SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0640/93 Received:08-JUL-93 Type:FULL

Name: Rose Cottage Nursery and
Aquatic Centre
Glenside North
Pinchbeck
Spalding Lincs

Agent: Rose Cottage Nursery and
Aquatic Centre
Glenside North
Pinchbeck
Spalding Lincs

Description: Proposed extension to retail building

Location : Glenside North Pinchbeck
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 developer shall (i) give a minimum of two weeks notice in writing of commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is of archaeological interest.

3 The proposed extension shall be operated in accordance with the terms of the Planning Obligation entered into in respect of the previous permission, reference H14/0799/91, that is not to be used for any purpose other than for retail sales which are incidental to the use of the land as an aquatic centre.

Reason: To safeguard the Council's policies relating to shopping development.

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
13-OCT-93 H14/0640/93

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. H14/0640/93

Date Registered 08 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Rose Cottage Nursery and Aquatic Centre
Glenside North
Pinchbeck

Tel. No.

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

Glenside North, Pinchbeck.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed extension to Retail Building

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. M. R. Martin Date 8.7.93

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		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	65·76 sq. metres
C. Please state size of any new structure:- (a) max. height:	± 4 70 ? metres
(b) max. length:	11 50 ? metres
(c) max. width:	6·50 ? metres
D. Please state type and colour of materials for facing external walls:	BRICKWORK TO MATCH EXISTING
E. Please state type and colour of roofing materials.	
F. 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.

Aquatic Centre.

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?	EXISTING	

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	Soakaway
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.	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.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0640/93

Date Registered 08 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ROSE COTTAGE NURSERY AND AQUATIC CENTRE.
GLENSIDE NORTH,
PINCHBECK

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GLENSIDE NORTH, PINCHBECK

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO RETAIL BUILDING

Please complete

Signed W. R. [illegible] Date 8.7.93

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.

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
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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		

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:	65 76	sq. metres
C. Please state size of any new structure:- (a) max. height:	± 4 700	metres
(b) max. length:	11 500	metres
(c) max. width:	6 500	metres
D. Please state type and colour of materials for facing external walls:	BRICKWORK TO MATCH EXISTING.	
E. Please state type and colour of roofing materials.		
F. 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.

AQUATIC CENTRE

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?	EXISTING	

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	SOAKAWAYS
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.	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 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 134.76 sq. m. Previous total gross floor space 69 sq. m.

This new total includes the following net floorspace:

Retail 65.76 sq. m. Office sq. m. ndistrial 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?	NIL	NIL	NIL
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.	NON-INDUSTRIAL		
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	NO		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	EXISTING Aquatic Centre.		
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 CAR PARK.		
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)	10 vehicles.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	& Refuse Collection Secure		
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?	Yes		

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).

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.** (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 M. C. Mitchell (Applicant / Agent) Date 8.7.93

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 .....

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 M. C. Mitchell (Applicant / Agent) Date 8.7.93

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 .....

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).

owner .

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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 M. R. Mitchell (Applicant / Agent) Date 8.7.93

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

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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 .....

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 134.76 sq. m. Previous total gross floor space 69 sq. m.

This new total includes the following net floorspace:

Retail 65.76 sq. m. Office sq. m. Indistrial sq. m. Warehousing sq. m.

Other sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	NIL	NIL	NIL.
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.	NON-INDUSTRIAL.		
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	NO		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	EXISTING AQUATIL CENTRE		
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.	C		
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 CAR PARKING		
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)	10 vehicles		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	L.A. Refuse collection Service		
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?	YES		

APPLICATION ASSESSMENT Mr N. Pitts,

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Northgate Cottage, Northgate, Pinchbeck, Spalding.

Inspected by
Date

Site Notice posted by PSM
Date 16-7
Expiry

telegraph pole near gate.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Ext'n to rear of existing. Hedges to boundary with cottage & Northgate Rd

PM

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed PM Date 12-8

COMMITTEE

Confirmed as agenda ✓ 12/10

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

(1) TL Conditions/Reasons: (cont overleaf)

(2) The developer shall (i) give a minimum of two weeks notice in writing of commencement of works to Heritage Lincolnshire and Lincolnshire County Council Archaeology Section and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest + finds.

Reason: The site is of archaeological interest.

DC INSTRUCTION SHEET

APPLICATION REF: H14/0640/93

Directions

Art 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

PM 14-7
D 15/7

		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 ....DM.... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P2996

Date first Rec'd 08 JUL 1993

Registration

Reference H14/0640/93

Cross-Ref R

Date 9/7

Validation

TYPE FULL

Site area

No of dwellings

Floorspace 65.76 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 £ 120

Nil fee

Discounted

Previous app – ref:

Type of app

Reason:

Additional £

Refund £

Receipt No

Voucher No

Date

Date

Information

Index sheet 144 OS Plots

Grid ref 523603 293030

Ward [illegible] Parish PYBECK

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 –

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site Ref

Linked to property Ref 033448

Dist Bound

Other: In area of archaeological site

Planning Records:

Earlier apps 679/91

799/91

641, 642/93.

B Reg Records:

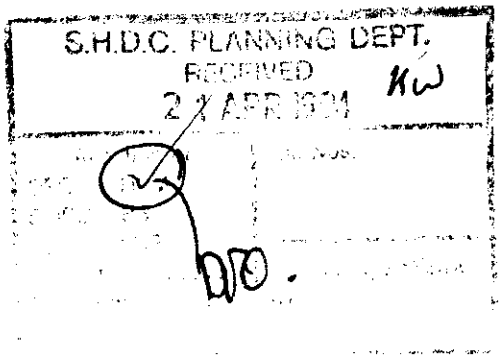
Already submitted – Ref:

Request needed

Requested

South Holland
District Council
Planning Dept.
Council Office
Priory Road, Spalding.
Lincs PE11 2XE.

14.4.94



They have permission

Dear Sir,

I would like to draw the departments attention to something which has come to my notice in recent weeks. Rose Cottage Nurseries at Pinchbeck appears to be changing the use of the property from that of a nursery to an Aquatic retail outlet. The glass houses which are situated on the site have previously been used for nursery work but now appear to be used for the purpose of retailing aquatic products to the public, the shop which was formaly used for this purpose now appears to be used ~~for~~ Approved. a cafe. I trust that the department has approved the change of use for the site and the appropriate specifications in terms of the glass house which for all intense and purposes was an horticultural glass house and not one designed to A1 specification building, unlimited public access, for retailing purposes. As the department will no doubt be aware horticultural glass houses do not meet the rigid safety standards required in terms of structural strengths or does the horticultural glass meet the appropriate standard. Therefore I consider there may be reason to suspect

that the regulations regarding such buildings have been ignored and thus a liability to the public, using such a structure may exist

I trust also that the correct business rating has been applied for the premises in terms of the additional shop area and not as I suspect the property is still been designated as a nursery status.

Yours Sincerely

A local Pinchbeck business man and one who has to bear the full burden on his business rates.

Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 6th October 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. T. Barker	Mr. J. Goodley	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. N.P. Judge, M.B.E.	Mr. D.A. Tennant
Mr. N.I. Capes	Mr. A.E. Naylor	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. B.A. Paul	Mr. R.C. West
Mrs. D.F. Davies	Mr. J.R. Pearl	Mr. M.C. White
Mr. E.N. Davies	Mr. N.H. Pepper	
Mr. C.F. Fisher	Mr. M.S.L. Rollinson	

The Chief Executive, the Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillor B. Fines and the Press

Apologies for absence were received from or on behalf of Councillors J. Clark, J.A. Dobney, Mrs. E.O. Hall-Patch and Mrs. A.M. Newton.

659. MINUTES

The Minutes of the Meetings held on 14th and 20th September 1993 were signed by the Chairman as a correct record.

660. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H05/0372/93 Kings Quality Homes	Residential development at Fleet Road, Holbeach.
H05/0373/93 Kings Quality Homes	Residential development at Holbeach Manor, Fleet Road, Holbeach.
H14/0640/93 Rose Cottage Nursery and Aquatic Centre	Extension to retail building at Glenside North, Pinchbeck.
H14/0642/93 Rose Cottage Nursery and Aquatic Centre	Change of use of glasshouse from horticultural to display and retail and area of land for display and retail of plants at Glenside North, Pinchbeck.

BRIAN SMIT p 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

COM

H14/0640/93
FULL

Applicant: Rose Cottage Nursery and Agent: Rose Cottage Nursery and
Tel:

Description: Proposed extension to retail building

Location: Glenside North
Pinchbeck
Spalding
Lincs

Valid date:	08-JUL-93	Terminal date:	02-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	15-JUL-93	Report deadline:	11-AUG-93
Inspected by	22-JUL-93		
Extra contacts	29-JUL-93	Case Officer:	
Report if not clear by	12-AUG-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 65.76 M2
Category: Extension
Listed building: ARCHAEOLOGICAL SITE Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Mr N Pitts, Northgate Cattery, Norangate	21-JUL-93	11-AUG-93	
Site/Press Advert MIN	20-JUL-93	10-AUG-93	
Clerk to Pinchbeck P 0775 723838	16-JUL-93	30-JUL-93	OK
Heritage Lincolnshire 0529 306327	16-JUL-93	30-JUL-93	} waiting Brief
County Monuments Off 0522 30401	16-JUL-93	30-JUL-93	}
Cllr T Bray 0775 723794 (Of	16-JUL-93	23-JUL-93	
Cllr Mrs P J Buffham	16-JUL-93	23-JUL-93	OK

LCC - No Objection JCB 22/7/93

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

SOUTH HOLLAND DISTRICT COUNCIL

H14/0640/93

FULL

Applicant: Rose Cottage Nursery and Agent: Rose Cottage Nursery and
Tel:

Description: Proposed extension to retail building

Location: Glenside North
Pinchbeck
Spalding
Lincs

Valid date: 08-JUL-93 Terminal date: 02-SEP-93
Target dates: Target Committee: 25-AUG-93
To case officer 15-JUL-93 Report deadline: 11-AUG-93
Inspected by 22-JUL-93
Extra contacts 29-JUL-93 Case Officer:
Report if not clear by 12-AUG-93 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 65.76 M2
Category: Extension
Listed building: IN AREA OF ARCHAEOLOGICAL SITE Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~20~~ 16-JUL-93	~~16~~ 6-AUG-93
Clerk to Pinchbeck P	0775 723838	16-JUL-93	30-JUL-93
Heritage Lincolnshir	0529 306327	16-JUL-93	30-JUL-93
County Monuments Off	0522 30401	16-JUL-93	30-JUL-93
Cllr T Bray	0775 723794 (Of	16-JUL-93	23-JUL-93
Cllr Mrs P J Buffham		16-JUL-93	23-JUL-93

APPLICATION REFERENCE: H14/0640/93 DATE RECEIVED: 08-JUL-93

TYPE: Full

DESCRIPTION: Proposed extension to retail building

LOCATION: Glenside North, Pinchbeck

APPLICANT: Rose Cottage Nursery & Aquatic Centre AGENT:

APPLICATION REFERENCE: H14/0641/93 DATE RECEIVED: 08-JUL-93

TYPE: Full

DESCRIPTION: Proposed restaurant and toilet facilities

LOCATION: Glenside North, Pinchbeck

APPLICANT: Rose Cottage Nursery & Aquatic Centre AGENT:

APPLICATION REFERENCE: H14/0642/93 DATE RECEIVED: 08-JUL-93

TYPE: Full

DESCRIPTION: Change of use of glasshouse from horticultural to display and retail and area of land for display and retail of plants

LOCATION: Glenside North, Pinchbeck

APPLICANT: Rose Cottage Nursery & Aquatic Centre AGENT:

REASON FOR COMMITTEE CONSIDERATION

Development in countryside/objections received.

REPORT TO COMMITTEE
Date - 6 OCT 1993

RECOMMENDATION

H14/0640/93 - Grant Permission.

H14/0641/93

That subject to the applicant first entering into a planning obligation: receipt of satisfactorily amended plans showing revisions to the car parking areas; clear definition of overspill parking areas and specific measures to protect nearby dwellings, the Director of Planning and Building Control Services be authorised to grant permission.

H14/0642/93 - Grant Permission.

COMMENTS

1 H14/0640/93 is for an extension to the retail building at the applicant's aquatic centre fronting Northgate. H14/0641/93 is for a 18 metre by 11 metre single storey building for use as restaurant. This will be linked to an

existing glasshouse. H14/0642/93 is to change the glasshouse (approximately 45 metres x 45 metres) to a retail/display area for plants.

2 The buildings under H14/0641/93 and H14/0642/92 are sited on a 3 hectare site to the south of the applicants existing Aquatic Centre, served by existing access onto Glenside North.

3 The Aquatic centre was granted under reference H14/0799/91 subject to a planning obligation restricting the use to Aquatic Centre only and incidental retail sales. The present proposals seek permission to diversify on a different site.

4 The site benefits from substantial screening, but I am concerned about the amenities of an existing cottage to the southeast, which is situated close to the proposed parking area.

5 However, it is considered that the developments will be acceptable, subject to amendment and conditions. County Highways have raised no objection and the developments do not directly conflict with Local and Structure Plan Policies. This is on the basis that the applicant has confirmed that he is willing to enter into a further Planning Obligation to restrict the range of items sold and, thereby prevent the creation of an unrestricted retail outlet.

REPRESENTATIONS

Parish Council:	H14/0640/93 - Recommend approval. H14/0641/93 - Recommend approval. H14/0642/93 - Approval, subject to glass being strong enough to cope with members of public milling about.
Ward Member:	H14/0641/93 and H14/0642/93 Support development, been reassured by applicant about number of coaches on site at any one time. Site is attractive and well screened by trees and hedges, obviously a great interest in fish/aquatic gardens and customers come from a wide area. Welcome the enterprise being shown.
County Highways:	Request conditions.
Public:	Objections received from "Applegarth", "Glenside House", "The Grange", "Seasons Watch", "Kozi-Korna" - main points summarised: - Granting applications will only duplicate amenities for which Pinchbeck in particular are adequately provided. - No further permissions should be granted until permission for bungalow is implemented. - Development would lead to unacceptable amount of traffic on an unsuitable road; site has only one access; further increase in noise nuisance.

- Roads damaged by heavy traffic, two fatal accidents recently.
- Sharp bend and tall hedges impede safety.
- Lead to vehicles parked on road.
- Serious inconvenience (disturbance to residents; danger to children).
- Existing business has grown to large garden centre, caters for caravan rallies and boot sales.
- This is an agricultural area, unsuitable for further development.
- Could eventually be like "Baytree".
- Nearby cottage needs special protection from activities, by providing a buffer zone.
- Applicants should have to provide a new access onto Northgate.

Lincs County Council: New groundworks should be subject to an archaeological Watching Brief.

Heritage Lincolnshire: Request Watching Brief.

Applicant: Summarised:
- Horticultural side of business is no longer viable.
- Investment in computer controlled greenhouse, has been considerable. Sale of fish is seasonal and unlikely to provide acceptable level of income. So have to consider other options on how site may be developed.
- Applications sought for establishment of visitors centre focussing on water features within a tropical environment.
- Centre will incorporate conservation, environment, educational themes, continued display and sale of ornamental fish, exotic plants, gifts and restaurant facilities.
- Facility will create local employment.
- Confirmed agreement to further Planning Obligation to restrict range of goods sold.

SCHEDULE OF CONDITIONS
H14/0640/93

1 SC69 - (watching brief).

2 The proposed extension shall be operated in accordance with the terms of the Planning Obligation entered into in respect of the previous permission, reference H14/0799/91, that is not to be used for any purpose other than for retail sales which are incidental to the use of the land as an aquatic centre.
Reason: To safeguard the Council's policies relating to shopping development.

H14/0641/93

1 No building operations shall take place until such time as the adjoining glasshouses have been converted and laid out ready for use in accordance with the details permitted under planning application reference H14/0642/93.
Reason: Permission has been granted only on the basis that the Restaurant will be used in conjunction with the facility proposed under reference H14/0642/93, and this permission is imposed accordingly.

2 SC21 - (landscaping scheme).

3 SC27 - (implementation of planting).

4 F4 - (parking).

5 Before the use is commenced the existing access, for a distance of 10 metres from the adjoining carriageway edge, be suitably surfaced in bitumen macadam in accordance with details to be approved.
Reason: B6.

6 The existing visibility splays at the access shall be kept clear of all obstructions (including signs) while the site is in use.
Reason: B4.

7 SC12 - (materials).

8 SC69 - (watching brief).

H14/0642/93

1 SC21 - (landscaping scheme).

2 SC27 - (implementation of planting).

3 Before the use is commenced a minimum of 120 car parking spaces shall be provided on site in accordance with details to be approved.
Reason: F4.

4 Before the use is commenced the existing access, for a distance of 10 metres from the adjoining carriageway edge, shall be suitably surfaced in bitumen macadam in accordance with details to be approved.
Reason: B6.

5 The existing visibility splays at the access shall be kept clear of all obstructions (including signs) while the site is in use.
Reason: B4.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Roger Smith TO: **Nigel Midlen**

OUR REF: RS/SJS YOUR REF:
H14/0640/93, H14/0641/93
H14/0642/93

DATE: 19 August 1993

SUBJECT: Proposed development at Rose Cottage Nursery, Pinchbeck

To act as a "bridge" between David Roberts departure and your return from holiday, I undertook to review applications H14/0641/93 and H14/0642/93 to assist in progressing these to the 14 September 1993 Planning Committee. I had withdrawn them from the 25 August 1993 Agenda because I did not feel that David's report adequately addressed the Planning Policy implications. I have since discovered there is also application H14/0640/93 destined to be dealt with as a DPO application. Although H14/0640/93 in isolation might reasonably be a DPO, I believe that it should be reported to Committee because of the overall implications of the three applications when taken together.

Background

Application H14/0640/93 is for the extension of a building within the curtilage of the Aquatic Centre permitted under reference H14/0799/91. This permission was granted following completion of a Section 106 Planning Obligation in which the owners of the land covenanted with the Council that the application site should not be used, nor permitted to be used, for any purpose other than an Aquatic Centre and that the retail building should not be used for any purpose other than for retail sales which incidental to the use of the land as an Aquatic Centre.

Applications H14/0641/93 and H14/0642/93 relate to land south of the Aquatic Centre. Part of this land is occupied by a horticultural glasshouse permitted under reference H14/0305/89. That planning permission also permitted the erection of a bungalow (which has not been constructed) which was considered essential to meet needs of the new horticultural unit.

Access is, and is proposed to continue to be from a single access point off Glenside North.

It is understood that the Nursery has been brought into use and also that some of the land has been used for car parking in association with the Aquatic Centre, and for various temporary uses.

Cont/...

I interpret these three applications together as representing a proposal to develop the site as a Garden Centre of some type.

The Main Issues

Firstly, there is the question of whether or not the principle of this type of development in this location is acceptable in terms of planning policy.

Then more specific issues in relation to this site need to be considered. I see these as being (a) the impact of the proposed development on the character appearance and amenity of the countryside (b) impact of development on residential amenity, (c) traffic and road safety issues.

Finally, a decision will be needed about what weight should be given to the case/representations made by the applicants, and the planning history of the site.

Planning Policy

1 Structure Plan Policy 97 applies and the site is not identified for development in the adopted Spalding and Pinchbeck Local Plan, nor its Review.

2 The main thrust of retail planning policy is that account should be taken of the possible impact of proposals (including their accumulative affect) on the vitality and viability of town centres (paragraph 33 of PPG 6). The emerging alteration of the Lincolnshire Structure Plan and the Spalding and Pinchbeck Local Plan are both consistent with this policy attitude.

3 Planning Policy Guidance Note 7 promotes the theme of diversifying the rural economy whilst continuing to conserve rural environment for residents and visitors (paragraph 1.6 etc).

Conclusions

1 To use a building of this size for an unrestricted range of retail development could be prejudicial to the vitality and viability of established shopping centres and could lead to further similar permissions which would increase that threat.

2 A Garden Centre is a retail use not suited to established shopping centre locations. Is it possible to devise a planning condition or Section 106 Planning Obligation which would reasonably define a Garden Centre in such a way that the development, if permitted, could exist in the way described by the applicants but could not broaden its scope to the extent that Retail Planning Policy would be under threat?

Cont/...

3 I understand that the site is well screened and, therefore, the impact of the development on the rural environment would be minimal with the possible exception of the impact of additional traffic. As regards residential amenity there is again the traffic issue. However, the impact of activity on the site itself on immediate neighbours should be able to be controlled by the layout of the site (eg, suitable location of car parking spaces) and boundary treatments.

4 On the issue of traffic and road safety I have spoken to Chris Briggs and he confirms his advice as written, notwithstanding his advice on application H14/0799/91.

5 If planning permission is granted I believe we should require a plan showing precisely the location, surface treatment, landscaping, etc of the car parking areas and that this should be implemented before the change of use is implemented, and that these car parking areas should be available for use at all times that the public is admitted to the site in order to avoid additional temporary uses occupying necessary car parking space.

6 It seems to me that if planning permission is granted for the change of use of the greenhouse this invalidates the planning permission for the bungalow.

7 Application H14/0640/93 seems acceptable to me as long as the limitations of the Section 106 Obligation can be applied to the extended shop.

8 The restaurant seems to be a proposal which is quite reasonable if regarded as development ancillary to other uses on the site. However, we must ask whether or not it is also suitable as a use in its own right. If so it must be clearly recognised as such and if not we must frame appropriate conditions.

9 I do not believe that the unviability of the Nursery business has been proven by the representations put forward by the applicants, therefore, I do not feel that this gives particular additional weight to business arguments. In my view these applications squarely represent the ambition of the applicants to develop a new business rather than to combat the economic circumstances of an existing one.

I hope these few observations will assist you in progressing this application in David Roberts absence. You will see that his report will certainly need amendment, since objections have been received since it was typed.

R Smith
Deputy Director of Planning and Building Control Services

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

When calling please ask for: Mr I K George Ext 07
Sites and Monuments
Record Officer

Mr Brian Smith
Director of Planning & Building Control Services
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

ARCHAEOLOGY SECTION
12 FRIARS LANE
LINCOLN LN2 5AL
Tel. 0522 530401
Fax 0522 530724

My ref: IKG/DEL

19 July 1993

Dear Sirs

RE: PLANNING APPLICATIONS H14/0642/93, H14/0641/93, H14/0640/93

Many thanks for consulting the Lincolnshire Sites and Monument Record regarding the above proposals.

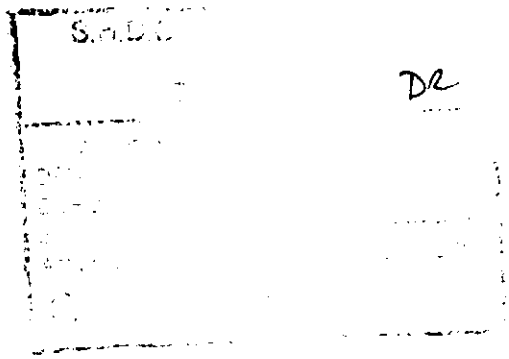
The plans have been checked against the present S.M.R database. Indications are that pottery in substantial quantities of the medieval and post medieval periods has been found within this development area. While much of the development consists of alterations to existing buildings, the new groundworks should be subject to an archaeological watching brief. I have enclosed a list of local archaeological contractors but the developer is free to contract whom ever he likes to undertake this work, provided they are an archaeological body with suitably qualified and experienced staff. If it would be of assistance a brief for this work could be produced at this office.

I hope this will be satisfactory but please do not hesitate to contact me or Mr Catney, Archaeological Officer, should you require further assistance.

Yours faithfully

S Catney

for Countryside Manager



From: NAME Cllr Mrs. Buttham

ADDRESS Ward Member.

Tel no

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1993 PU

Attention of
DPO (NR)
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

COMMENTS ON APPLICATION

APPLICATION NO : H14/0641/93 0640/93

SUBJECT : Rose Cottage 0642 Nursery - Aquatic Centre Glenside North. P'beck.

My comments are as follows...

I am happy to support this application for the development of the Aquatic Centre. I have been reassured by the applicant about the number of coaches on the site at any one time Site is attractive & well screened by trees & hedges. There is obviously a great interest in fish/aquatic gardens & people customers come from a wide area. I welcome the enterprise being shown

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

Pauline Buttham

23/7/93

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.14./0640/93 PU. Week beg. 5 Jul 93
H 14 /0641/93
H 14 /0642/93

Application: Change of use, extension, restaurant and toilets

Location: Glenside North, Pinchbeck

✓ 1. Watching Brief

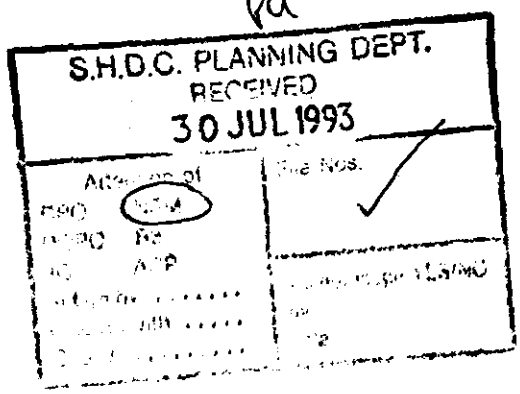
2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.

PU



COMMENT:

This site in the past has yielded medieval and post-medieval pottery, indicative of past settlement. If there is to be any ground disturbance during the alterations, this should be monitored by an archaeologist.

Signed R.H. Healey. Date 27/Jul/93

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0640/93

Applicant: Rose Cottage Nursery and
Aquatic Centre
Glenside North
Pinchbeck
Spalding Lincs

Agent: Rose Cottage Nursery and
Aquatic Centre
Glenside North
Pinchbeck
Spalding Lincs

Description: Proposed extension to retail building

Location: Glenside North Pinchbeck
Spalding Lincs

Type: FULL

16-JUL-93

Dear Sir/Madam,

CONSULTATION ON PLANNING APPLICATION

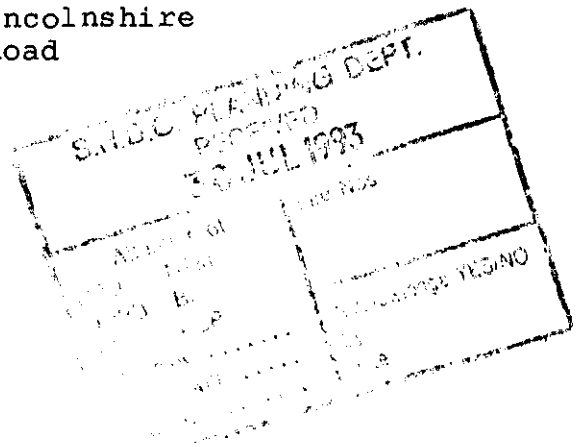
I have received an application for the above proposal, and should be pleased to receive any observations you may wish to make.

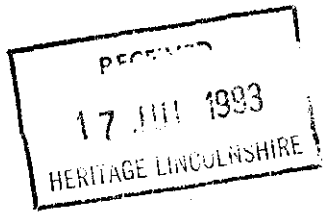
Your comments should be sent to me by 30-JUL-93 quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Heritage Lincolnshire
28 Boston Road
Sleaford
Lincs
NG34 7ET





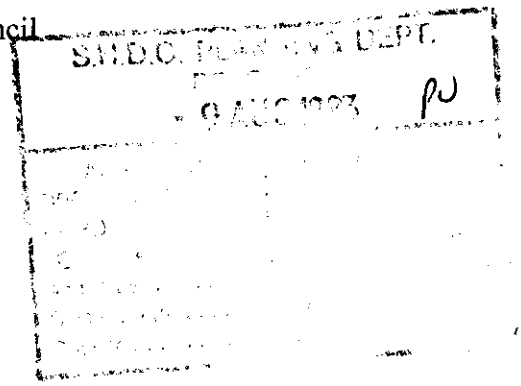
Our Ref: 93/1/SH/0205
Contact: G Thornally

Date: 5 August 1993

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sir

Planning Application No.H14/640 & 641/93

PROPOSAL EXTENSION TO RETAIL BUILDING
LOCATION GLENSIDE NORTH, PINCHBECK
APPLICANT ROSE COTTAGE NURSERY & AQUATIC CENTRE

I refer to your consultation received on 21 July 1993

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

3

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0640/93

Applicant: Rose Cottage Nursery and
Aquatic Centre
Glenside North
Pinchbeck
Spalding Lincs

Agent: Rose Cottage Nursery and
Aquatic Centre
Glenside North
Pinchbeck
Spalding Lincs

Description: Proposed extension to retail building

Location: Glenside North Pinchbeck
Spalding Lincs

Type: FULL

Date received: 08-JUL-93

16-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 30-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

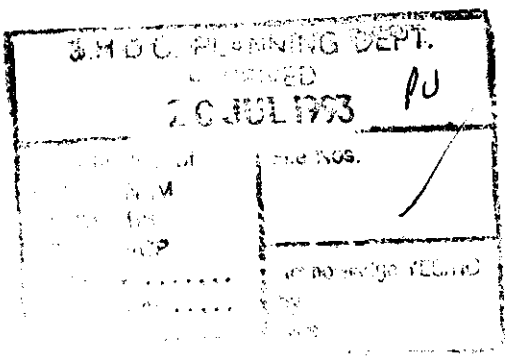
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval



Signed:

W. H. Pinch

BRIAN **H** 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 : P2956
Date received : 08-JUL-93

Received from

Mr & Mrs R Johnson

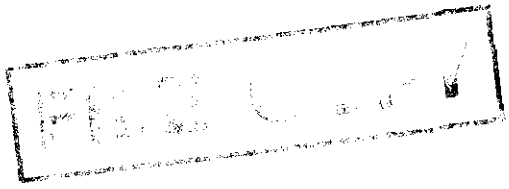
Address

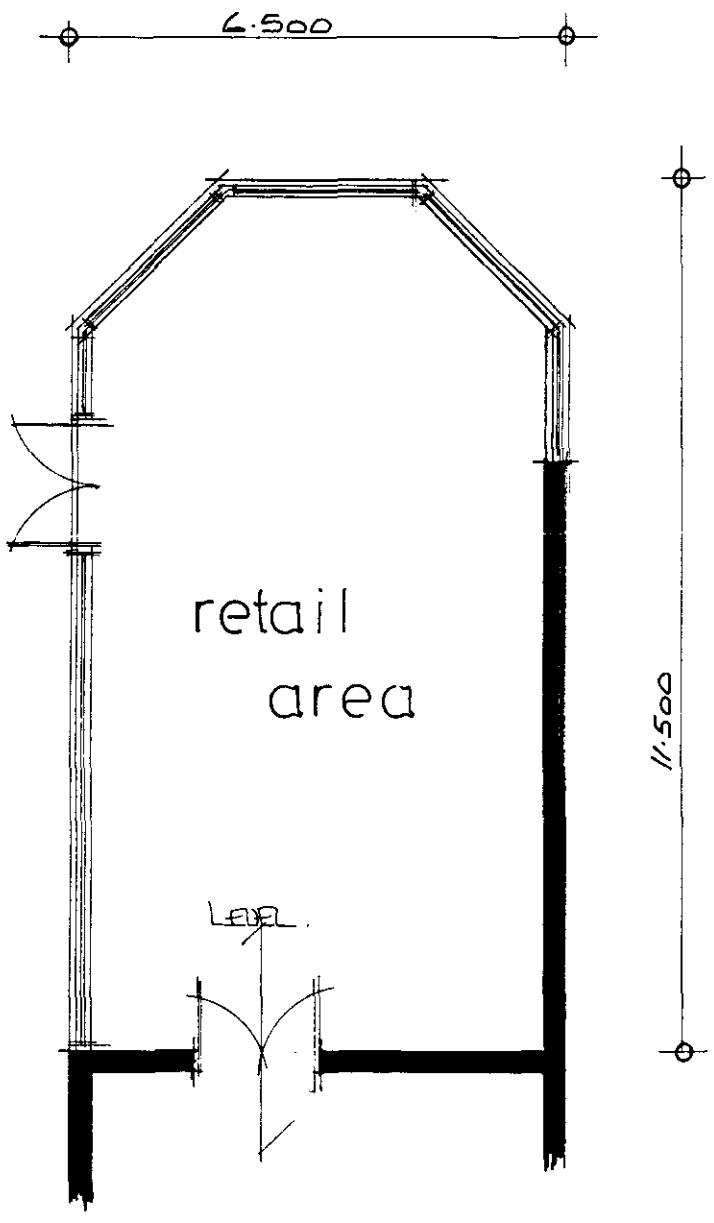
Glenside North
Pinchbeck
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

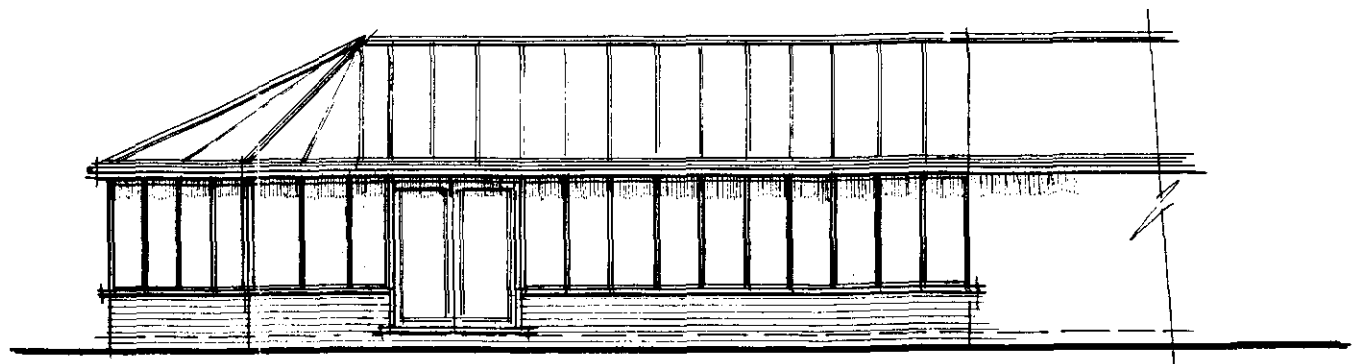
Cash/Cheque : Cheque

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



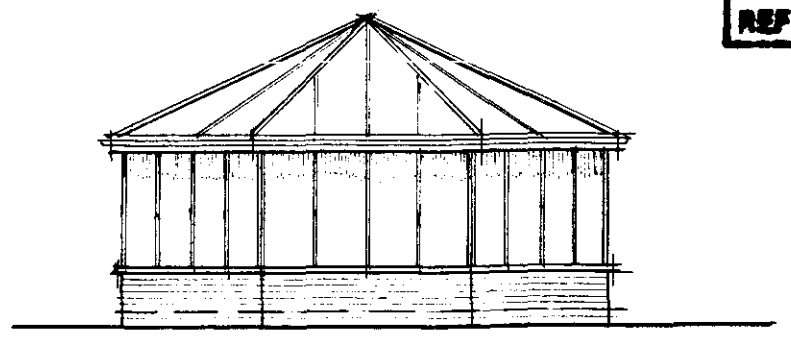


plan

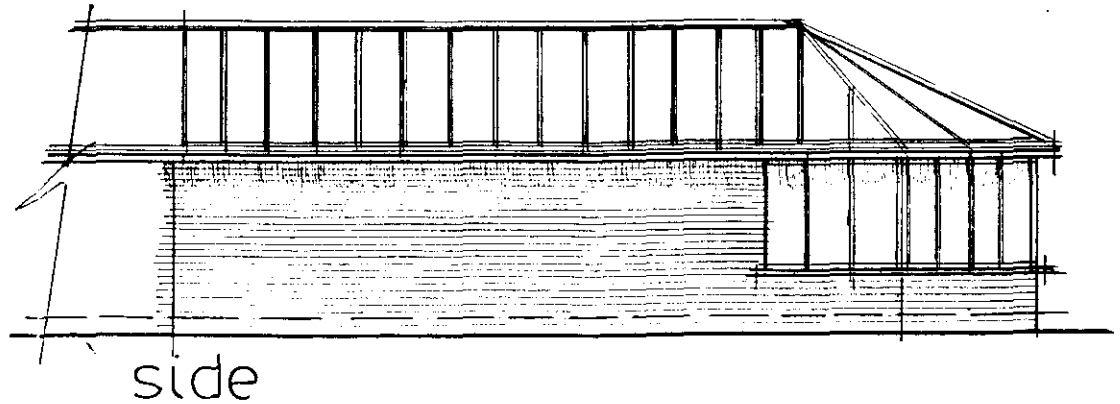


side

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUL 1993
REF 0640/93



rear



side

Proposed extension to existing retail building
Rose Cottage Nursery, Glenside North, Pinchbeck.

SCALE 1:100

North

existing aquatic centre

proposed extension

existing building for retail use

3.050

9.150

proposed change of use from horticultural to display and retail.

1.800 m HIGH FENCE

proposed restaurant.

lake

additional parking

toilet existing

coach parking.

proposed site for bungalow planning permission granted

existing access

landscaped car parking.

PROPOSED TREE SCREENING

WALL

site layout

scale 1:500

NOTTINGHAM WAY

870

NOTTINGHAM

7684

GLENSIDE NORTH

RIVER GREEN

GLENSIDE SQUARE

9273

location plan

scale 1:2500

SOUTH HOLLAND D.C.
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08 JUL 1993
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PROPOSED EXTENSION TO EXISTING RETAIL BUILDING AT Rose Cottage Nursery Glenside North PINCHBECK

North

existing aquatic centre

proposed extension

existing building for retail use

3.050

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NORTHGATE HOUSE

870

NORTHGATE

7684

GLENSIDE NORTH

RIVER GREEN

GLENSIDE SQUARE

9273

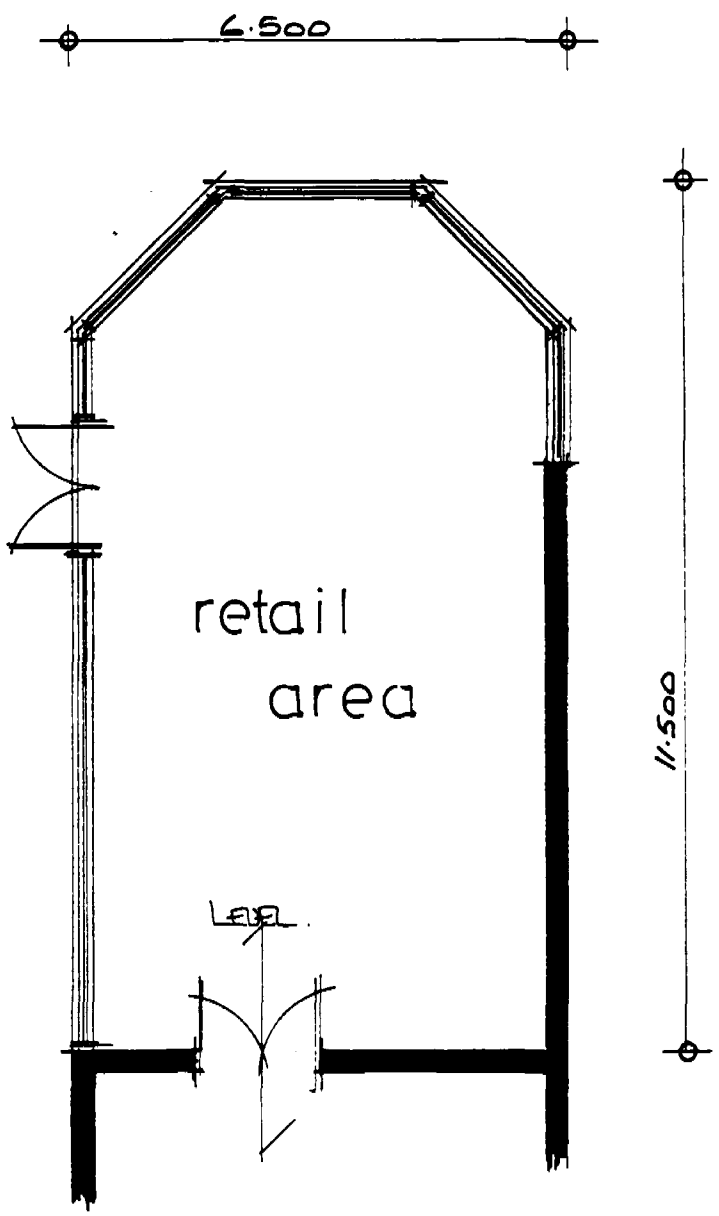
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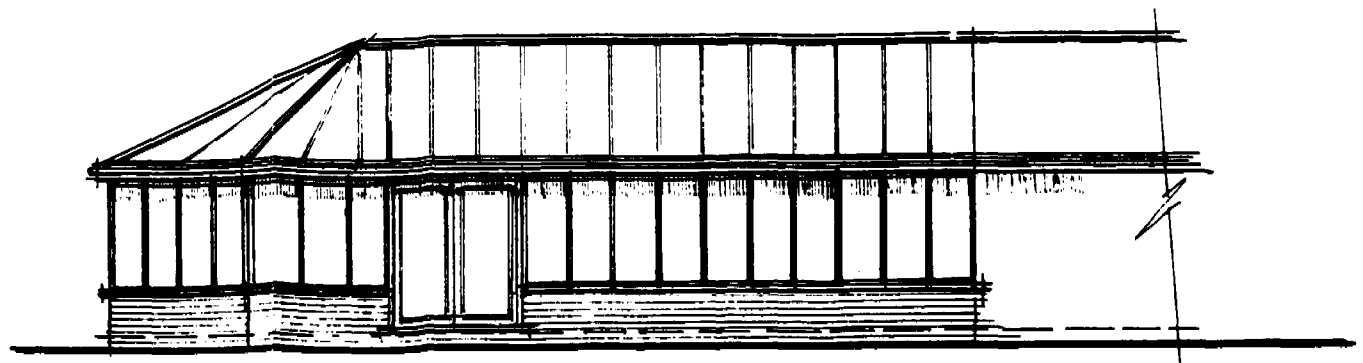
SOUTH [illegible] D.C.
PLAN[illegible]
08 JUL 1993
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PROPOSED TREE SCREENING

PROPOSED EXTENSION TO EXISTING RETAIL BUILDING AT Rose Cottage Nursery Glenside North PINCHBECK

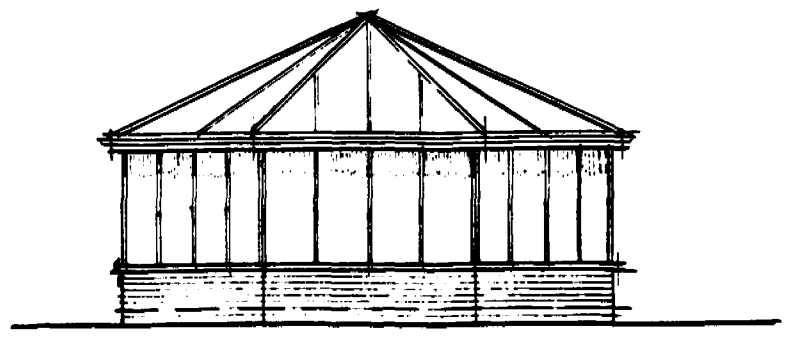


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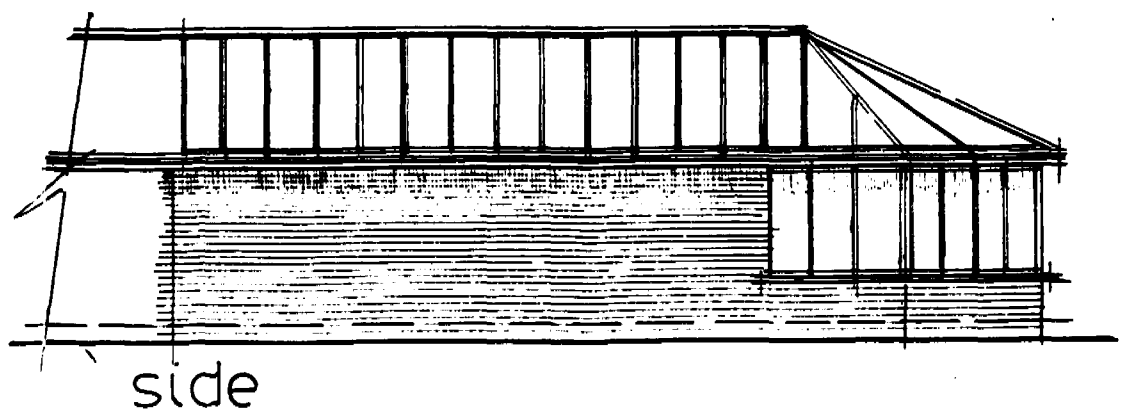


side

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rear



side

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SCALE 1:100