SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0589/93 Received:23-JUN-93 Type:FULL

Name: Road Freight & Hire Services
7 Benner Road
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Loading canopy and store extension

Location : 7 Benner Road Wardentree Lane
Pinchbeck 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.

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.

Director of Planning and Building Control Services
30-JUL-93 H14/0589/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0589/93

Date Registered 23 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ROAD FREIGHT & HIRE SERVICES,
7 DONNER ROAD,
WARDENTREE LANE,
PINCHBECK, SPALDING, LINCS.
Tel. No.

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

G.R. MERCHANT
4 CHAPEL GARDENS
WHAPLODE
SPALDING, LINCS.
Tel. No.
(Personal contact name) 0406 490500

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

LOADING CANOPY & STORE EXTENSION.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £26.0 If you consider no fee is payable include a written explanation instead.

Signed G.R. Merchant Date 18.6.93 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 Certificate**

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 previous 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 building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: N/A

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: Dem. 55.3 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.5 metres

(b) max. length: 13.5 metres

(c) max. width: 15.15 metres

C. Please state type and colour of materials for facing external walls: Dark Brown to match existing

D. Please state type and colour of roofing materials. Grey to match existing

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. Internal Works

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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. *Please state how surface water will be disposed of* Surface water to mains

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

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

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ] N/A

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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	[ ]	→ 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

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 545.4 sq. m. Previous total gross floorspace [illegible] sq. m.

This new total includes the following net floorspace:

Retail — sq. m. Office [illegible] sq. m. Industrial — sq. m. Warehousing [illegible] 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?	Two —	Two.	—
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	N/A		
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	N/A.		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES.		
If so, please explain the relationship	EXTENSION TO EXISTING.		
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: 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)	EXISTING.		
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)	EXISTING.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO.		
What provision is being made for access to the premises for the disabled?	TO [illegible]		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).	OWNER.

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.** You can use the notice at the bottom of the form to send to the owner. (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.

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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.

State ~~Name and~~ address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date ~~6-7~~ 6-7

Site Notice posted by PDM
Date 6-7
Expiry 27-7

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

3 bay gadt, materials & walls
In corner of bay setting Pond to rear
Groom's to side

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 PDM Date 27-7

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1 TL1

DC INSTRUCTION SHEET

APPLICATION REF: H14/0589/93

Directions

7 (Outlines)

RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PDM 28-6
DE 29/6

		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:

Case Officer

Senior Officer Confirmed ..... PM Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 360

Receipt No P3872

Date first Rec'd 23 JUN 1993

Registration

Reference H14/0589/93

Cross-Ref R

Date 24-JUN-93 ~~JAS~~

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 304.93 Sq mts

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 £ 360. — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 164 OS Plots
Grid ref 525560 324850

Ward M Parish PINCHBECK

Inside IBD NO Inside LP area YES

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 –

- Y HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin
- Dist Bound
- Other:

Linked to site Ref

Linked to property Ref 0197951

Planning Records:
Earlier apps
0536/90
0696/87
0770/86
0006/84

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

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

H14/0589/93

FULL

Applicant: Road Freight & Hire Services Agent: G R Merchant
Tel: 0406 490800

Description: Loading canopy and store extension

Location: 7 Benner Road
Wardentree Lane
Pinchbeck
Spalding

Valid date:	23-JUN-93	Terminal date:	18-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	30-JUN-93	Report deadline:	21-JUL-93
Inspected by	07-JUL-93		
Extra contacts	14-JUL-93	Case Officer:	
Report if not clear by	28-JUL-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 204.5 M2
Category: Extension
Listed building: Other Constraints: HAZ
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	06-JUL-93	27-JUL-93	
Clerk to Pinchbeck P 0775 723838	01-JUL-93	15-JUL-93	
Cllr T Bray 0775 723794 (Of	01-JUL-93	08-JUL-93	
Cllr Mrs P J Buffham	01-JUL-93	08-JUL-93	

L.C.C. No Objections Jcb 1/7/93

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

PLANNING DEPT
- 5 JUL 1993
PJ

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0589/93

Applicant: Road Freight & Hire Services
7 Benner Road
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Loading canopy and store extension

Location: 7 Benner Road Wardentree Lane
Pinchbeck Spalding

Type: FULL

Date received: 23-JUN-93

01-JUL-93

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 08-JUL-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 Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

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

Quite happy to support

Signed:

Pauline Buffham

6/7/93

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

Telephone: (0775) 761161
Fax: (0775) 710772

3

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0589/93

Applicant: Road Freight & Hire Services
7 Benner Road
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Loading canopy and store extension

Location: 7 Benner Road Wardentree Lane
Pinchbeck Spalding

Type: FULL

Date received: 23-JUN-93

01-JUL-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 15-JUL-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

S.H.D.C. PLANNING DEPT.
RECEIVED
-7 JUL 1993
PU

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval.

Signed:

M. H. [illegible]

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 : P2872
Date received : 23-JUN-93

Received from

Drivegear Ltd.

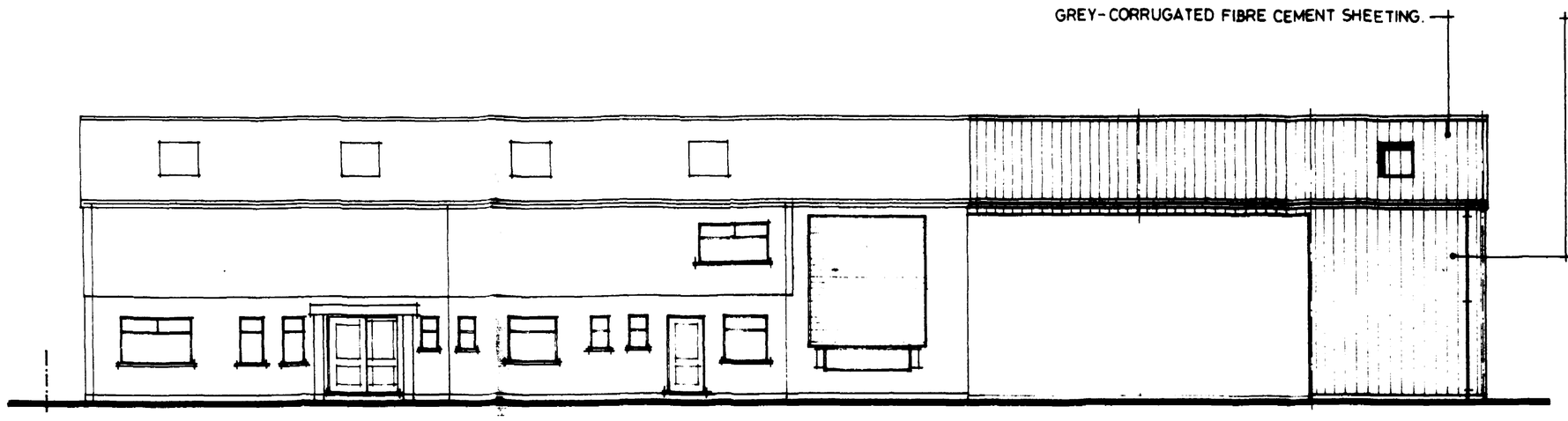
Address

7 Benner Road
Wardentree Lane
Pinchbeck
Spalding

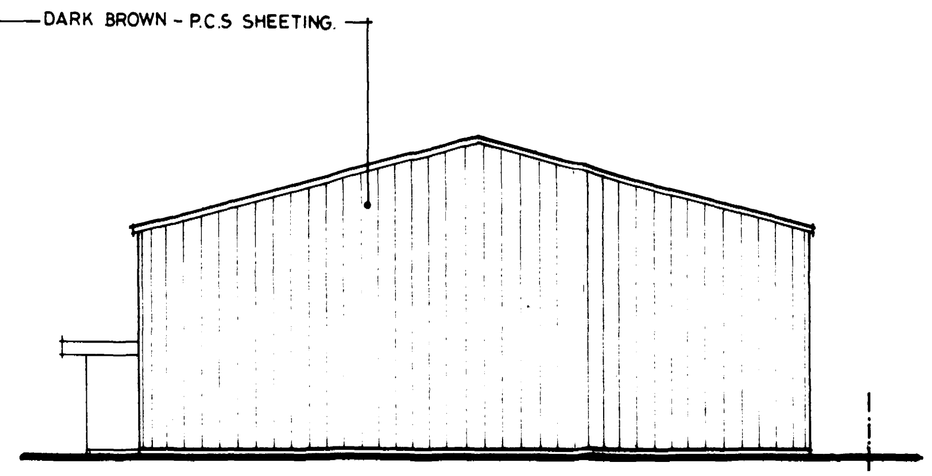
Fee paid	£	360.00
VAT	£	0.00
Total received	£	360.00

Cash/Cheque : Cheque

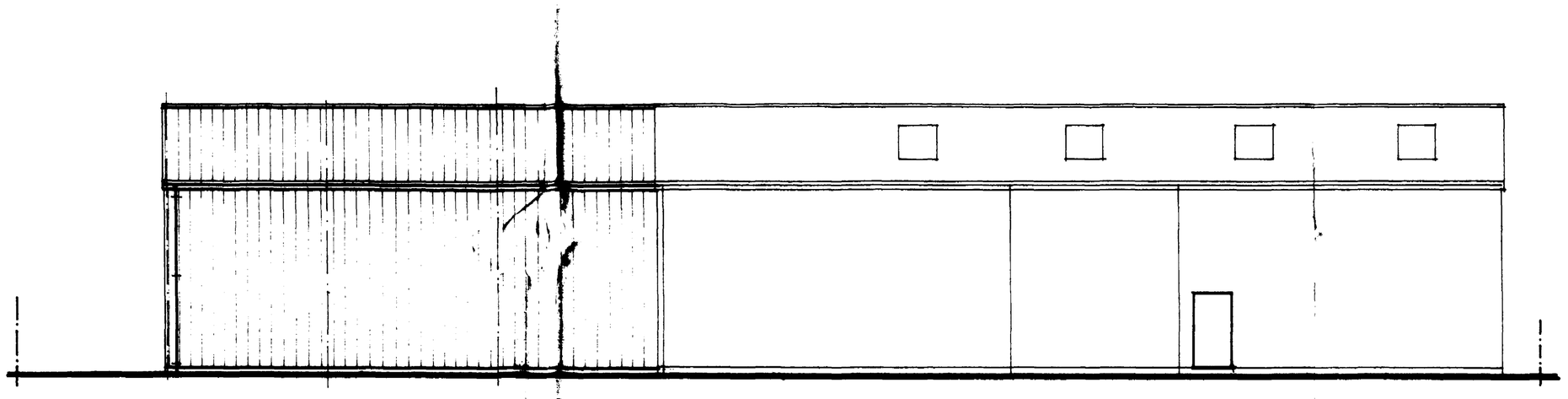
Signed.....K.C. Lowe....
(Authorised Collector)



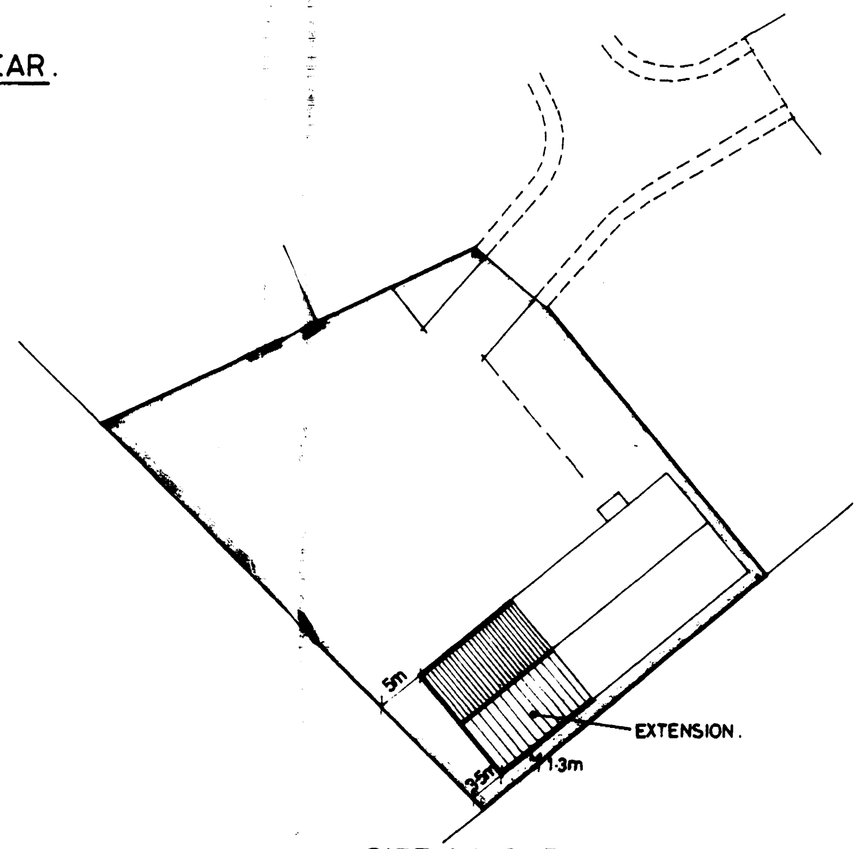
FRONT.



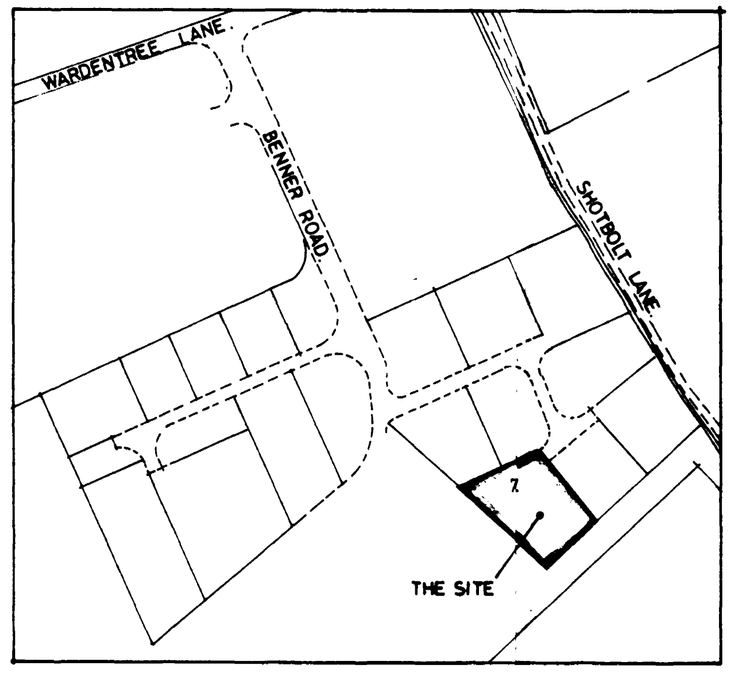
SIDE.



REAR.



SITE LAYOUT.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.

N

RECEIVED D.C.
PLAN DEPT
23 JUN 1993
REF 0689/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370663.

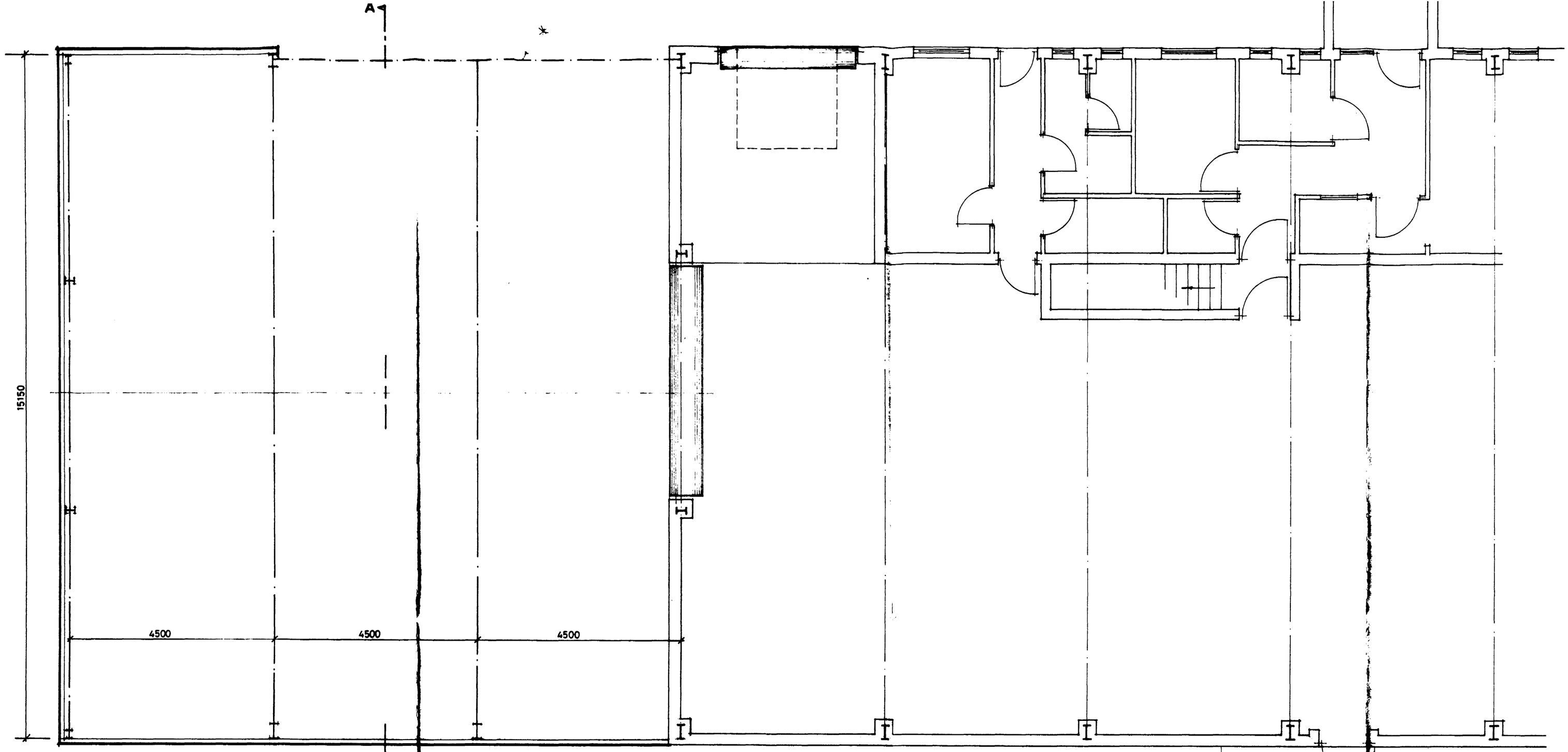
PROJECT:
LOADING AREA & STORE EXTENSION.

CLIENT:
ROAD FREIGHT & HIRE SERVICES.
7 BENNER ROAD.
WARDENTREE LANE.
PINCHBECK.
SPALDING. LINCS.

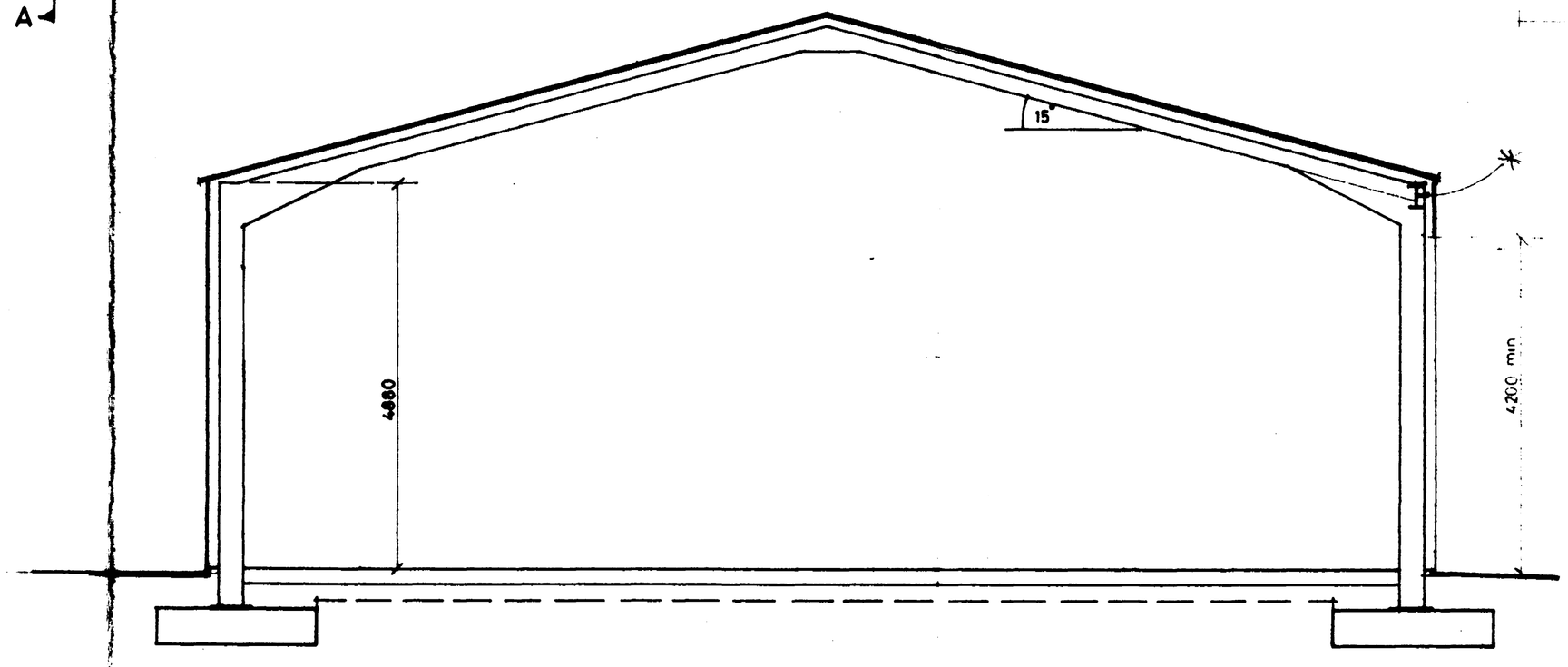
SCALES: 1/100 (unless otherwise stated)
DATE: JUNE 1993.

G.R.MERCHANT.
DRAWING No.: RFH. 6/1.

REVISIONS:



PLAN.



SECTION AA.

SOUTH HOLLAND D.C.
PLANNING
23 JUN 1993
APP. 0589/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
LOADING AREA & STORE EXTENSION.

CLIENT:
ROAD FREIGHT & HIRE SERVICES.
7 BENNETT ROAD.
WARDENTREE LANE.
PINCHBECK.
SPALDING. LINCS.

SCALES: 1/50.

DATE: JUNE 1993.

G.R. MERCHANT.

DRAWING No.: RFH. 6/2.

REVISIONS: