Dixon Architecture

11th August 2016

Planning Department
South Holland District Council
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE

Dear Sirs,

Change Of Use: Existing vacant Unit 1, from distribution and retail trade counter (B8 & A1 Class Use) into MOT/ Repair Workshop (B2 Class use) at Hampsons Ltd, Unit1, Bervor Close, Pinchbeck, SPALDING, PE11 3ZN

We are acting as agents for the above development and wish to apply for change of use to the existing vacant Unit 1, from distribution and retail trade counter (B8 & A1 Class Use) into an MOT/ Repair Workshop (B2 Class use)

Existing Site
The site is part of an established industrial estate and currently, unit 1 is unused/ vacant. It has been allocated various uses in the past with its most recent use as a trade counter unit for a Glazing/ Window merchant, under B8 & A1 use. Of more notable worth, it has also been used as a car and van hire centre in the past. As such, it is felt that the proposed use as a car MOT and repair workshop would suit not only the site, but the existing wider context as a whole.

Proposals
The landlord/ applicant wishes to seek approval for a change of use to unit 1 from its current B8 & A1 class use (as advised by Tracey Meachen in email correspondence dated 03/08/16) into a B2 unit that would see utilisation as a Car MOT and repair workshop. This would be under the proposed tenancy of In N Out, a nationally recognised, customer focused car maintenance and MOT specialist.

As part of the proposals, an existing window facing Wardentree Lane is to be replaced with a 3m x 3m roller shutter door. The approval for this is being sought through a separate **Non Material Amendment Application (H14-0790-16)** to a previously approved application H14-1011-15. As such, the change of use application should be assessed in conjunction with this.

Also included within the proposals are a number of internal works as part of the specific fit out requirement. 8No. parking spaces have been allocated to the new use from the existing of spaces available on site, covering both staff and customer parking requirement. The existing vehicle access onto site from Bervor Close will be used to access the unit.

If you require any further information please do not hesitate to contact us at your earliest possible convenience.

Yours sincerely,

Tom Boardman
For and on behalf of Dixon Architecture Limited

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