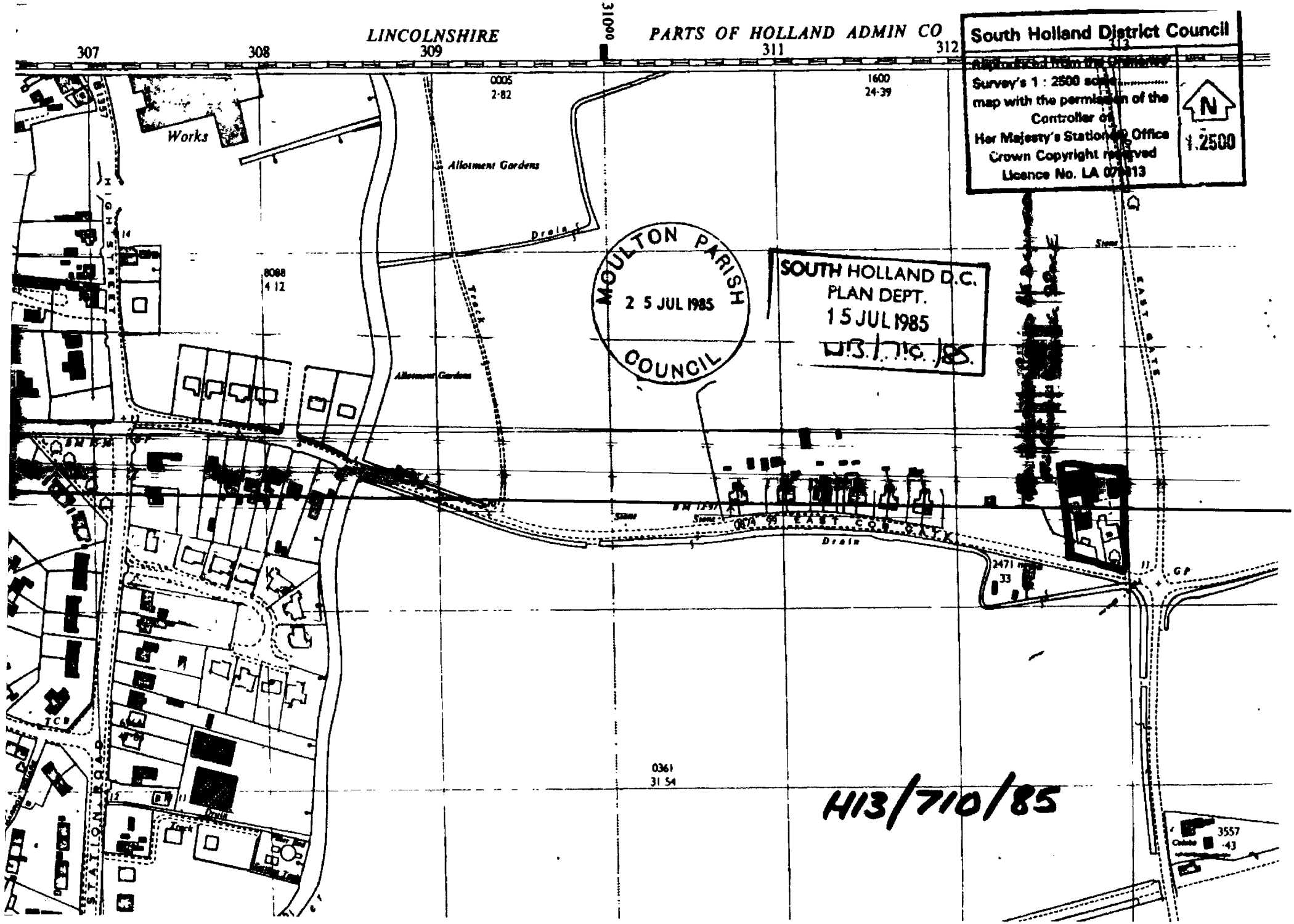
B Smith

District Planning Officer (C)
3rd September, 1985

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts
If approval is required under the Building Regulations or any other enactment, this must be obtained separately

SOUTH HOLLAND DISTRICT COUNCIL

B SMITH M R T P I , DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE SPALDING 61161


LINCOLNSHIRE
PARTS OF HOLLAND ADMIN CO
307
308
309
310000
311
312
313
South Holland District Council
Survey's 1 : 2500 scale
map with the permission of the
Controller of
Her Majesty's Stationery Office
Crown Copyright reserved
Licence No. LA 07
N
1:2500
Works
Allotment Gardens
Drain
Track
Allotment Gardens
0005
2·82
1600
24·39
8088
4 12
MOULTON PARISH COUNCIL
2 5 JUL 1985
SOUTH HOLLAND D.C.
PLAN DEPT.
15 JUL 1985
H13/710/85
EAST GATE
Drain
0361
31 54
STATION ROAD
3557
43
H13/710/85

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 3.9.85

APPLICATION NO: H13/0710/85 3 L DATE RECEIVED: 15/07/85

APPLICANT: James Manson
90 East Cobgate
Moulton
Nr SPALDING
Lincs

AGENT: -

TYPE: Full GRID REF: 531270 323750

DESCRIPTION: To utilise building as a "tack shop"

LOCATION: Building to the side of bungalow 90 East Cobgate, Moulton

REPRESENTATIONS

Parish Council: Support the application, providing the wooden shed indicated on the plans is removed.

Technical objections: County Highways - No objections

PLANNING POLICIES/DOE ADVICE

Site lies outside IBD for Moulton
Circular 22/80 re development of small businesses

PREVIOUS DECISIONS

H13/0050/85 - Extension of existing outbuilding to form bungalow - refused - 26th March, 1985

PLANNING ISSUES

1. The site is approximately 0.35 hectares with the applicant's dwelling centrally situated; a small paddock lying to the east and a building constructed of concrete blocks with asbestos sheet roof, the subject of this proposal, lying to the west.
2. Normally, 'tack shops' may be associated with riding establishments or larger land holdings on which there are horses. In this case, although the association with horses at the premises is very small, the use proposed is appropriate to a countryside location and not in conflict with planning policies relating to retail development generally, and the development of villages.
3. The applicant has indicated a willingness to remove the shed referred to in the Parish Council's observations, but in my opinion, there is no need to make this a requirement.

PLANNING OFFICER'S RECOMMENDATION - Grant permission

1. SC 31 (specific use as a "tack shop")

Reason

1. To grant planning permission for general retail use of the premises in the open countryside would be contrary to the policies of the Lincolnshire Structure Plan.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H13/1193/90

DATE RECEIVED : 31 10 90

APPLICANT : G S & P Y Mynott
90 East Cobgate
Moulton
Spalding
Lincolnshire
PE12 6QJ

AGENT :

TYPE : Full GRID REF : 531280 323750

DESCRIPTION : Change of use to pet foods and accessories from tack shop

LOCATION : 90 East Cobgate, Moulton, Spalding, Lincolnshire

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

2 A minimum of three parking spaces shall be provided within the site at all times.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

B Smith

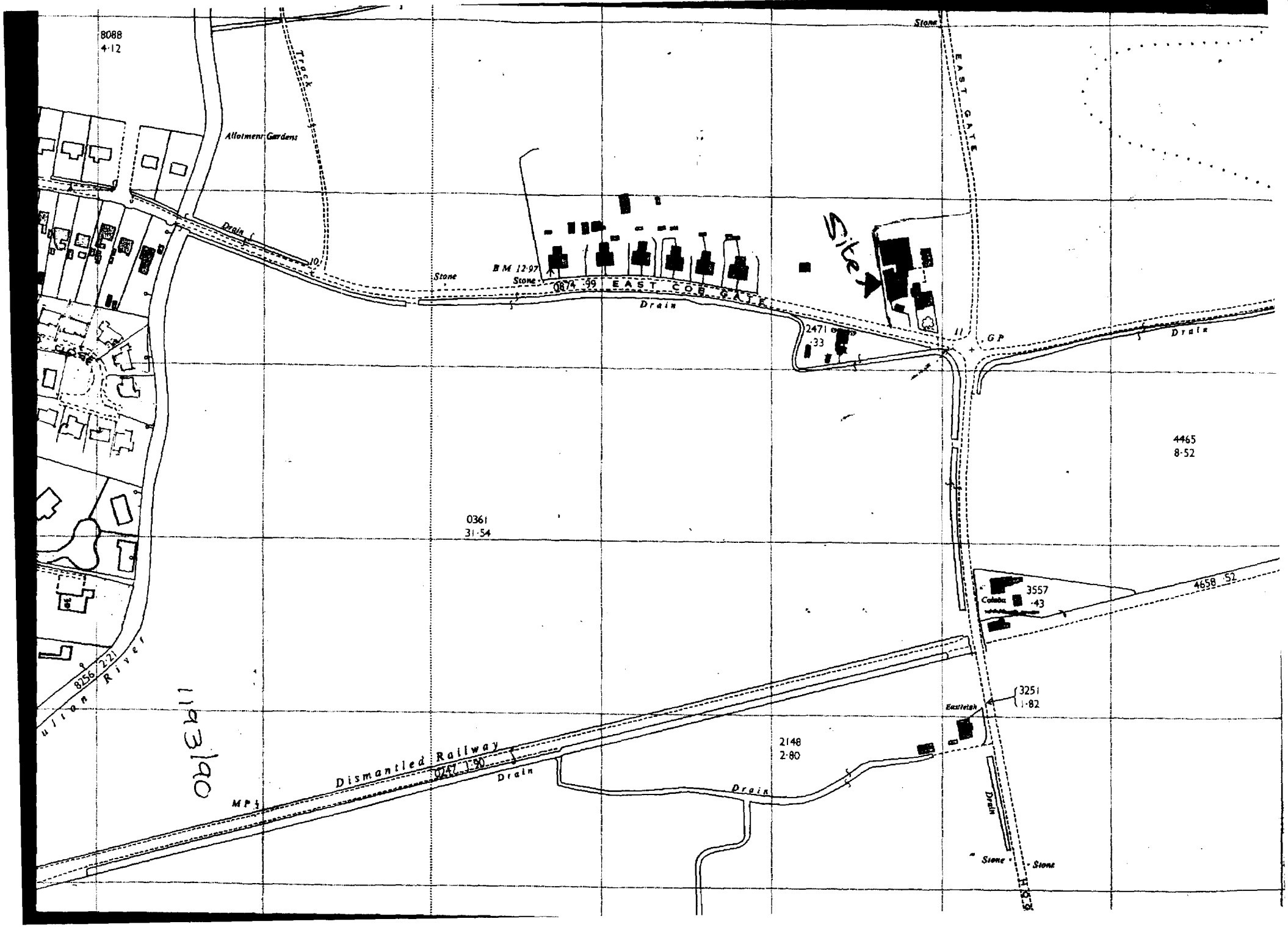
District Planning Officer
12 December 1990 (C)

NOTE
Planning permission is hereby granted only for the change of use of the existing building. Because of the location of the premises, it should not be assumed that planning permission will necessarily be granted for any extension of this retail use.

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161


8088
4·12
Track
Allotment Gardens
Drain
Stone
BM 12·97
Stone
0874 99
EAST COB GATE
Drain
Site
EAST GATE
Stone
2471
·33
GP
Drain
4465
8·52
0361
31·54
3557
·43
Colabu
4658 52
8256 2·21
Tulton River
3251
·82
Eastfield
2148
2·80
Dismantled Railway
0247 1·90
Drain
Drain
Drain
MP 3
Stone
Stone
A38
11931190

APPLICATION REFERENCE: H13/1193/90 DATE RECEIVED: 31.10.90

APPLICANT: G S & P Y Mynott
90 East Cobgate
Moulton
Spalding
Lincs

AGENT:

TYPE: Full

DESCRIPTION: Change of use to sale of pet foods and accessories from tack shop

LOCATION: 90 East Cobgate, Moulton

Parish Council: None received.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policy 97.

PREVIOUS DECISIONS
H13/0710/85 - To utilise building as a tack shop (Full), 90 East Cobgate, Moulton - permitted.
Condition No 2 - The premises shall be used for a tack shop and for no other purpose (including any other purpose in Class 1 of the schedule to the Town and Country Planning (Use Classes) Order 1972), by the occupiers of 90 East Cobgate.
Reason - To grant planning permission for general retail use of the premises in the open countryside would be contrary to the policies of the Lincolnshire Structure Plan.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal is acceptable on policy and traffic grounds.
2 The last use of the premises was as a tack shop approved under planning permission H13/0710/85. In respect of this application it was held that tack shops may be associated with riding establishments or larger land holdings on which there are horses. It was therefore considered that the proposal was appropriate to a countryside location and not in conflict with planning policies relating to retail development generally and the development of villages.
3 A large driveway presently exists along with a turning area.

CONCLUSIONS
1 Although a particular type of shop is specified in the application, the proposal is in effect to change the use of this building to Use Class A1 (retail) of the Town and Country Planning (Use Classes) Order 1987. Although the Structure Plan Policy which states there should be a presumption against new retail development in the open countryside, it is my opinion that there is not sufficient reason to refuse the application because of the small size of the building and the limited retail use already permitted.
2 County Highways raise no objections to the proposal on highway grounds subject to a minimum of three parking spaces being provided within the site at all times (which can be achieved).

PLANNING OFFICER'S RECOMMENDATION - Grant Permission.

1 A minimum of three parking spaces shall be provided within the site at all times.

Reason

1 F4.

Note

1 Planning permission is hereby granted only for the change of use of the existing building. Because of the location of the premises, it should not be assumed that planning permission will necessarily be granted for any extension of this retail use.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning

SOUTH