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Dixon Architecture
Unit H
Catherine Street Business Centre
Warrington
WA5 0LH

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H14-0811-16 **Date of Decision:** 6th October 2016

Applicant: Hampsons Group Ltd
Mayden Park
Northern Road
Newark
NG24 2EU

Location: Hampsons Car Hire Bervor Close Pinchbeck Spalding

Description: Change of use of vacant Unit 1 from distribution and retail trade counter (B8 and A1) to MOT/repair workshop (B2) including internal works.

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
dwg. no's. 0075/L01, 0075/P00, 0075/P01, 0075/P02, 0075/P03, 0075/P04, 0075/P05, 0075/P06, 0075/P07 and 8639/04C.
Reason: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the Town and Country (General Permitted Development) Order 2015, the use of the units hereby approved shall be used as follows:
Unit 1 for MOT/repair workshop, unit 2 for storage, distribution and retail trade counter

sales(excluding carpets and perishable goods)and Unit 3 for vehicular hire to the ground floor and independent office use to the first floor.

The units shall be used for no other purpose.

Reason: In order that the Local Planning Authority can retain control over the development hereby permitted in accordance with Policy EC1 of the South Holland Local Plan 2006.

4 No storage of materials, waste or other items shall take place outside the buildings on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set, and to ensure that adequate parking spaces are available at all times to serve the development.
This Condition is imposed in accordance with Policies SG14 and SG16 of the South Holland Local Plan 2006.

5 The existing gates on the south western corner of the application site shall remain in place, and the car parking area on the western side which encroaches within the 9 metre byelaw distance shall remain as gravel in order to maintain the access arrangements for the Internal Drainage Board.

Reason: To enable the Welland and Deepings Internal Drainage Board to adequately access the site for purposes of maintaining the Board maintained drain.
This condition is imposed in accordance with Policy SG11 of the South Holland Local Plan 2006.

6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 or Orders amending or revoking and re-enacting the same no mezzanine flooring shall be installed within the building other than those shown on dwg. no. 8639/04C without the prior permission of the Local Planning Authority pursuant to an application for that purpose.

Reason: To enable the Local Planning Authority to control the development in detail to prevent an over-intensive use of the building that could result in inadequate on site car parking and in accordance with Policies SG16 and EC1 of the South Holland Local Plan 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.