SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0642/93 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: Change of use of glasshouse from horticultural to display & retail and area of land for display & retail of plants
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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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 shall be made good during that period.

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

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

5 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 macadem from the edge of the carriageway to the highway boundary

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

and thereafter either in Bitumen macadem or concrete in accordance with details to be approved.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

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

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Glenside North.

7 The car parking areas shall be laid out and constructed in accordance with the details shown on the revised plan dated 2 April, 1994, a copy of which is attached to the decision notice, before the use of the building hereby permitted is commenced.

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

8 The scheme of earth bunding and planting as shown on the plan and schedule attached to the decision notice shall be completed within a period of 2 years of the date of this permission and such bunding and planting shall thereafter be retained on site; with the planting maintained in accordance with the provisions of Condition 3 above.

Reason: To safeguard the amenities of the occupants of the adjoining dwelling.

This permission does not extend to authorise any works of excavation within the site; such works may require the submission of a separate application.

The applicant is advised that the landscaping scheme to the submitted shall make provision for the retention of all existing boundary planting and shall include details of extra planting within the proposed car parking areas.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
12-AUG-94 H14/0642/93

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

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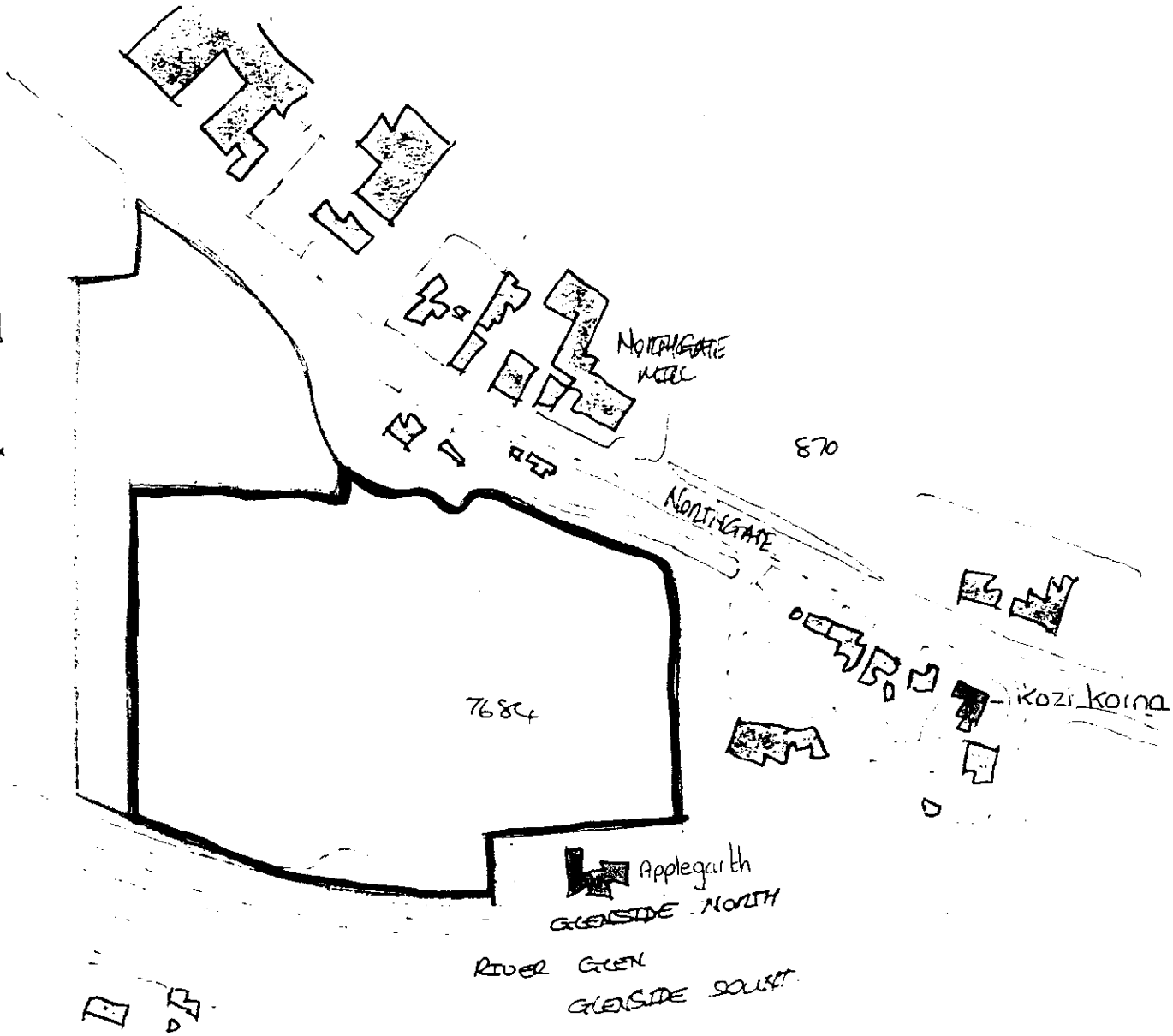

location plan

scale 1:2500

building
use

LOCATION OF OBJECTORS

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0642/93

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

change of use of glasshouse from horticultural to display & Retail and area of land for display & Retail plants

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 120 ..... If you consider no fee is payable include a written explanation instead.

Signed ... M. R. [signature] ..... 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:	N/R sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	— metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	Yes

5. **GENERAL INFORMATION** Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road	—	
or		
B. There will be a new or altered access to a public road		➡ If so, name of road: Will there be— Individual access(es) / New estate road
C. What provision will be made for garages or parking within the site?		

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	—	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	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.

See Separate Letter

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 2025 sq. m. Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail 2025 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.	NIL		
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)	See Site plan.		
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)	60 vehicles		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	LA Refuse Collection		
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?	Toilets & Access		

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. 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:
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. R. 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 .....

SCU
08 JUL 1993
REF 0642/93

M & J Mitchell,
Rose Cottage Nursery &
Aquatic Centre,
Glenside North,
Pinchbeck, Spalding
Lincs.

5th. July, 1993

Dear Sirs,

Over the last twelve months the fall in the price of cut flowers resulting from strong competition from Dutch growers, as well as the general decline of horticulture, has forced us to the conclusion that the horticultural side of our business has ceased to be viable. The decision has been made, under advice, to terminate our involvement in the cut flower market.

The investment made in the computer controlled glasshouse has been significant, and represents our life savings. Regrettably, the sale of ornamental fish, being seasonal, is unlikely to provide an acceptable level of income for some years, therefore we have considered other options as to how the site may be developed.

As a consequence, outline planning consent is being sought for the establishment of a visitors centre focusing on water features within a tropical environment. The centre will incorporate conservation, environmental and educational themes and the continued display and sale of ornamental fish, exotic plants, gifts and restaurant facilities.

It is proposed to use the existing computer controlled glasshouse to establish a temperate climate for the growth and display of tropical plants in a novel and pleasing environment. It is recognised that as the glasshouse will be open to the public, that structural alterations to ensure public safety will be required. Revised structural calculations and plans have been prepared and are enclosed.

It is intended to engage the services of David Stephens of Individual Gardens, gold medal winner at the Chelsea Flower Show, to undertake landscaping to ensure that the site retains its present character.

The facility will not only create local employment, but will be regarded as an asset to the community being of interest to local schools, gardening enthusiasts and environmentalists. As such it is our belief that this proposal is in keeping with the horticultural character of the Spalding and surrounding area. The site as presently occupied is well run and maintained in good order, and we believe that it can be developed without being detrimental to local character.

Whilst recognising the concerns that other local residents may have, this is also our own home, and development would recognise and take account of these concerns. We hope that you will consider our application favourably, and if further details are required we shall be pleased to provide them to you.

Yours faithfully,

M. & J. Mitchell

M. & J. Mitchell

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0642/93

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

change of use of glasshouse from horticultural to display & Retail and area of land for display & Retail of plants

Please complete

Signed [signature]

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of 120 ..... If you consider no fee is payable include a written explanation instead.

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

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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:	NIL sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	— metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	Yes

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road — ✓

or

B. There will be a new or altered access to a public road — ➡ If so, name of road: Will there be — Individual access(es) / New estate road

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees — ✓

B. The proposal does involve the felling of one or more trees — ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — 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	Yes	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way		
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	Yes	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

See separate letter

SC[illegible]
[illegible] 1993
REF 0642/93

M & J Mitchell,
Rose Cottage Nursery &
Aquatic Centre,
Glenside North,
Pinchbeck, Spalding
Lincs.

5th. July, 1993

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Whilst recognising the concerns that other local residents may have, this is also our own home, and development would recognise and take account of these concerns. We hope that you will consider our application favourably, and if further details are required we shall be pleased to provide them to you.

Yours faithfully,

M. R. Mitchell
M. R. Mitchell

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

ase 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 2025 sq. m. Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail 2025 sq. m. Office sq. m. Indistrial sq. m. Warehousing sq. m.

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

	Off ce 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.	NIL		
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)	See Site plan.		
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 travelling to work	60 vehicles		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Refuse Collection		
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 for the disabled?	Toilets & Access		

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. K. 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. K. 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 .....

APPLICATION ASSESSMENT

H14/642/93

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Site reasonably well screened in part
cottage to S.E. corner screened by 2 m wall
Sanitary glasshouses on site. Access through
gap in hedge. Much of site laid to
grass.

Inspected by PZ
Date 23/7

Site Notice posted by PM
Date 16-7
Expiry Telegraph pole
near gate

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

cottage adj site
Bag hand 3/8

Case Officer Conclusions

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 ..... Date.....

COMMITTEE

Confirmed as agenda ✓.....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Dis Auth from 26/10/93

Consent - DR 4/8/94

PTO for conds

prior submission ✓
prior sitewarks ✓

Condy

Repeat conds 1-2-3-4-5 From Agenda.

CNB. use Revised wording for H/W cond as indicated on Pmk'd).

6. The car parking Area shall be laid out and constructed in accordance with the details shown on the revised plan dated 2/4/94, a copy of which is attached to the decision notice, before the use of the building (already permitted) is commenced. (R. in the interests of the amenities of the locality).

7. The scheme of Earth Bunding and planting as shown on the plan and schedule ~~accompanying~~ attached to the decision notice shall be completed within a period of 2 years of the date of this permission. and shall thereafter be retained as such; with the planting maintained in accordance with the provisions of condition NO (2) [ie the Landscaping Implementation condition]. above. (R. to safeguard the amenities of the occupants of the adjoining dwelling).

Note

1. This permission does not extend to authorise any works of excavation within the site; such works may require the submission of a separate application.
2. The Applicant is advised that the ~~and~~ Landscaping scheme to be submitted shall, make provision for the retention of all existing boundary planting and shall include details of extra planting within the proposed car parking areas.
3. S wote re. IUG obligation.

DC INSTRUCTION SHEET

APPLICATION REF: H14/0642/93

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

PDM 14 — Why the Blue outlined Dog Leg. Part of old app.

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

DZ 8/7

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	..✓..	
	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..✓.. G* DEM	
	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 DC Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P29958

Date first Rec'd 08 JUL 1993

Registration

Reference H14/0642/93

Cross-Ref R

Date 9/7

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid — Site plans ☐ Certificate ☐ — Fee ☐ Fee (not free) ☐ — Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees — Correct fee £ 130 — 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 523660 3

Ward M Parish P'BECK

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 each site

Planning Records:
Earlier apps

675/91
799/91
640, 641/93

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

Mr M R Mitchell,
Rose Cottage Nursery
and Aquatic Centre,
Gleaside North,
Pinchbeck,
Spalding,
Lincs.

Mr K Woods

NW/JJ H14/0642/93

23 Jan 1996

Dear Sir,

PLANNING APPLICATION H14/0642/93 - PROVISION OF CAR PARKING AREA AT ROSE COTTAGE NURSERY AND AQUATIC CENTRE.

A recent inspection of the above development reveals that the approved car parking area is now at an advanced stage and that the earth banding has been provided in accordance with the approved plans to protect the adjoining dwelling.

A condition of your planning permission requires that 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. It would be very much appreciated by all concerned if you could give serious consideration to implementing this approved planting scheme, particularly in the vicinity of the adjoining dwelling and earth banking, during the present recognised planting season.

If this planting is not carried out during the current season this would mean a delay of a further year which would then take you beyond the two years allowed for compliance with this condition of your planning permission. Your co-operation in implementing the planting scheme would be very much appreciated.

Yours faithfully

J Milton
Development Control Manager

BRIAN SM.. 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

H14/0642/93
FULL

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

Description: Change of use of glasshouse from horticultural to display & retail and area of land for display & retail of plants
Location: Glenside North
Pinchbeck
Spalding
Lincs

Valid date: 08-JUL-93
Target dates:
To case officer 15-JUL-93
Inspected by 22-JUL-93
Extra contacts 29-JUL-93
Report if not clear by 12-AUG-93

Terminal date: 02-SEP-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: ARCHAEOLOGICAL SITE Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, Glenside North (by hand)	03-AUG-93	24-AUG-93
Site/Press Advert MIN	20-JUL-93	10-AUG-93
Clerk to Pinchbeck P 0775 723838	16-JUL-93	30-JUL-93
Dir of Environmental	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

L.C.C. - Obs Attached [illegible]

BRIAN SN. 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

H14/0642/93
FULL

Applicant: Rose Cottage Nursery and Agent: Rose Cottage Nursery and
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CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN ?		~~20~~ 16-JUL-93	~~10~~ 6-AUG-93
Clerk to Pinchbeck P	0775 723838	16-JUL-93	30-JUL-93
Dir of Environmental		16-JUL-93	30-JUL-93
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Cllr T Bray	0775 723794 (Of	16-JUL-93	23-JUL-93
Cllr Mrs P J Buffham		16-JUL-93	23-JUL-93

L.C.C. ~~plan letter~~ Obs Attached for CB 28/7/93 ~~CB 28/7/93~~

Mr E Elam,
Applegarth,
Glenside North,
Pinchbeck,
Spalding,
Lincs.
PE11 3SD.

Mr D Roberts

DJR/JJ H14/0642/93

03 Aug 1994

Dear Mr Elam,

ROSE COTTAGE AQUATIC CENTRE, TROPICAL FOREST.

Further to my visit to your house on 14th July 1994 where we discussed the points of concern raised in your earlier letter of 29th June. As discussed, my Department has assisted the Applicant over the formulation of a landscaping and bunding scheme around the boundary of your property. This should ensure that your amenities are protected as far as are practical from noise.

The question of car boot sales and caravan rallies, was discussed, but as I advised these may not require a specific planning permission providing the number of such events is below a specified amount.

The question of rubbish burning will have to be taken up with the Councils Environmental Services Department if this becomes a regular annoyance. The sign pointing into your property has now been removed, as a result of your direct action. If this returns I would suggest that you contact the AA and the Highways Departments.

As I explained the Committee resolved to grant permission after considering resident objections. I can understand your concern at the decision, but hopefully, the landscaping and bunding will when carried out considerably improve matters for you. I hope this is of assistance and apologise for the time taken in formally replying to your letter.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

Mr Mitchell orders 2.30 → 3.00 2/8

129894 25 1117/93
129919

Chris Briggs discuss condition NO 4 on 642/93
? Concrete

Agreed Amendments
ie. Road planning
+ delete Additional parking

642/93

file note DR met Mr Mitchell - PM - 2/8/94.

discussed ways of progressing Appl
agreed various amendments to Handsurfing / deletion of overflow car parking.
Left we would determine 642/93 on Basis of Agreed revisions + landsaging cond. Re. extra planting to car park
Mr Mitchell agreed revised landsaging spec: now to form part of Appl.
+ agreed that cond. comp. Appl 1117/93 no longer required & agreed to w/D same.

Left I would process decision after discussion with H/wgs. Re. Concrete Access Road - then issue on basis of all agreed revisions.

Mr M R Mitchell,
Rose Cottage Nursery
and Aquatic Centre,
Glenside North,
Pinchbeck,
Spalding,
Lincs.

Mr D Roberts

DJR/LJ H14/1117/93
H14/0642/93

15 Jun 1994

Dear Sir,

DETAILS OF LANDSCAPING, CAR PARKING AND MATERIALS.

Further to my letter of 24th March 1994. I have been advised by the Council's Director of Administration that the Planning Obligation for H14/0642/93 has now been entered into. I shall therefore be in a position to issue permission for the development proposed under that reference once the outstanding information referenced to in the Committee resolution has been submitted. That is: "Receipt of satisfactory amended plans showing revisions to the car parking areas, clear definition of overspill parking areas and specific measures to protect nearby dwellings."

I am now anxious that all outstanding matters should be resolved, and necessary permissions issued. I would request therefore that you give urgent consideration to this, and the contents of my letter to you of 24th March. If you wish to discuss or clarify matters before responding please do not hesitate to contact me.

Yours faithfully

N Bisten
Principal Planning Officer
Development Control

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/LST/PL 749

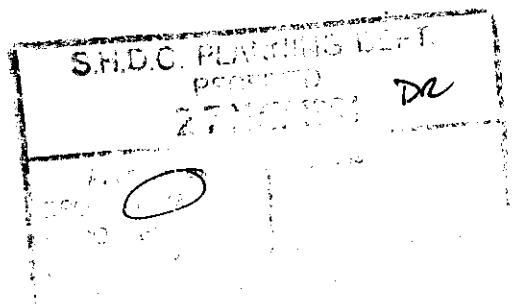
YOUR REF: DJR/JJ H14/0642/93

DATE: 27th May, 1994

SUBJECT: PLANNING APPLICATION NO. H14/0642/93 - CHANGE OF USE OF GLASSHOUSE TO DISPLAY & RETAIL & USE OF LAND FOR DISPLAY & RETAIL OF PLANTS

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

MICHAEL ROY MITCHELL

and

JUDITH MITCHELL

re

the change of use of glasshouse on land at Glenside North, Pinchbeck to display and retail and use of land for display and retail of plants.

I hereby certify that this is a true copy of the Planning Obligation relating to the change of use of glasshouse on land at Glenside North, Pinchbeck to display and retail and use of land for display and retail of plants.

.....

Director of Administration

THIS DEED is made the 27th day of MAY One thousand nine hundred and ninety-four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and MICHAEL ROY MITCHELL and JUDITH MITCHELL of Rose Cottage Northgate Pinchbeck in the County of Lincoln (hereinafter called "the Owners") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession free from incumbrances of the Land and the land shown edged blue on the plan annexed hereto (hereinafter called "the adjoining land")

(3) The Owners have by application dated the eighth day of July One thousand nine hundred and ninety three applied to the Council for planning permission for the change of use of the existing glasshouse on the Land from horticultural to display and retail and the use of the Land for display and retail of plants in accordance with the plans and particulars supplied therewith under planning reference H14/0642/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule ereto

. This planning obligation is a local land charge and shall be registered as such

. The expressions "the Council" and "the Owners" shall include their successors in title.

No person shall be liable for breach of a covenant contained in this Agreement after he shall have rted with all interest in the Land or the part in respect of which such breach occurs but without ejudice to liability for any subsisting breach of contract prior to parting with such interest

I WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

e land situate at Glenside North Pinchbeck shown edged red on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

e Owners hereby covenant not to sell anything from the Land and premises the subject of the velopment (other than with the prior written consent of the Council) except plants including tropical nts and goods which are incidental to the Development and the use of the Land and the adjoining d as an aquatic centre and nursery

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)
)
)

A Member ~~Chairman~~ of the Council

Director of Administration



6172

SIGNED AS A DEED by the said MICHAEL ROY MITCHELL in the presence of:-

Witness

Address

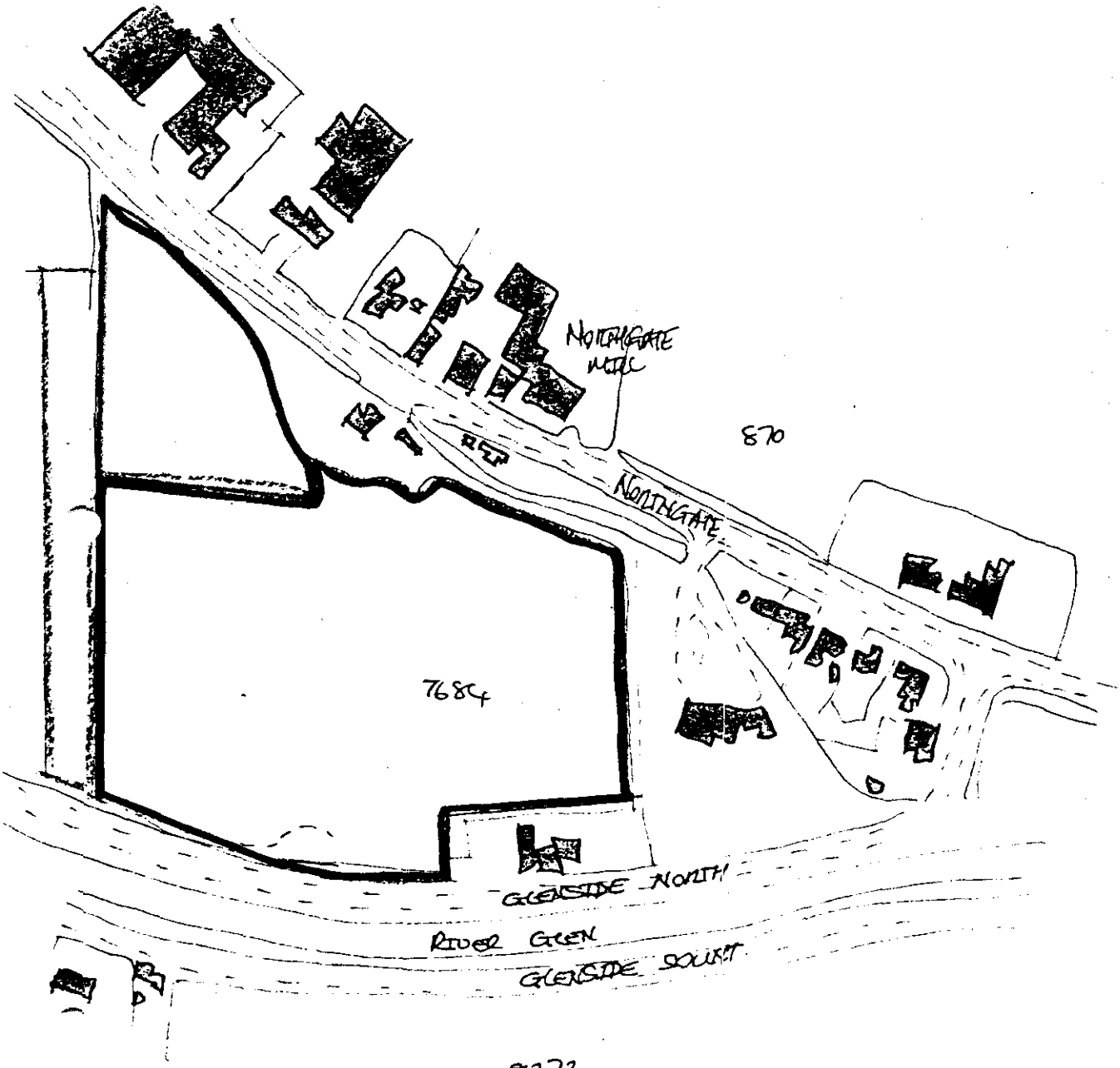
Occupation

SIGNED AS A DEED by the said JUDITH MITCHELL in the presence of:-

Witness

Address

Occupation



location plan

scale 1:2500

uilding
e

land for use as
external display
and retail

Mr M R Mitchell,
Rose Cottage Nursery
and Aquatic Centre,
Glenside North,
Pinchbeck,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H14/1:17/93

24 Mar 1994

Dear Sir,

DETAILS OF LANDSCAPING, CAR PARKING AND MATERIALS.

Further to our recent telephone conversation, I enclose a copy of the suggested landscaping and bunding details. If you are agreeable to the suggested scheme I would request that you incorporate the details in your plans and re-submit for formal approval.

As previously discussed the plans will need to be re-drawn to show the coach bay relocated further from the neighbouring dwelling. I shall also require details of surfacing treatments for all access and parking areas.

In relation to the plans generally; I would advise that all car parking spaces should measure 2.4m x 5m with 6m between parking bays. Internal access roads should have a width of 5m and the existing access arrangements into the site should be accurately depicted.

If you wish to discuss any of the matters raised please do not hesitate to contact me. I look forward to receiving further plans in the near future with the aim of permitting condition compliance approval once the decision notice for H14/0642/93 has been issued.

Yours faithfully

V Midlen
Principal Planning Officer
Development Control

Enc

Chris I have a copy
Bst

Our Ref: GT 93/1/SH/205

Date: 7th February 1994

NRA

National Rivers Authority
Anglian Region

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 FEB 1994 DR

Attention of	File Nos.
DPO NRM	
DCPO BS	
JC ACP	
Action by	Acknowledge YES/NO
.....	by
.....	date

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

FAO: Mr B Stuakey

Dear Sir,

Planning Application No. H14/640 & 641/93

Proposal: **EXTENSION TO RETAIL BUILDING & ERECTION OF RESTAURANT WITH TOILET FACILITIES**
Location: **GLENSIDE NORTH, PINCHBECK**
Applicant: **ROSE COTTAGE NURSERY & AQUATIC CENTRE**

With reference to the above application and further information received, I would advise that due to the nature and size of the development a more preferable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

All fuel or oil storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves should be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

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

Cont'd 93/1/SH/0205

NRA

National Rivers Authority
Anglian Region

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R F Morgan
Planning Manager

cc: Rose Cottage Nursery & Aquatic Centre,
Genside North
Pinchbeck, Spalding, Lincs

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

Our Ref: GT/93/1/SH/0205/CC

Date: 5 August 1993

Rose Cottage Nursery & Aquatic Centre
Glenside North
Pinchbeck
Nr Spalding
Lincs

Dear Sirs

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 the above planning application and would advise as follows:

Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

To prevent pollution of the water environment you are advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If after percolation tests have been completed, it is found that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

The applicant must ensure that there is no discharge of effluent from the site to any watercourse or surface water drain or sewer.

Only domestic sewage should be discharged to the septic tank.

Yours faithfully

R F Morgan
Planning Manager

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: D Robert,
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: DJR/JH H14/0642/93

Your Ref:

Date: 04 Nov 1993

SECTION 106 PLANNING OBLIGATION FOR ROSE COTTAGE NURSERY, GLENSIDE NORTH, PINCHBECK.

Further to our recent telephone conversation. Following from the Committee meeting on 26th October 1993 I enclose the following information to enable you to commence preparation of a 106 obligation.

1. 10 copies of the submitted site plan (one copy coloured outlining the site in red).

2. Copy of the application form.

The applicant has confirmed his willingness to enter into the agreement and has suggested the following wording.

"The owners hereby covenant with the Council not to use nor permit to be used. ...

(a) the land for any purpose other than as an aquatic, water garden and visitor centre...

(b) the proposed retail building and display area for any purpose other than for retail sales which are complimentary to an aquatic, water garden and visitors centre."

I trust this is sufficient for your purposes.

D Robert
Senior Planning Assistant

Enc.

PLANNING COMMITTEE - 26th October, 1993

703. PLANNING APPLICATIONS (Continued)

(f) Applications Approved Subject to Planning Obligations (Continued)

Plan No. and Applicant	Proposal
H16/0112/92 B P Nutrition Ltd	Continuation of use of biscuit factory without complying with hours of use limitation (Condition 6 of H16/0663/75) at Woolram Wygate, Spalding.

(To prohibit shift changes between the hours of 11.00 p.m. and 6 a.m. and to ensure that the maximum number of employees changing at each shift is no more than 10, provided that nothing in the Obligation will prevent the Company from operating under planning permission H16/0663/75.)

DR 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.

(To restrict the range of items sold to those incidental to the use of the premises as a nursery and aquatic centre.)

H20/0695/93 Messrs A & D W Gent	Residential development, including provision of sewage treatment works (Renewal of H20/0785/89) on land off Bells Drove and Draw Dike, Sutton St James.

(To ensure that the off site land drainage works required by the Internal Drainage Board are undertaken.)

(g) Advertisement Approval

Consent be granted for the display of the undermentioned advertisement in accordance with the recommendation of the Director of Planning and Building Control Services and subject to standard advertising conditions:-

Plan No. and Applicant	Proposal
H14/0607/93 Mr Peter Wong	Replacement larger fascia sign at 44 Knight Street, Pinchbeck.

(h) County Matter

The objection of the Director of Planning and Building Control Services to the undermentioned development as detailed in his recommendation be supported:-

Plan No. and Applicant	Proposal
H02/0898/93 Mr G M Riddington	Extension of waste tipping area to Decoy Farm, Postland, Crowland.

(O.A. denotes outline application)

WR Draft Decision Notice
Passed to Eachi Bendge
3/2/94.

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 and 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 and Aquatic Centre AGENT:

REPORT

1 These applications were considered by the Committee on 6 October 1993. It was resolved that H14/0641/93 be granted subject to the applicant first entering into a Planning Obligation and H14/0642/93 granted subject to conditions.

2 Regrettably the previous report was in error in that the Planning Obligation needs to be entered into in respect of H14/0642/93 not H14/0641/93.

3 The purpose of this report therefore is for the Committee to formally rectify the situation by adopting the following recommendations.

RECOMMENDATION

H14/0641/93

Grant Permission (subject to previously detailed conditions).

H14/0642/93

That subject to the applicant first entering into a Planning Obligation to restrict the range of items sold, 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 (subject to the previously detailed conditions).

Copy given to Mrs Mitchell 3/11/93

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.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING 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.

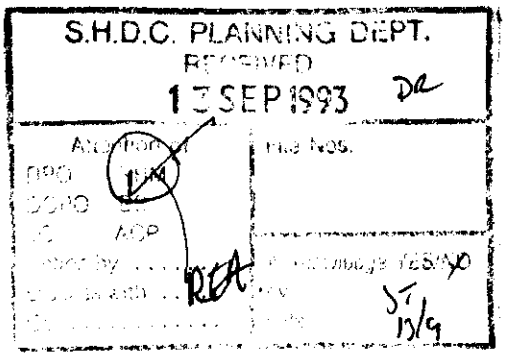
5 The existing visibility splays at the access shall be kept clear of all obstructions (including signs) while the site is in use.
Reason: B4.

---

or concrete or

S.H.D.C. PLANNING DEPT.
RECEIVED
13 SEP 1993 DR

Attention of
DPO
DCPO
ACP
Entered by ....
Checked with ... REA
File Nos.
Acknowledge YES/NO
JT 13/9



M & J Mitchell,
Rose Cottage Nursery &
Aquatic Centre,
Glenside North,
Pinchbeck, Spalding
Lincs.

11th. September, 1993

Your Ref: DJR/JJ H14/0642/93

Dear Mr. Roberts,

RE: PLANNING APPLICATION FOR CHANGE OF USE AT GLENSIDE NORTH

In response to your letter of the 9th. September we have considered the issues raised by the Planning Officer and can understand the concerns outlined. After due consideration we propose the following wording to the Second Schedule:

The Planning Obligation

The owners hereby covenant with the Council not to use nor permit to be used _____

(a) the Land for any purpose other than as an aquatic, water garden and visitors centre

(b) the proposed retail building and display area for any purpose other than for retail sales which are complimentary to an aquatic, water garden and visitors centre

We trust that the above meets with your acceptance.

Yours faithfully,

M.R. Mitchell

Mr Mitchell discussed 106 wording with Mo on 3/11/93. to agree how to proceed gave him copy of Agenda report Re. recommendation + condition.

It for the Retail sales area of the building not to exceed 1/4 its floor Area.

M & J Mitchell,
Rose Cottage Nursery and
Aquatic Centre,
Glenside North,
Pinchbeck,
Spalding.
Lincs.

Mr D Roberts

DJR/JJ H14/0642/93

07 Sep 1993

Dear Sir,

PLANNING APPLICATIONS FOR CHANGE OF USE RESTAURANT AND EXTENSIONS AT GLENSIDE NORTH, PINCHBECK.

Further to our recent telephone conversation regarding the above developments. As discussed, one of the main areas of concern surrounding the development relates to the Councils established shopping policies, and the need to ensure that the vitality and viability of town centres is not eroded. Although the development is described as display and retail of plants, an unrestricted permission would permit general retail sales, and as such could be prejudical to the policy considerations mentioned earlier.

As we discussed, one way of resolving this issue would be for you to enter into a planning obligation with the District Council under Section 106 of the Planning Act. The purpose being to restrict the range of items displayed and sold, to that applied for. Without prejudice to the final determination of the applications therefore I would request your confirmation that you would be prepared to enter into such an agreement.

It may be appropriate at this stage for you to seek independent legal advice over the matter of the wording of any agreement, which would need to be flexible enough for you to realise your development proposals while being precise enough to fulfill the Councils requirements. In this respect the wordirg of the previous agreement relating to the aquatic centre may serve as a useful guide.

I look forward to receiving your comments in the near future and would add that I am anticipating preparing a report on all three applications for consideration by the Council's Planning Committee meeting on 6th October 1993.

Finally may I apologise for the delay in progressing the applications which was brought about by the Case Officer's annual leave.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

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

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: H14/0642/93

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: Change of use of glasshouse from horticultural to display & retail and area of land for display & retail of plants
Location: Glenside North Pinchbeck
Spalding Lincs

Type: FULL

03-AUG-93

Dear Sir/Madam,

PLANNING APPLICATION - Notice under Article 12B

I have received an application for planning permission in respect of a neighbouring property, and I must therefore give you the required notice as an adjoining owner or occupier. The details of the application are shown above. If you are a tenant, it would be helpful if you would also pass this information to the owner of the property.

Members of the public may inspect copies of the application, the plans, and other documents submitted at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm on Fridays) until 24-AUG-93. If you have any observations about the proposal, you should write to me by 24-AUG-93, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments may need to be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS .

Yours faithfully
B SMITH
Director of Planning and Building Control Services

The Owner/Occupier
Glenside North
Pinchbeck
Spalding
Lincs

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: H14/0642/93

Applicant: Rose Cottage Nursery and
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Glenside North
Pinchbeck
Spalding Lincs

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

Description: Change of use of glasshouse from horticultural to display & retail and area of land for display & retail of plants
Location: Glenside North Pinchbeck
Spalding Lincs

Type: FULL

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Should you need to contact the department, the officer dealing with this application is D J ROBERTS .

Yours faithfully
B SMITH
Director of Planning and Building Control Services

The Owner/Occupier
Glenside North
Pinchbeck
Spalding
Lincs

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H14/0640/93 PU. Week beg. 5 Jul 93
H14/0641/93
Application: H14/0642/93 Change of use, extension, restaurant and toilets
Location: Glenside North, Pinchbeck

✓ 1. Watching Brief

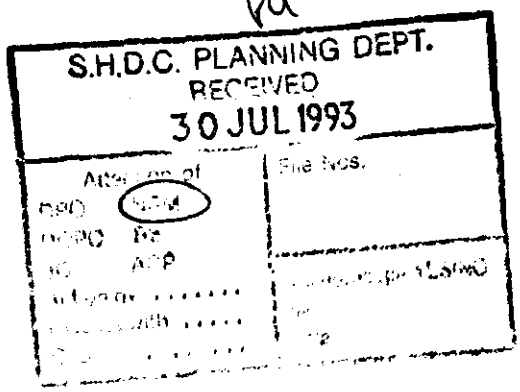
2. Evaluation

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: H14/0642/93

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

Location: Glenside North Pinchbeck
Spalding Lincs

Type: FULL

16-JUL-93

Dear Sir/Madam,

CONSULTATION ON PLANNING APPLICATION

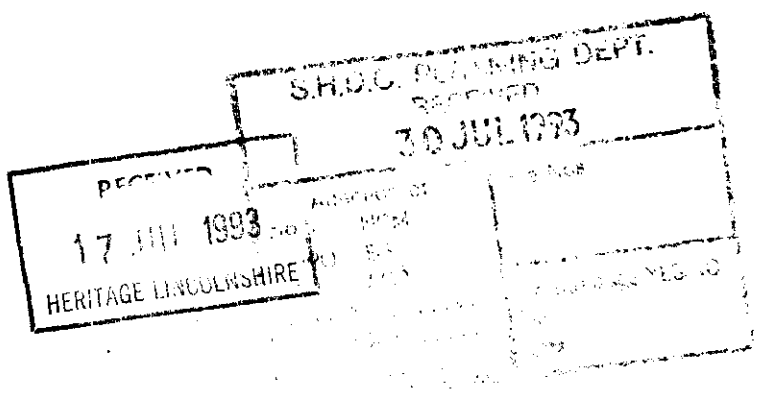
I have received an application for the above proposal, and should be pleased to receive any observations you may wish to make.

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 D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Heritage Lincolnshire
28 Boston Road
Sleaford
Lincs
NG34 7ET



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.

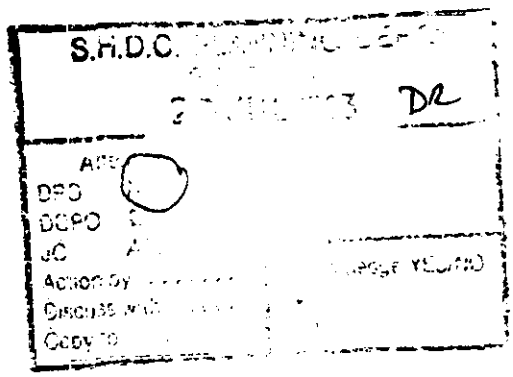
The plans have been checked against the present S.M.R database. Indications are that pottery in substantial quantities of the medieval and post medieval periods has been found within this development area. While much of the development consists of alterations to existing buildings, the new groundworks 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. Buffham

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 PV

Attention of
DPO NRM
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

SUBJECT : Rose Cottage Nursery 0642 - 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 Buffham

23/7/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H 14/0642/93.

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

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

1. National Grid Reference of a *central point on site*

horizontal				vertical		

2. Address or location

ROSE COTTAGE NURSERY, HOLLAND NORTH, PINCHBECK

3. Name, classification and number of road

III

4. Date application referred 15-7-93

5. State whether outline, detailed application etc.

FULL

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

CHANGE OF USE OF GLASS HOUSE FROM HORTICULTURAL TO DISPLAY & RETAIL AND LAND FOR DISPLAY & RETAIL OF PLANTS

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

Delete as *appropriate*

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

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

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

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

Date: 22-7-93. Signed [signature] Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) Before the use is commenced a minimum of 120 car parking spaces shall be provided on site in accordance with details to be approved.

(2) Before the use is commenced the existing access for a distance of 10m from the adjoining carriageway edge, shall be suitable surfaced in bitumen macadam in accordance with details to be approved

(3) The existing visibility splays at the access shall be kept clear of all obstructions (excluding signs) while the site is in use

Delete as appropriate

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

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

(1) F4

(2) B6

(3) B4

[redacted] [illegible]

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0642/93

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

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 D J ROBERTS

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
20 JUL 1993 D2

Attention of	File Nos.
SFO NGM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

FOR PARISH COUNCIL USE ONLY

Comments:
Recommend approval subject to the glass being strong enough to cope with members of the public milling about.

Signed:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2958
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.....H. Lowe..
(Authorised Collector)

FILE COPY

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0642/93

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)

COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Glenside North, Pinchbeck

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

change of use of glasshouse from horticultural to display and retail and area of land for display and retail of plants

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £20.- If you consider no fee is payable include a written explanation instead.

Signed. [signature] Date 5-7-93 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:	N/A	sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:	—	metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No	yes	

5. **GENERAL INFORMATION** Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road: Will there be— Individual access(es) / New estate road

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — 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.

See separate letter.

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUL 1993
REF 0642/93

M & J Mitchell,
Rose Cottage Nursery &
Aquatic Centre,
Glenside North,
Pinchbeck, Spalding
Lincs.

5th. July, 1993

Dear Sirs,

Over the last twelve months the fall in the price of cut flowers resulting from strong competition from Dutch growers, as well as the general decline of horticulture, has forced us to the conclusion that the horticultural side of our business has ceased to be viable. The decision has been made, under advice, to terminate our involvement in the cut flower market.

The investment made in the computer controlled glasshouse has been significant, and represents our life savings. Regrettably, the sale of ornamental fish, being seasonal, is unlikely to provide an acceptable level of income for some years, therefore we have considered other options as to how the site may be developed.

As a consequence, outline planning consent is being sought for the establishment of a visitors centre focusing on water features within a tropical environment. The centre will incorporate conservation, environmental and educational themes and the continued display and sale of ornamental fish, exotic plants, gifts and restaurant facilities.

It is proposed to use the existing computer controlled glasshouse to establish a temperate climate for the growth and display of tropical plants in a novel and pleasing environment. It is recognised that as the glasshouse will be open to the public, that structural alterations to ensure public safety will be required. Revised structural calculations and plans have been prepared and are enclosed.

It is intended to engage the services of David Stephens of Individual Gardens, gold medal winner at the Chelsea Flower Show, to undertake landscaping to ensure that the site retains its present character.

The facility will not only create local employment, but will be regarded as an asset to the community being of interest to local schools, gardening enthusiasts and environmentalists. As such it is our belief that this proposal is in keeping with the horticultural character of the Spalding and surrounding area. The site as presently occupied is well run and maintained in good order, and we believe that it can be developed without being detrimental to local character.

Whilst recognising the concerns that other local residents may have, this is also our own home, and development would recognise and take account of these concerns. We hope that you will consider our application favourably, and if further details are required we shall be pleased to provide them to you.

Yours faithfully.

M. Mitchell

M & J Mitchell

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 2025 sq. m. Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail 2025 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.	NIL		
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)	See Site plan.		
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)	60 vehicles.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	L.A. Refuse Collection		
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?	toilets & Access.		

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. R. Mutter (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. R. Mutter (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 .....

Save
I've written direct to Rose Cottage Nursery drawing their attention to the implications of Para's 3+4
BJ 26/7/93

Bridge Greenhouses Ltd
49 Main road
QUADRING
Nr. Spalding
Lincs.
PE11 4PS

Mr. G. Baddiley

GB/SBCO/CPC

Dear Sirs,

29th March, 1993

BUILDING REGULATIONS 1991
MR. MITCHELL - ROSE COTTAGE NURSERY & AQUATIC CENTRE
GLENSIDE NORTH, PINCHBECK

I refer to your letter dated 19th March, 1993 concerning your clients wish to make a material change of use of part of the existing horticultural glasshouse at the above site.

The reference that you quote in your letter is a previous Planning Permission issued in respect of the use of the site, and any further Planning implications regarding the present proposal will be dealt with separately by the Area Development Control Officer, Mr. P. Udy.

The glasshouses were erected for horticultural use and as such the buildings are exempt from the requirements of the Building Regulations i.e. the need to deposit plans etc. However, any material change of use away from the agricultural/horticultural use and involving retailing, packing or exhibiting, removes the previous exemption. In addition, the requirements of Part A, Structural Stability and Part M, Access and Facilities for Disabled People, as well as the requirements listed in Regulation 6 will apply and therefore a "Full Plan Submission" under the Building Regulations should be deposited.

In practical terms however, it will probably prove difficult and or expensive to modify the structure of the existing glasshouses to conform to the full structural requirements and I would advise you seek professional advice prior to the preparation of the formal submission of plans. In the meantime I enclose the relevant forms and details of fees for your submission.

If you require any further information Mr. G. Baddiley who will be pleased to assist you further.

Yours faithfully,

B. STUCKEY
Principal Building Control Officer

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: H14/0642/93

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: Change of use of glasshouse from horticultural to display & retail and area of land for display & retail of plants
Location: Glenside North Pinchbeck
Spalding Lincs

Type: FULL

17-AUG-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPIES SENT TO:-

Mr & Mrs E Elam
Applegarth
Glenside North
Pinchbeck
Spalding, Lincs. PE11 3SD

Mrs A Taster
Glenside North
Pinchbeck
PE11 3SD

Mrs P M Gibson
"Seasons Watch"
Glenside South
Pinchbeck
PE11 3SA

J+R Withyman
The Grange
Northgate
Pinchbeck PE11 3JE

Mr D R Smith
Glenside House
Glenside North
Pinchbeck PE11 3SD

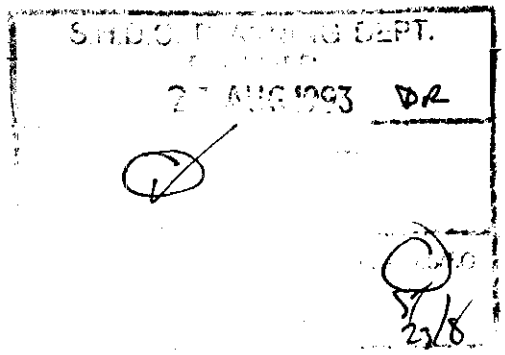
Tel. 0775 640388

Glenside House
Glenside North
Pinchbeck
PE11 3SD
Lincolnshire.

OBJECTION

Your Refs: H14/0641/93
H14/0642/93

20th Aug '93



The Planning Department
South Holland District Council,
Chatterton Tower,
Spalding,
Lincolnshire

Dear Sir,

I wish to lodge an objection to the above applications for Planning Permission submitted by Rose Cottage Aquatic Centre, Glenside North, Pinchbeck, which is near to my residence.

Whilst the initial establishment of the Aquatic Centre, itself a departure from recognised Planning criteria for the area, might have been justifiable on the grounds of creating a facility new to the area, granting of these new applications will only serve to duplicate amenities for which the area in general, and Pinchbeck in particular, are more than adequately provided. There are two Public Houses in Pinchbeck itself which provide all the refreshment the public could require, and there are also, nearer to the Aquatic Centre, the Packing Shed Restaurant, and the Ship, New Bridge Inn, and Horse and Jockey Public Houses. Members of the Public are unlikely to starve or die of thirst in Pinchbeck. The Fish and Chip shop, though temporarily closed for refurbishment by the new owner, is also to re-open shortly.

With regard to the retailing aspect of the Applications, and the change of use of the Greenhouses, there are, again, adequate facilities available to the Public at the Birchgrove Garden Centre, Simmonds Nurseries, and Direct Garden Supplies in Pinchbeck, and of course Baytree Nurseries just outside Spalding.

One of the previous permissions granted, the erection of a Bungalow on the site, has yet to be exercised. It suggests to me that these further applications, submitted before the previously granted items have been taken up, are to develop the site for sale. Granting of further permissions should, I feel, not be even considered before all others granted have been fully implemented. Failure so to do demonstrates a lack of commitment on the part of the developer.

My principle objection must, however, concern the generation of an unacceptable amount of traffic on an unsuitable road to a site with only one point of access. You will probably be aware that a considerable amount of work is presently being

undertaken by the National Rivers Authority to strengthen the banks along Glenside South to arrest the severe erosion caused by heavy traffic along the B1180. An increase in traffic along the North of the River Glen will undoubtedly give rise to similar problems in due course. That these road are little better than metalled cart tracks is dramatically illustrated by the two fatal accidents which have resulted from cars leaving the road and ending up in the River in recent years. Apart from the physical dimensions of the Roadway, two further hazards exist. Between the turnoff from Northgate and the site's only access, there is a very sharp bend outside 'East View', and immediately thereafter a line of extremely tall Leylandii Trees which encroach upon the verge, denying eastbound traffic the option of pulling over to allow traffic travelling to the site to pass. Since part of the application is for a 'Coach Park', it is obviously going to create a situation where large vehicles will need to negotiate this blind bend against oncoming traffic which may be denied the option of pulling over on the verge to allow passage.

With regard to parking facilities for cars on the site, if, as has been the case at weekends in the past, as many as 14 Caravans, together with their attendant awnings and tow cars, and a number of coaches are simultaneously present on the site, then the remaining space for car parking is likely to be inadequate. This will undoubtedly give rise to overspill parking taking place along the verges between the site entrance and Money Bridge. This will be a danger to other road traffic and an inconvenience to residents of Glenside North. I cannot emphasise too strongly the need to keep these narrow riverside roads free of the obstruction of haphazard car parking. Another aspect is that such parking may well obstruct the use of the road by bona-fide agricultural traffic, as large pieces of machinery frequently travel along Glenside North.

To summarise, the granting of these applications will only serve to duplicate already adequate provisions for public use in the area, and create potentially dangerous situations for traffic using Glenside North, and a serious inconvenience for Residents. I believe the Planning Officer recommended that the Initial Application be refused, but the Planning Committee, influenced by one particular Councillor, overrode his recommendation. On behalf of all adjacent residents, I would urge the Committee to reject these applications as being totally unnecessary due to the unsuitability of the site for further development, on the grounds of lack of suitable access and the possibility of overcrowding on the site due to the diversification of activities being carried out there.

Yours faithfully,

D. R. Smith

David Russell Smith

"Seasons Watch",
Glanside South,
Pinchbeck,
Spalding
Lincs PE11 3SA

August 14th 1993.

OBJECTION

APP. NO. H14/0641 0642/93.

With reference to the above application. This will mean if granted more traffic and noise from this business. Its already grown from a Aquatic Centre to a larger Garden Centre, Caravan Park with weekend rallies, Car Boot Sale site on Sunday Mornings early. and now they want a coach park. The road is unsuitable for a lot of traffic.

Living over the river from this site we find it very disturbing with traffic pulling up, turning in and out. It sound as if someone is pulling into our drive all the time.
We already have Direct Garden Supplys next door and all the noise and upset they make.
The council planners say this is a agricultured area. We do not consider either of these business as such as they branch into so many other direction possible.

Where and when is the Planning Line to be drawn?
Can I also advertise my business on Boards all over Pinchbeck and other area's as the Aquatic Centre does?

Yours Sincerly

P.M. Gibson (Mrs)

S.H.D.C. PLANNING DEPT.
RECEIVED
18 AUG 1993 DC

S7
18/8

OBJECTION

64/642/93

Telephone 0775 724556

S.H.D.C. PLANNING DEPT.
RECEIVED
18 AUG 1993 DC
File Nos.
ACK
19/8

The Grange,
Northgate,
Pinchbeck,
Spalding,
Lincolnshire.
PE11 3SE

August 17th 1993

Re the Aquatic Garden Centre,
Glenside. Northgate, Pinchbeck

Dear Sir,

I am writing to object to the plans presently before the council re the Aquatic Garden Centre at Glenside North Pinchbeck.

The premises is quite unsuitable for further development as the road is narrow and if the business grows + is to prosper many more people must visit it, and they will have to park on the road. This would be very dangerous as the road is busy and used by big lorries and heavy farm traffic at all times.

Many of us living nearby are worried by the many Car Boot Sales held at the site. Firstly we all value our weekend leisure time + the cars coming + going all morning are not

exactly rural. Added to this we worry about the minority of people who visit these events – as any policeman will tell you they are a easy way for disposing of stolen property + we are not keen to think of this happening in our neighbourhood. Sadly Mr. + Mrs. Mitchell themselves have been victim to some of their customers, when one of their dogs was stolen.

I hope you and SHDC will consider what it would be like if even a fraction of the traffic visiting Bay Tree Garden Centre were to come to Glenside North – the results would be quite chaotic and once the Enterprise gurus it will be difficult to control.

Yours truly,

Judith + Roy Wittyman

Glenside North
Pinchbeck
Spalding
Lincs
PE11 3SD

11th August 1993.

OBJECTION

Dear Sirs,

I understand an application has been submitted by Rose Cottage Aquatic Centre of Glenside North, Pinchbeck to build a restaurant with a view to extending their business by taking in coach Parties.

In view of the state and width of the roads on either side of the River and in light of recent accidents I consider this idea ludicrous, especially when an increase in traffic ensued, also jeopardise the safety of children living in the immediate vicinity.

Yours faithfully

Mrs A Tasker.

(A copy of this letter has also been sent to Pinchbeck Parish Council)

H14/641/93
S.H.D.C. PLANNING DEPT.
RECEIVED
17 AUG 1993
Attention of
DPO
DOPO
JC
Action by
File Nos.
ST
17/8

Mr. B. Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning and Building Control Dept
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

13th August 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
16 AUG 1993

File Nos.

16/8

OBJECTION

Dear Sir

Application Nos: H114/0641/0642/93

Applicant: Rose Cottage Nursery and Aquatic Centre

We have recently viewed the plans for the proposed restaurant, change of use from glass house and extension to retail shop. It is with great concern and horror that we write this letter. The original planning consent was for an aquatic centre with approximately 10 to 12 cars visiting per day. We now see that this was, as we originally anticipated a smoke screen for a much wider range of activities. We have seen in recent months as many as 200 cars a day and car boot sales starting as early as 7.30 - 8 am on Sundays. Also there have been caravan club rallies; what have these and car boot sales to do with an aquatic centre or nursery?

We have tried to shield ourselves from this development by building a wall all around our property, at considerable cost, but this can't stop the disturbance we suffer from

: the continual noise of cars stopping and starting and doors banging at the present time, so the proposed coach/car parking area immediately adjacent to our property would be even more horrendous. We work very hard all week and would expect to have some peace and quiet to relax ourselves at the weekends and bank holidays. But these are of course the centres busiest days.

Mr Mitchell writes that he is considerate to his neighbours, in our case, we totally disagree. We did ask for their assistance in providing a barrier and he put a small heap of soil in one area right on the boundary of our two properties which was just left to produce weeds. At no time has he apologised for the alarm continually going off, for instance the last 3 nights at about 11.30 pm. or even considered how the running off his business effects us or even to soften the impact. Because of the several thefts that have taken place at the aquatic centre we now have a caravan and boat stored against the wall at the end of our garden, which shows over the top of the wall, but once again we were not considered. As there have been these break ins we also fear for our security.

It was stated when the last planning application was passed that if this development flourished that Mr. Mitchell would have to provide a new access on to the Northgate. This would help the

traffic on Glenside North but we fear this may then result in the children's activity area that is currently adjacent to the Northgate being moved in close proximity to our property, resulting in even more disturbance. We therefore ask your serious consideration for an area all around our boundary to be set aside as a permanent buffer zone to afford us at least some quietness and privacy. Alternatively we request the planning applications to be refused as this will cause even more distress to us and our ~~~~ neighbours in this area.

Yours faithfully

Mr. & Mrs K Klam

'Applegarth'
Glenside North
Pinchbeck
SPALDING
Lincolnshire PE11 3SD.

5 photos also received 16-8-93

26th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0112/92 B P Nutrition	PJU	DPBCS Auth subject to sect 106 agreement as recommended. Reference to H16/0663/75 to be included in agreement. Amend condition 4, line 3, by inserting "nearby" after "any".
3	H05/0209/93 D Brown Ltd	JB	Deferred. Letter to agent, copy to applicant, offering scheme of suggested alternative style of development. Letter to highlight differences between suggested scheme and application as submitted and fully explain matters. Nigel Midlen to see letter.
5	H15/0291/93 H Grantham	PJU	DPBCS Auth as recommended.
7	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to revised sect 106 agreement. Check conditions 14 & 17 (very similar)
10	H11/0535/93 Mr & Mrs Watkin	JB	Deferred. Admin department to request that applicants clarify their intentions with regards to the determination of application.
12	H11/0605/93 Wilson & Sons	DMG	Deferred for sub committee as requested.
14	H14/0607/93 Mr Wong	DJR	Grant as recommended. Paragraph 1 of comments should read 500 millimetres not metres.
16	H13/0628/93 Ashwood Homes	JB	Deferred for site visit. Check if any permission on land to North.
18	H14/0641/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	DJR	Grant as recommended. DPBCS Auth subject to sect 106 agreement as recommended.
20	H09/0658/93 Mr McEwan	DMG	DPBCS Auth subject to revocation of outline planning permission as recommended.
22	H09/0752/93 Mr McEwan	JB	Grant as recommended.
24	H09/0753/93 Mr McEwan	JB	Grant as recommended. Roger Smith requested confirmation that we are covered if they want to develop each application one at a time.
26	H02/0663/93 Mr Harvey	PJU	Refuse as recommended.

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.

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.

1.800m HIGH FENCE GLENSIDE NORTH

proposed restaurant.

lake

land for use as external display and retail.

additional parking

toilet existing

proposed site for bungalow planning permission granted

coach parking.

SOUTH H... D.C.
PLAN DEPT.
08 JUL 1993
REF 0642/93

PROPOSED TREE SCREENING

landscaped car parking

WALL

existing access

site layout

scale 1:500

NORTHGATE MILL

870

NORTHGATE

7684

GLENSIDE NORTH

RIVER GREEN

GLENSIDE SQUARE

9273

location plan

scale 1:2500

Rose Cottage Nursery Glenside North PINCHBECK