APPLICATION NO. : H14/1123/91.

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1123/91 Received:26-NOV-91 Type:FULL

Name: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Agent: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Description: Change of use from private garage to shop (Class A1)

Location : 20 Six House Bank West 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 Additional space shall be provided within the front garden for the parking of an extra vehicle for customers to the shop.

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

3 No advertisements shall be displayed unless the consent of the Local Planning Authority has been obtained.

Reason: In the interests of amenity.

4 A fence 1.2 metre high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the northern and southern boundary of the site before the building herby permitted is brought into use.

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

Notes to Applicant:

The Local Planning Authority consider the proposal to be acceptable because of the restricted floor area. Large extensions may be held to be unacceptable.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

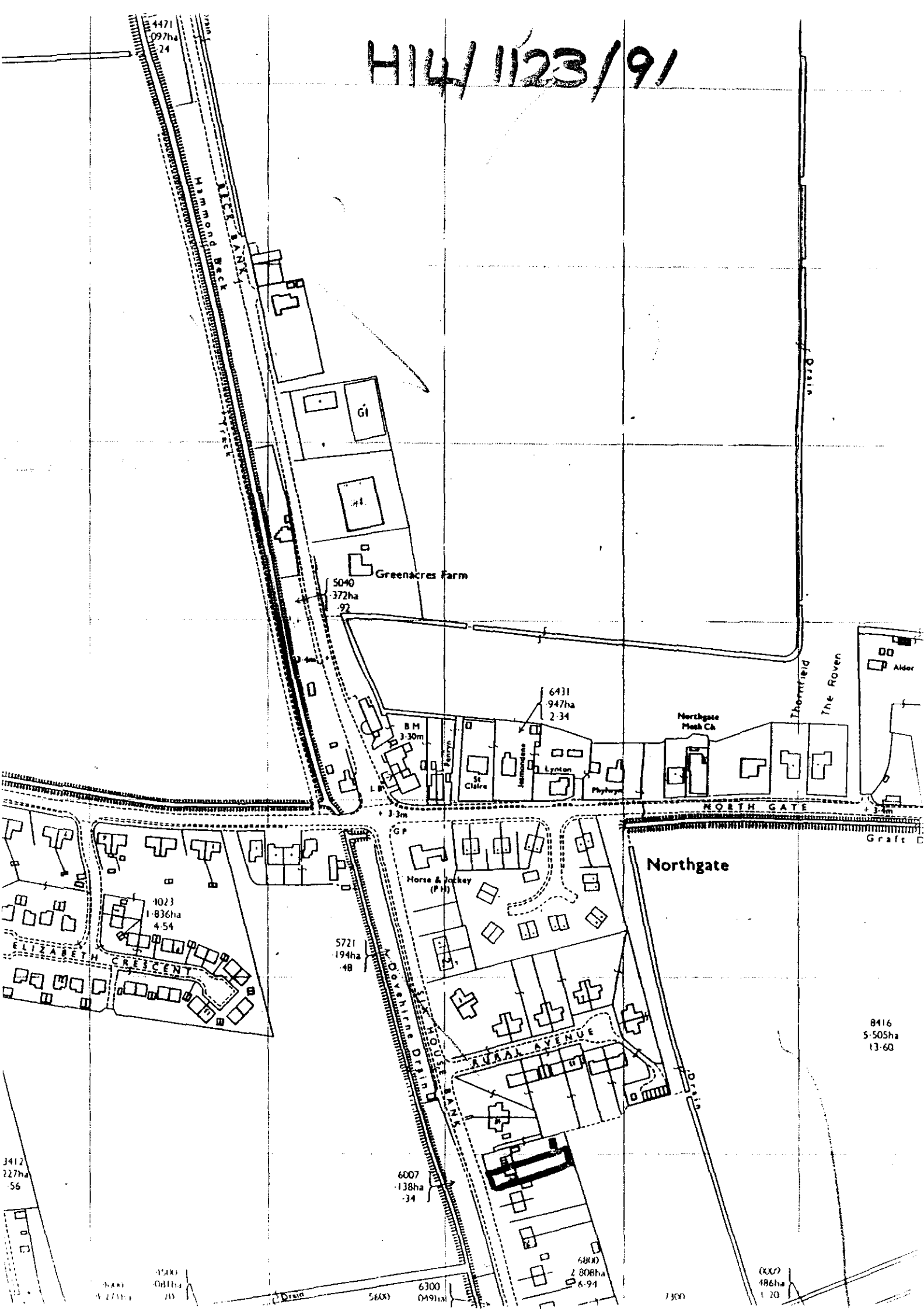
Director of Planning and Building Control Services
18-FEB-92 H14/1123/91

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)

H14/1123/91


Greenacres Farm
Northgate
NORTH GATE
ELIZABETH CRESCENT
AJAAL AVENUE
Horse & Jockey (P H)
Northgate Meth Ch
Thornfield
The Raven
Alder
Lynton
St Claire
Jamaidene
Penryn
Playhaye
BM 3·30m
GP
Drain
5040 ·372ha ·92
6431 ·947ha 2·34
4023 1·836ha 4·54
5721 ·194ha ·48
6007 ·138ha ·34
6800 2·808ha 6·94
8416 5·505ha 13·60

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1123/91

Date Registered 13 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C.R. & J.D. MR & MRS BENNETTO
20, SIX HOUSE BANK
WEST PINCHBECK
SPALDING
LINCS PE11 3QQ

Tel. No. 0775 87 295

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

20, SIX HOUSE BANK, WEST PINCHBECK, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM PRIVATE GARAGE TO SHOP (CLASS A1)

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92 If you consider no fee is payable include a written explanation instead.

Signed J.D. Bennetto Date 19/11/91 Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use ~~and/or new building works~~ [✓] → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application [ ] →

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] →

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ] →

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ] →

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	✓
B. If new dwellings are proposed, please state how many:	

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

PRIVATE GARAGE

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

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

or

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	—	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary.

APPLICATION NO. H14/1123/91

ESTIMATE OF TRAFFIC FLOW GENERATED BY ABOVE PROPOSAL.

Most of the customers are expected to be passing trade (eg people on their way to work or school) or locals on foot. Therefore traffic making a specific visit to the site is expected to be limited.

Hence a low estimate of 15 - 20 cars per day.

25/11/91

J. O Connell

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☑

Proposed total gross floorspace 28 sq. m. Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail 28 sq. m. Office sq. m. Industrial 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?	NONE	NONE	NONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	—		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	—		
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	—		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No: NO		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No: NO		
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)	N/A		
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)	N/A		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	cardboard boxes and wrappers, arrangements to be made with council refuse collection		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	wide door and entrance ramp		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed J.D. Bennetto (Applicant/Agent) Date 19/11/91

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: C.R.I S.D. BENNETTO
IC, SIX HOUSE BANK, WEST PINCHBECK

State Date notice served: 30/10/91

Signed J.D. Bennetto (Applicant~~/Agent~~) Date 19/11/91

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed J.D. Bennetto Applicant/Agent) Date 19/11/91

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

Signed (Applicant/Agent) Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1123/91 Type: FULL

Applicant: Mr & Mrs Bennetto
Tel: 0775 87295

Agent: Mr & Mrs Bennetto
0775 87295

Description: Change of use from private garage to shop (Class A1)

Location: 20 Six House Bank
West Pinchbeck
Spalding
Lincs

Valid date: 26-NOV-91
Target dates:
To case officer 01-DEC-91
Inspected by 06-DEC-91
Extra contacts 11-DEC-91
Report if not clear by 31-DEC-91

Terminal date: 21-JAN-92
Target Committee: 21-JAN-92
Report deadline: 07-JAN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	03-DEC-91	17-DEC-91	Refuse
Cllr B Chappell 0775 87 381	03-DEC-91	17-DEC-91	

L.C.C. - OBS Attached JT 5/12/91

Owner/Occupier, 19+21 Six House Bank 23-DEC-91 06-JAN-92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92..

Receipt Issued ..... No. P291

Date First Received 19 NOV .....

REGISTRATION

REFERENCE ..H14/1123/91.....

Cross-Ref ..B14/0664/91

Date 20-11-91.....

VALIDATION 26/11/91 Date. 21/11/91.

Type .....Full..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 92.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...26.11

Index Sheets 125. OS Nos ..... Grid Ref 519650 336080

Ward .N... Parish .....PAECK

Inside IBD YES Inside LP Area.NO

TR Rural	☒	CA	☐
TR Bypass	☐	LB	☒ Grade
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Linked to site.....Ref..... Linked to property.....Ref..O.150378

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED Pon 4-12-91 DM 4/12

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJW
date: 23.12

Residents notified on site visit: 19 + 21.

Case Officer Conclusions (issues)

Old L.A. Nurse – garage extension to side.
Im. fence to No. 19 – not close boarded, similar to No. 21
but owner of No. 21 has planted Leylandii beside garage 1·8 – 2m high.

Case Officer Recommendations (summary). Concrete drive. Cold fire extinguished
(details overleaf) 50mph limit on road.

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No ____
Yes
Yes ____
[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer
Signed .....
No ____
[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ Fill fees (not first Submission)
Yes ____
ANY ONE OF ABOVE Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Ext/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

105. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H16/1147/91 P L Ely (Cont) Ltd	O.A.	Residential development south of The Parkway, Holland Park, Spalding.
H13/1199/91 Mr A Hunt		Brick built garage with steel roof trusses, asbestos roof sheets, steel window frame, steel doors at Plot 1, Fengate, Moulton Chapel.
H01/1273/91 B A Rainsbury		Change of use from restaurant to spiritual and culture centre at Rainsburys Nursery, 72 Barrier Bank, Cowbit.

(Subject to an additional condition requiring an area for car parking space to be identified and available at all times the premises are in use.)

(Councillor Mrs. P.J. Buffham requested that her objection, in principle, to the application be recorded.)

H05/1324/91 Mr S Wiles	O.A.	Residential development (one dwelling) on land adjoining Turnpike Cottage, Fleet Hargate.

(It was also agreed that the trees on or immediately adjacent to the south western boundary of the application site be made the subject of a Tree Preservation Order if considered suitable.)

H21/1327/91 J H Holland	O.A.	Two residential building plots (renewal of outline planning permission H21/1227/88) at 78 Station Road, Tydd Gote.
H23/1362/91 Mr G Fisher	O.A.	Bungalow with garage and vehicular access (renewal of outline H23/1724/88) at Don-Sel, Broadgate, Whaplode Drove.
H16/1378/91 South Lincolnshire Health Authority		Two storey extension to form additional offices at Wilson House, 64 St Thomas's Road, Spalding.
H14/1123/91 Mr & Mrs Bennetto		Change of use from private garage to shop (Class A1) at 20 Six House Bank, West Pinchbeck.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/1361/90 Mr & Mrs U Hilliam	Change of use from residential to residential and plant storage only at Nutts Lane, Holbeach St Johns.

(It was also agreed that a further period of 12 months expiring on 22nd October, 1991 be allowed for compliance with the enforcement notice issued on 20th September, 1990.)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1123/91 Received:26-NOV-91 Type:FULL

Name: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Agent: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Description: Change of use from private garage to shop (Class A1)

Location : 20 Six House Bank West Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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 Additional space shall be provided within the front garden for the parking of an extra vehicle for customers to the shop.

Reason: In accordance with details to be submitted to and approved by the Local Planning Authority before the shop is brought into use.

3 No advertisements shall be displayed unless the consent of the Local Planning Authority has been obtained.

Reason: In the interests of amenity.

4 A fence 1.2 metre high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the northern and southern boundary of the site before the building herby permitted is brought into use.

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

Notes to Applicant:

The Local Planning Authority consider the proposal to be acceptable because of the restricted floor area. Large extensions may be held to be unacceptable.

Authorised to issue:

14-FEB-92 H14/1123/91 AD..A.....DC..A...

APPLICATION REFERENCE: H14/1123/91 DATE RECEIVED: 26.11.91

APPLICANT: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

AGENT:

TYPE: Full

DESCRIPTION: Change of use from private garage to shop (Class A1)

LOCATION: 20 Six House Bank, West Pinchbeck

Parish Council: Refuse: hygiene, another shop not needed, narrow road, nowhere for traffic to pull-off, encourage children to cross road - cause road hazard.

County Highways: Requests condition - additional parking space within front garden.

Public Consultation: 3 letters received from "The Cottage", Money Bridge Lane, Pinchbeck Bars Post Office, and "Fir Tree House", Northgate (summarised).

- Another shop would be advantage to village, applicants have explained proposal to me and I support it. They will provide off-street parking, much support for shop in village.
- Has previously been two shops in village but other has closed down. Have struggled recently to survive, another shop would be detrimental to both ourselves and the applicant. Important to maintain Post Office and shop would endanger its position.
- Shop will benefit village. Cannot see traffic being any more of a problem than those parking at Toch H or phone box.

Information from Applicant:

- Most customers are expected to be passing trade, on foot.
- 15-20 cars per day, prepared to provide extra parking.
- Questioned 143 people, 2 said no to proposal, 8 had no comment, 3 did not want to take part, 130 support proposal. (The questionnaire was enclosed).

PLANNING ISSUES

1 The proposed shop unit is currently the applicants' garage. It is intended to remove the garage door and insert a shop window and door.

2 A 50 m.p.h. limit affects this part of Six House Bank and the County Highways Authority request additional parking provision within the site curtilage for customers.

3 The determining issues are concerned with the impact of the development upon the amenities of an established residential area, particularly in respect of the adjoining properties, the provision of services, traffic and parking implications and the need to support the well-being of the economic community.

4 The change in the appearance of the garage may have a minimal impact, given the size of the proposed shop i.e. approximately 28 square metres. However, there is still scope for advertising material both within and off the building and the avoidance of a clutter of adverts should be the aim.

5 There is probably scope for some additional vehicles to park in what is currently the front garden and in any event, that could provide a similar facility for the owner/occupier needs.

6 The issues of hygiene and competiion are not matters for the Planning Authority to be concerned with as against a general concern for the provision of services e.g. shopping facilities, and to support the economic life of a community.

7 With regard to the Parish Council's other concern of road safety, etc, it should be noted that the County Highway Authority have assessed the proposal and have no objections.

RECOMMENDATION - Grant permission

1 Additional space shall be provided within the front garden for the parking of an extra vehicle for customers to the shop.

2 No advertisements shall be displayed unless the consent of the Local Planning Authority has been obtained.

3 SC25 (Screening by fences)...1.2m northern and southern boundaries...(use)...(commenced).

Reasons

1 In accordance with details to be submitted to and approved by the Local Planning Authority before the shop is brought into use.

2 In the interests of amenity.

3 F4.

Note To Applicant

The Local Planning Authority consider the proposal to be acceptable because of the restricted floor area. Large extensions may be held to be unacceptable.

FILE NOTE

RJS/JJ
10th February 1992

Telephone call from Cllr B Chappell to Deputy Director of Planning and Building Control Services on Monday 10th February 1992. Cllr Chappell has the following observations on applications in his ward which are due to be considered by Committee on 12th February.

1. Application H14/1144/91. Cllr Chappell is concerned that the policy should not be interpreted inflexibly. He believes that the fact that the garage is detached from the dwelling is significant in that an attached garage would give a greater feeling of overdevelopment of the site.

2. Application H14/1333/91. Cllr Chappell accepts the principle of residential development but agrees with the recommendation in relation to the application as submitted.

3. Application H14/1123/91. Cllr Chappell agrees wholeheartedly with the recommendation.

R J Smith
Deputy Director of Planning
and Building Control Services

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

5

S.H.D.C. PLANNING DEPT.
RECEIVED
18 DEC 1991 PJ

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1123/91

Applicant: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Agent: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Description: Change of use from private garage to shop (Class A1)

Location: 20 Six House Bank West Pinchbeck
Spalding Lincs

Type: FULL

Date received: 26-NOV-91

03-DEC-91

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 18-DEC-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Recommend refusal: question of hygiene in a confined area; another shop is not required; road is narrow at this point; there is no room for traffic to pull off highway and there is limited access; shop could encourage children to cross road on way to school from the footpath and thus create a road hazard.

Signed: W.H. Cunnington

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1123/91

Applicant: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Agent: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Description: Change of use from private garage to shop (Class A1)

Location: 20 Six House Bank
West Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 19-NOV-91

21-NOV-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The enclosed location plans need to show the site outlined in red and any other land in the applicants ownership in blue. Three returned for your use.

An estimate is required of the traffic flow likely to be generated by the proposal.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

24/01/1992

RE: PLANNING APPLICATION NO: H14/1123/91

We would like to ~~clarify some of~~ the points questioned by PINCHBECK PARISH COUNCIL (regarding proposed change of use from garage to shop) as reported by the Spalding Guardian (JAN 1992).

We have contacted all relevant departments of S.H.D.C. and are following their guidelines.

The Highways Department have made a site visit and do not foresee a great problem to traffic.

On the point of hygiene, we have sought advice from Environmental Health.

As regards to off road parking, the S.H.D.C. advised us we need 1 parking space for customer for the size of shop proposed, plus one for each member of staff, also 1. We have adequate space already, but due to fears expressed by some villagers as well as PARISH COUNCILLORS, we intend to remove a garden wall, giving access to a 38' long completely off-road lay-by.

Finally, we did a survey of villagers opinion on whether another village shop was needed or not, a copy of which accompanies this letter, and speaks for itself.

Of the 143 people surveyed, only 2 said no and 8 did not feel strongly enough to make a comment either way, 3 did not want to be included at all, leaving 130 who support a second village shop, approx. 91%

S.H.D.C. PLANNING DEPT.
RECEIVED
2[illegible] 1992 P.O.

J. D. Bennetts

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H14/1123/91.

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

20, SIX HOUSE, BANK, WEST PINCHBECK.

3. Name, classification and number of road

III

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

FULL.

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

CHANGE OF USE FROM CAFETERIA TO SHOP

7. Delete as appropriate

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:—

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

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: 5/12/91 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) Additional space shall be provided within the front garden for the parking of an extra vehicle for customers to the shop

Delete as appropriate

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

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

(1) FG.

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1123/91

Applicant: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Agent: Mr & Mrs Bennetto
20 Six House Bank
West Pinchbeck
Spalding
Lincs PE11 3QQ

Description: Change of use from private garage to shop (Class A1)

Location: 20 Six House Bank West Pinchbeck
Spalding Lincs

Type: FULL

25-FEB-92

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

(1)
Councillor Mrs P Buffham
Fir Tree House
Northgate
West Pinchbeck
Spalding, Lincs. PE11 3TB

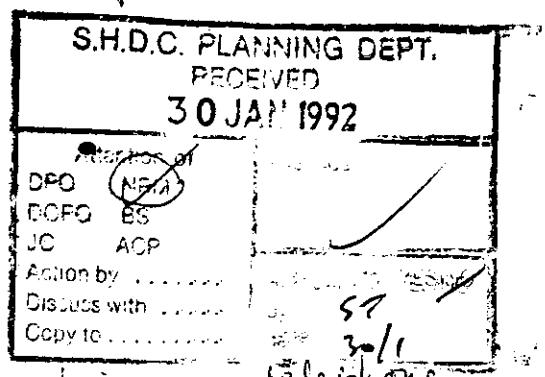
(2) Mr C Town
Pinchbeck Bars Post Office
Six House Bank

(3) Mrs D Knight
The Cottage
Moneybridge Lane

1123/91

Fir Tree House
Northgate
West Pinchbeck
Spalding PE11 3TB

28/1/92



Ref: Proposed shop
20 Sex House Bank
West Pinchbeck

Dear Mr. Udy.

I am writing to confirm our telephone conversation of 28/1/92.

As you are aware I was initially opposed to the scheme. I had reservations because of dangers from the road/traffic hazards and the effect the business could have on the neighbouring properties. I pointed out that I felt a second shop was needed in the village though.

As a member of the Planning committee (but-not Ward Member) the applicants came to see me (23/1/92) to discuss the application I expressed my reservation but I was very impressed by the care they had taken with their application. I was ~~reserved~~ reassured by the steps they were taking to

overcome the problems that were pointed out by me. e.g. the front wall has been demolished to create some off road parking space. The neighbours too have been consulted. There is overwhelming support for the shop in the village — and the views and needs of the people must be considered.

I am happy to say that I am now <u>much</u> happier about the plan and am happy now to support — something I couldn't have done before.

Yours sincerely

Paulina Boff

Cllr. MRS P.J. BUFFHAM.

...D.C. PLANNING DEPT.
RECEIVED
24 ... 1992 R.U
1123/91
12/2 date
5241

The Cottage
Nunnykidge Lane
East Pinchbeck
PE11 3QB

23-1-92.

Dear Committee Members.

Re. MR+MRS BENNETTO - Shop in East Pinchbeck.

On a personal level living and working in East Pinchbeck as I do a well stocked village shop will save me time - a very precious commodity, an enable me to pick up those forgotten bits + pieces rather than going to Pinchbeck.

It can only benefit the village as there must be many who only have the bus service to rely on to get to town.

I can't see any traffic problems arising any more than cars parking at Tesco or the telephone box.

Having talked to Mr + Mrs Bennetto

they seem committed to serve the community.

Yours sincerely

Mrs. D. Knight

PINCHBECK BARS POST OFFICE
SIX HOUSE BANK,
WEST PINCHBECK,
NR. SPALDING,
LINCS.

21.1.92.

Dear Sir,

As subpostmaster at Pinchbeck Bars Post Office, I would like to express my views on the proposed new shop at West Pinchbeck.

I have been here for 8years and six of those years West Pinchbeck had two shops, the Post Office and what was known as the Jockey shop. Three sets of different type of people tried to make a living from the shop and petrol pumps but had to sell up and move on. The last people closed the shop and the petrol pumps down-"owing to lack of support from the village", their words not mine in a quote to the Free Press.

In the last two years we have, like a lot of other small businesses, struggled to keep our heads above water. To have yet another small shop struggling along beside us, I feel could only be detrimental to both shops.

In the economic climate of today is it not suicidal to jepordise the Post Office in this way at West Pinchbeck ?

I do feel that it is important for the community to keep it's Post Office but another shop in the village would endanger it's position. This has happened to other communities when pressure on the existing Post Office has become too great.

Yours faithfully,

C. TOWN

1123/91

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JAN 1992

Ref. 14/1123/91.

from Cllr. Mrs P Buffham
Fir Tree House Northgate
W.P.B. PE11 3TB
(as member of public, resident in W.P.B.)

While agreeing that another shop would be an advantage to the village, I feel that this is not the place for one. It's in a residential row of houses and there would be hazard. ~~The~~ noise and disruption to the residents of 6 House Bank. also.

Pauline Buffham

MRS. PJ BUFFHAM

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1992 P.U.

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....

File Nos.
V

5
20/1

12/2 ctee

SHEET ONE.

Survey 26/01/1992

SURVEY OF WEST PINCHBECK VILLAGER'S OPINIONS ON THE NEED FOR A SECOND VILLAGE SHOP.

We are conducting a survey to find out if there is a requirement for a second shop in West Pinchbeck village.

This is to help us with a business forecast. A copy will also be sent to the S.H.D.C. We would be very grateful for your honest opinion.

If you feel one shop is not enough/doesn't meet your need's, please tick columnI (one).

If you have no opinion or do not wish to express your opinion, please tick column 2 (two).

If you feel one shop is adequate and a second one is not needed, please tick column 3 (three).

Thank you for your help.

JULIA & ROY BENNETTO.

NAME	ADDRESS	YES I	? 2	NO 3	SIGNATURE
W.J. [illegible]	The Range Starlode Drove W.P.	✓			W.J. [illegible]
S Jones	" " " "	✓			S Jones
[illegible] Grant	Starlode Drove West Pinchbeck	✓			[illegible] Grant
[illegible] Skells	Starlode Drove West Pinchbeck.	✓			[illegible] Skells
[illegible] Coomes	3 Starlode Drove West Pinchbeck	✓			[illegible] Coomes
Gary Coomes	3 Starlode Drove West Pinchbeck	✓			G M Coomes.
Mrs K Foster.	4 Starlode Drove West Pinchbeck		✓		K.H. Foster.
Mrs J. Sorrell	6 Starlode Drove West Pinchbeck	✓			Mrs. J Sorrell
Miss B Sorrell	" " " "	✓			A Sorrell
Mr R Moore	62 Edinburgh Walk W/P	✓			R Moore
Mrs Kendall	5 Starlode Drove	✓			G Kendall
Mrs. Kendall	" "	✓			M Kendall
Mrs E. Foster.	7 Starlode Drove.	✓			E Foster
Mr D.R Foster.	" "	✓			DR Foster
Mr C.R Foster	" "	✓			C R Foster
Miss J.M. Foster.	" "	✓			J M Foster
Mr. L. Cross.	8 " "	✓			L Cross
[illegible] Cooper	9 Star Lode Drove	✓			[illegible]
A Sargent	10 Starlode Drove.	✓			A Sargent

42

SHEET TWO.

NAME	ADDRESS	YES 1	? 2	NO 3	signature
J. GREEN	12 STARLODE DROVE, W. PINCHBECK	✓			J. Green
M. GREEN	18, STARLODE DROVE, W. PINCHBECK	✓			M. Green
F Green	12 S Starlode Drove West Pinchbeck	✓			F Green
N. COOMBES	19 Six House Bank West Pinchbeck	✓			N. Coombes
H. GROOBY	18 RURAL AVE WEST PINCHBECK			✓	H. Grooby
J SELL	17 SIX HOUSE BANK WEST PINCHBECK	✓			J Sell
C BELL	17 SIX HOUSE BANK WEST PINCHBECK	✓			C. Bell
D S BELL	17 SIX HOUSE BANK W. PINCHBECK	✓			D. Bell
D V PALMER	16 RURAL AVENUE WEST PINCHBECK	✓			D V Palmer
T. Palmer	11 " " " " "	✓			T. Palmer
A STEVENS	14 RURAL AVENUE WEST PINCHBECK	✓			A Stevens
N. STEVENS	" " " "	✓			N. Stevens
J. STEVENS	" " " "	✓			J Stevens
T STEVENS	"	✓			T Stevens
Margaret Warner	9, Rural Avenue	✓			M. warner
JOHN FOSTER	13 RURAL AVENUE	✓			J. Foster
J FOSTER	11 Rural Avenue.	✓			J Foster
R FOSTER	4 RURAL AVE.	✓			R Foster
M. FOSTER	" " "	✓			M Foster
C FOSTER	" " "	✓			C Foster
MR CHRISTIAN	5 RURAL AVE	✓			R L Christian
MRS. CHRISTIAN	" "	✓			Erik Christian
M. KING	4 RURAL AVE	✓			[illegible]
MRS KING	4 RURAL AVE	✓			S E King
C Watsham	4 Rural Ave	✓			C S Watsham
K watsham	" " "	✓			K Watsham
M SMITH	3 BECK BANK	✓			M Smith
B. SMITH	" " "	✓			B Smith
J. HALL	21 SIX HOUSE BANK.	✓			J Hall.
M HALL	21, SIX HOUSE BANK.	✓			M Hall
H C Shaw	2 Rural AVE	✓			H C Shaw
Bryant	1 Rural Avenue	✓			Bryant
J. A Gillett	Treetops six house bank	✓			J A Gillett
MRS MELLSOM	2 BUNGALOW SIX HOUSE BANK	✓			E Mellsom
MRS PATEMAN	1 BUNGALOW SIX HOUSE BANK	✓			M Pateman
R J BATES	WHITEHOUSE NORTHGATE RD	✓			R J Bates
J. W. ROOKE	BECK BANK. FOOTE AGENCIES	✓			J W Rooke
J HUDSON	22 SIX HOUSE BANK	✓			J Hudson
P F CROOKSTON	22 SIX HOUSE BANK	✓			P F Crookston
J. COOMES	2 ELIZABETH CRES.	✓			J Coomes
V. J PEEL	3	✓			V. J Peel
S E MAYFIELD	4 " "			✓	S E Mayfield

42

44

SHEET THREE.

NAME	ADDRESS		YES 1	? 2	NO 3	Signature
R Fenton	6 Elizabeth	Crescent	W P	✓		
H Fenton	"	"	"	✓		
[illegible] Wakefield	7 Elizabeth	Crescent	W.P.	✓	✓	
D J Rucks	10 "	"		✓		
M L Wright	11 "	"		✓		
C Stevens	16 "	"	N.P	✓		
J Brown	18 Elizabeth	Cresc	W P	✓		
M Goodliffe	18 Elizabeth	Cresc	W P	✓		
J Sherney	19 Elizabeth	Crescent	W P		✓	
[illegible]	20 Elizabeth	Crescent	W/P	✓		
W Dicker	22 Elizabeth	Crescent	W/P	✓		
L Dicker	22 Eliz Cresc, West Pinchbeck.			✓		
M. Dicker	22 Eliz Cresc, W. Pinchbeck.			✓		
M. Ellis	24 Elizabeth	Crescent	W/Pinchbeck	✓		
N J Pilgrim	25 Elizabeth	Crescent	W/Pinchbeck	✓		
B Pilgrim	28 Elizabeth	Crescent	W/Pinchbeck	✓		
L Andrews	27 Elizabeth	Crescent	"	✓		
J Herrison	26 Elizabeth	Crescent	W, Pinchbeck	✓		
Mr. Culpin	25, Elizabeth	Crescent		✓		
Mr. Peel	Field View, Six House Bank			✓		
Mrs Culpin	25, Elizabeth Cres W. Pinchbeck			✓		
W S Bintham	24. Elizabeth Cres W. Pinchbeck				✓	
[illegible] Cusin	23 Elizabeth Cres, W Pinchbeck			✓		
Mr A Clark	23 Elizabeth Cres W Pinchbeck.			✓		
Miss S Green	1 Northgate West	Pinchbeck			✓	
Mr A Dobney	3 Northgate, West	Pinchbeck			✓	
Miss D Lynch	No 1 Northgate	West Pinchbeck		✓		
T Sullivan	La Bunnah	House Back Bank		✓		
E Sullivan	"	"		✓		
J. Smith	Midway	Cottage, Beck Bank,		✓		
W. Chantler	Random	Cottage, Beck Bank,		✓		
K. Chantler	Random	Cottage, Beck Bank		✓		
B Armstrong	Parish	Drive, West Pinchbeck		✓		
K. Armstrong	"	"		✓		
L.E. Summerfield	Beck Bank	West Pinchbeck		✓		
H Summerfield	"	"		✓		
D Kilvington	The Cottage	Pinchbeck, L.O.		✓		
E [illegible]	—	—				
F Bent	Stanlode	Drove	W.P.	✓		
A Green	25 Six	House Bank		✓		
R. Green	"	"		✓		
[illegible]	Sex House	Bank		✓		
H. Stevens	2011.			✓		
[illegible]	Six House	Bank		✓		

SHEET FOUR.

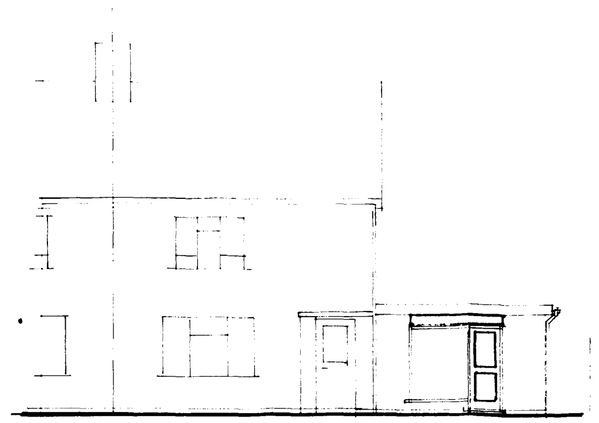
NAME	ADDRESS	YES I	? 2	NO 3	SIGNATURE
JOHN SHERWOOD	SIX HOUSE BANK WHITFIELD	✓			
W. A. CARTER	THE SANCTUARY	✓			
S. JOHNSON	THE OTTERS SIX HOUSE BK	✓			S Johnson
C COPCUTT	SUFFIELD SIX HOUSE BANK	✓			C Copcutt
M COPCUTT	"	✓			
COLIN DAVISON	SIX HOUSE BANK, West Pinchbeck	✓			
N. Stow	New Cott Six House Bank	✓			N. Stow
M. A. Fish	'Sylvan' Six House Bank.	✓			M. A. Fish
[illegible]	[illegible] Six House Bank	✓			
S Sharland	[illegible] House Bank			✓	
J Stubbs	Beck Bank.	—			J Stubbs
L. Green	3 ROYD AVE	✓			L Green
J. Scott	[illegible]	✓			
MR W D SKINNER	9, NORTH GATE, W PINCHBECK	✓			
MRS W D SKINNER	9, NORTH GATE W PINCHBECK.	✓			
MR O J FOSTER	14. RURAL AVE W PINCHBECK	✓			D Foster
M to Hoole	62. Edinburgh Ave S'H.	✓			G Hoole.
W. Turrell	61	✓	✓		E K Turrell
S/LDR. D. HANCOCK	1, LINDEN WAY, NORTHGATE	✓			
MRS P.P HANCOCK	" "	✓			P Hancock
S Burrows	Northgate, West Pinchbeck.	✓			

21

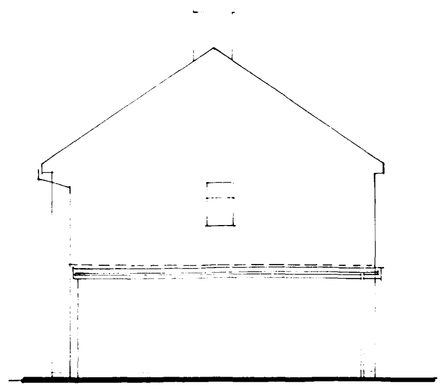
13 SHEET FIVE

NAME	ADDRESS	YES 1	? 2	NO 3	SIGNED
M.D. Foster	13 Rural Ave	✓			M D Foster
G.P. Brown	10 Rural Ave	✓			G P Brown
L.H. Brown	" "	✓			L H Brown
M E Fandel	1 Winterbourne Northgate	✓			M E Fandel
J S Higgins	11 North Gate	✓			J S Higgins
D A Higgins	" "	✓			D A Higgins
P Hunt	13 Linden Way W. Pinchbeck	✓			P Hunt
S Whitnack	13 Linden Way W Pinchbeck	✓			S Whitnack
D Croft	7 Linden Way W Pinchbeck	✓			D Croft
J. Livermore	9 Linden Way W Pinchbeck	✓			J Livermore
K Robinson	" " " "	✓			K Robinson
G Rodgers	5 Linden Way, Northgate, West Pinchbeck	✓			G Rodgers
A King	" "				A King

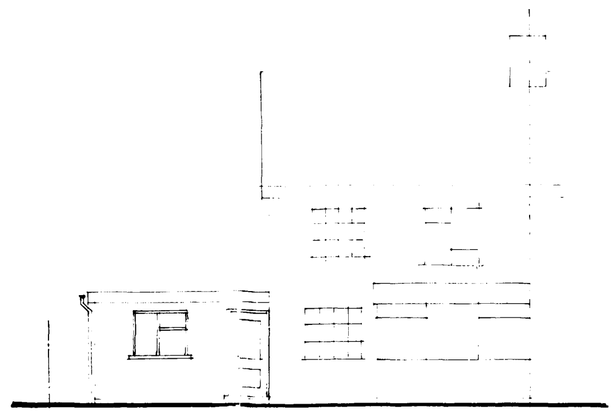
12



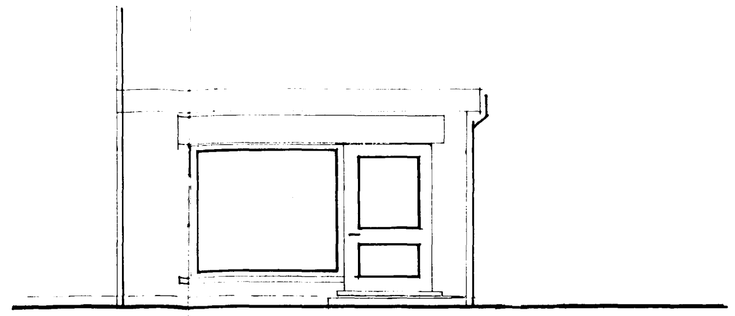
FRONT ELEVATION



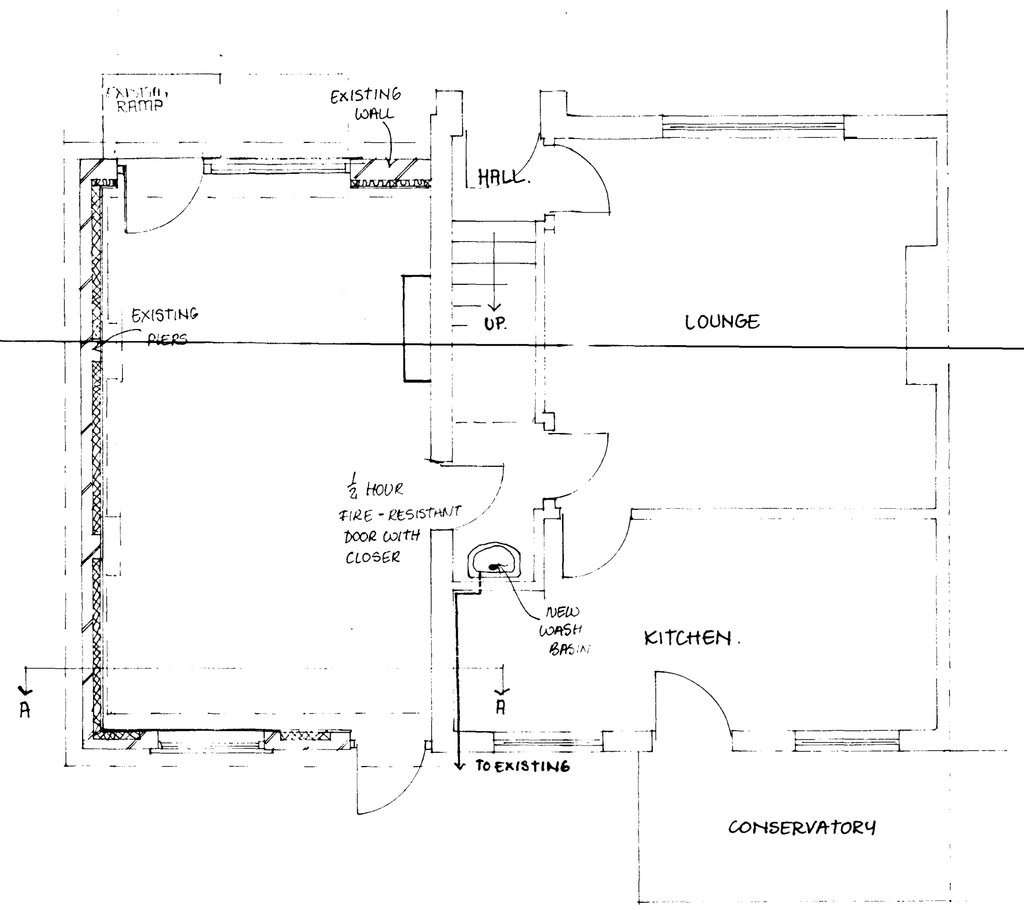
SIDE ELEVATION



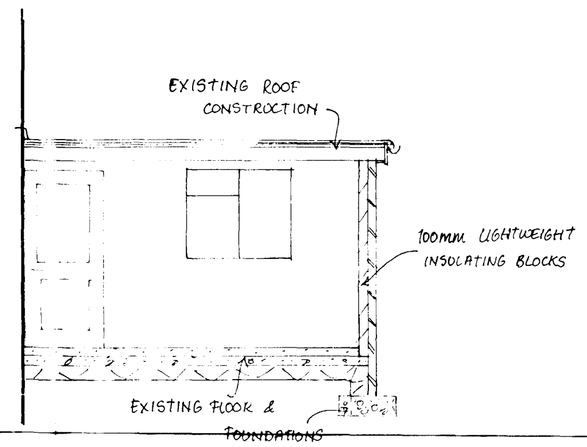
REAR ELEVATION



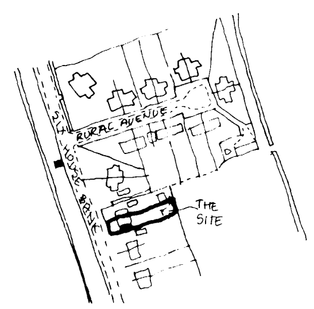
PROPOSED ELEVATION 1:50



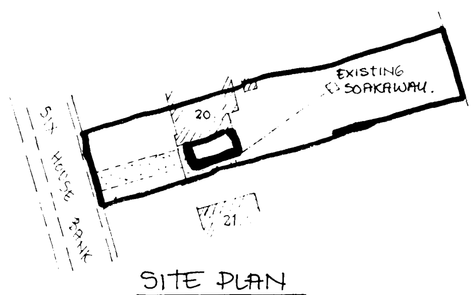
PLAN 1:50



SECTION 'A-A'



LOCATION PLAN
SCALE 1/2500



SITE PLAN
SCALE 1:500

SPECIFICATION.

ROOF: AS PER EXISTING CONSTRUCTION BUT WITH ADDITIONAL 100mm THICK DRITHERM INSULATION BETWEEN EXISTING JOISTS AND 12·7mm FIRELINE BOARD or SIMILAR. GLIDEVALE ABUTMENT VENTILATOR TO ABUTMENT OF LOW LEVEL ROOF & EXISTING HOUSE.

WALLS: EXISTING 100mm THICK SOLID CONCRETE BALLAST BLOCKS, RENDERED & TYROLENED. NEW INNER SKIN TO BE 100mm LIGHTWEIGHT INSULATING BLOCKWORK WITH PVC D.P.C BETWEEN EXISTING PIERS AND ABOVE, 65mm x 65mm TIMBER SOFTWOOD STUDS FIXED TO WALL WITH 65mm THICK DRITHERM INSULATION & 12·5mm GYPROC PLASTERBOARD.

~~FLOOR: AS PER EXISTING, WITH 50mm SAND/CEMENT SCREED &~~ JABLITE FLOOR INSUL.

FOUNDATIONS: AS PER EXISTING.

DRAIN: 32mm DIAM. WASTE PIPE TO WASH BASIN, CONNECTION TO EXISTING WITH ACCESS.

INTERNAL: ½ HOUR. FIRE-RESISTANT WITH OVERHEAD CLOSER.

DOOR

GLASS: TO BE DOUBLE-GLAZED & WHERE APPRIOATE (ie WITHIN 800mm OF FFL) TOUGHENED SAFETY GLASS.

GALVANISED STEEL ANTI-THEFT BARS TO THE REAR WINDOW & DOOR.

WINDOWS TO GIVE MIN. VENTILATION TO EQUAL 1/20th OF FLOOR AREA. TRICKLE VENTS TO BE INCORPORATED INTO HEAD OF WINDOW UNITS.

RAMP TO SATISFY THE REQUIREMENTS OF PARAGRAPH K1 SECTION 2. OF THE BUILD. REGULATIONS 1985 & THE WIDTH TO BE IN ACCORDANCE WITH B.S. 5395.

ENTRANCE DOOR TO BE IN ACCORDANCE WITH APP. DOCUMENT 'M' OF THE BUILD. REGS 1985 - Facilities for the Disabled People.

NEW STORAGE ~~HEATER~~ TO SHOP.

BLOCKWORK UNDER WINDOW TO BE RENDERED & TYROLENED TO MATCH EXISTING.

SIGN TO BE PLUGGED & SCREWED TO EXISTING STRUCTURE.

If any of the above Spec. conflicts with Build Regs please amend accordingly.

PROJECT
PROPOSED DETAILS OF A CHANGE IN USE FROM A GARAGE TO A PROPOSED SHOP; 20, SIX HOUSE BANK, WEST PINCHBECK, SPALDING.

CLIENT
MR. C.R. BENNETTO, 20, SIX HOUSE BANK, WEST PINCHBECK, SPALDING.

SCALE: 1:50, 1:100 FOOLSCAP, 1:250 — DATE: NOV'91 — DRAWN BY

1123/91