SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1249/92 Received:01-DEC-92 Type:FULL

Name: Bus & Coach Buyer Ltd
The Publishing Centre
1st Floor
Low Road
Spalding Lincs PE12 6ED

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Alteration of building to offices

Location : Plot 5, Cresswell Close Benner Road Industrial Estate Spalding

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.

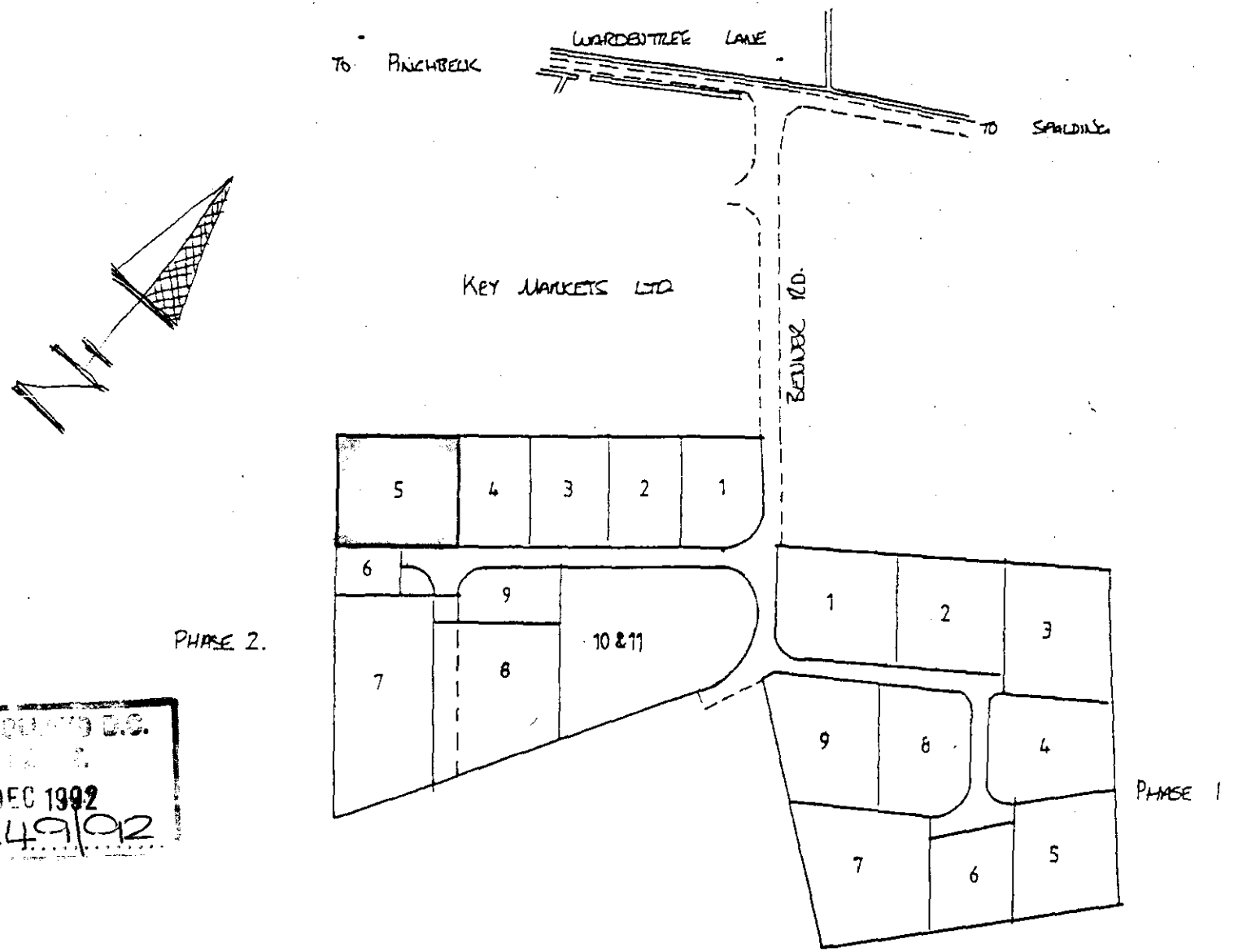
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
13-JAN-93 H14/1249/92

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)



SOUTH HOLLAND D.C.
PLANNING
01 DEC 1992
1249/92

LOCATION PLAN SCALE 1-2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H4/1249/92

Date Registered 01 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BUS + COACH BUYER LTD
THE PUBLISHING CENTRE
1ST FLOOR
LOW ROAD
SPALDING LINCS
Tel. No. REIZ 6ED

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

UNWIN CARLING DESIGN
STATION HOUSE
STATION STREET
HOUGHAM LINCS
Tel. No. 0406 [illegible]
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 5. CRESSWELL CLOSE, BONNER ROAD. IND. ESTATE. SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ALTERATIONS OF BUILDING TO OFFICES.

Please complete

Signed. [signature] Date. 18.11.92

I attach * Four copies of all plans (paid no refund required thank you)
*an ownership certificate (see back page)
*a fee of £85-00
If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership 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:	N/A. sq. metres
B. Please state size of any new structure:- (a) max. height:	all as existing metres
(b) max. length:	~~metres~~
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	all as existing to match.
D. Please state type and colour of roofing materials.	
E. 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.

Light/Med. Ind use (type fauter).

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?

provided.

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

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: EXISTING.

EXISTING.

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	NO	→ 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	NO	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ 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?	13 inc	directors	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	12 from 1st Floor Haw Rd. Spalding. PE12 6ED		
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?	State Yes or No: NO		
If so, please explain the relationship	—		
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: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	lease runs out end of 1992. PP submitted for other use by owners.		
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)	provided		
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)	NIL		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NO		
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?	provided to G/F.		

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).

Pros. purchaser.

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 ..... (Applicant/Agent) Date .....

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 re ates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: Rural Development Commission 141 Castle Street Salisbury Wilts SP1 3TP

State Date notice served: 19/11/92

Signed ..... ~~Applicant~~/Agent) Date 18/11/92

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 applicatio n relates is or is part of any agricultural holding.*

Signed ..... ~~Applicant~~/Agent) Date 18/11/92

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 .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ___ Highway S/W ___ Agric appraisal ___

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

PM 3-12
D2 3/12

	Requested	Sent
Extra Publicity:		
Departure	_____	_____
Setting of LB	_____	_____
Public Right of Way	_____	_____
Discretionary	_____	_____
Extra Consultations:		
Dept of Transport	_____	_____
Environmental Serv.	_____	_____
LB/Cons. Area - Local	_____	_____
- Local & National	_____	_____
- English Heritage	_____	_____
Consultant: Name_____ _____		_____ Order No ____
Other:	_____	_____

Case Officer PM

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM also received on this date
Date 8-12

Notice posted by PM
Date 8-12

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Brick + clad building well off boundaries
Laurel hedge to Watson Bachus new windows face this but windows + door in W B. off this boundary
Leyland's hedge + black gable wall with classic carbons
open to gateway + open boundary with vacant land to rear

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer DZ 13/1

Case Officer Recommendation

Approve ✓ | Refuse

Signed PM 6-1-93

Conditions/Reasons (continue overleaf) TL1

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL £55 transferred from £110 paid on P1939 re H14/1210/92 found to be PD

Receipt Issued

Date first Rec'd 01 DEC 1992

Registration

Reference H14/1249/92

Cross-Ref B14/0802/92

Date 02-DEC-92 [illegible]

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 55

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 104

OS No's

Grid ref 5 25300 3 24870

Ward m

Parish PIBECK

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO
Sugar Beet

Inside IBD NO

Inside LP area YES

Linked to site

Ref

Linked to property

Ref

0 3 08505

Planning Records:
Earlier apps

1210/92 - still current

78/85

1125/87

B Reg Records:
Already submitted - Ref
Request
Requested

ROY TRUEPENNY SALES
VICTORY CLOSE,
MOULTON,
SPALDING,
LINCS
PE12 6QE

28th April 1993

Planning Department
Council Offices,
Priory Road,
Spalding,
Lincs

Attention; Director of Planning

Dear Sir,

Reference our recent telephone conversation regarding Unit 5, Benner Road, Wardentree Lane, Nr. Spalding, Lincs. Formerly Pinchbeck Tyre and Exhaust Centre. Could you please confirm in writing that the planning conditions applicable to the site are sufficient in relation to our business, which is, repairing tractors and equipment and preparing for sale.

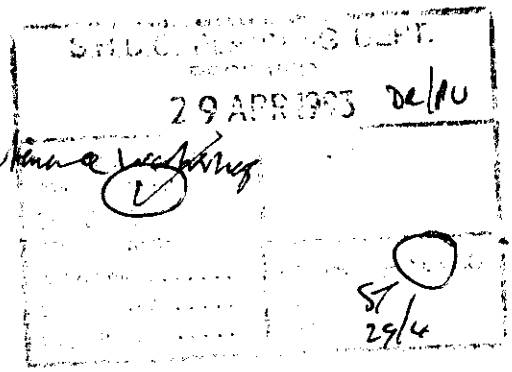
We look forward to hearing from you in due course.

Yours sincerely,

R Truepenny

pp Roy Truepenny
Roy Truepenn Sales

78/85 office + workshop
1125/87 Ext^n to existing vehicle maintenance workshop
1210/92 C.O.U. to office P.d
1249/92 Alts of building to offices
848/83 Road + Plot layout
143/73
780/76 RM Ind Estate use classes II III IV, X 1972 UCO
949/83 Road + Plot layout
Tyre repairs / fitting B1 or A1 Tractor Repairs B1 Tractor Sales Sui Generis.



S.H.D.C. PLANNING DEPT.
29 APR 1993 DC/PU
ST 29/4

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H14/0078/85 5 M DATE RECEIVED: 29/01/85

APPLICANT: B G Tyre Centre
C/o Bulley Davey & Co
The Crescent
SPALDING
Lincs

AGENT: Poddington Associates
Quoin House
Kings Road
SPALDING
Lincs

TYPE: Full GRID REF: 525300 324900

DESCRIPTION: Office/workshop

LOCATION: Plot 5, Phase II Benner Road Industrial Estate, Wardentree Lane, Pinchbeck

The South Holland District Council hereby give notice that **permission has been granted** for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

2 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

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

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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

NOTE: Your attention is drawn to the need to comply with the provisions of Section 4,7,8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the British Standard Code of Practice BS 5810:1979. Any amendments to the approved scheme because of these requirements may need [illegible] amendment to this permission or a further planning application.

B Smith

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

Town and Country Planning Act 1971 Form P4

Approval of reserved matters

Name and address of applicant

L A Scragg and Exors of P A Moerman
C/o Roythorne and Co
Pinchbeck Road
SPALDING
Lincs

Name and address of agent (if any)

Ruddle Wilkinson and Partners
15 High Street
SPALDING
Lincs

Part I – Particulars of application

Date of application: 19.08.76

Application no. H 14/0780/76

Particulars of planning permission reserving details for approval: Application no.
Industrial estate (incorporating use under Classes II, III, IV and X of the Town and Country Planning (Use Classes) Order 1972 at Wardentree Lane, PINCHBECK. SR 143/73

Particulars of details submitted for approval:

Layout of roads, sewers and unit plots at Wardentree Lane, PINCHBECK.

Part II – Particulars of decision

The South Holland District Council hereby give notice that **approval has been granted** in respect of the details referred to in Part I hereof for the purpose of the conditions imposed on the grant of planning permission referred to above

The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved.

NOTE TO APPLICANTS:

This permission is granted in accordance with the application submitted as revised by drawing no 6377/11B received by the Local Planning Authority on 12th January 197
See attached copy letter from the Welland and Deepings Internal Drainage Board dated 27th August 1976.

The reason for the condition is:

To ensure satisfactory access in the interests of amenity and convenience.

Old Class	New Class
II	B1
III	B1
IV	B2
X	B8.

Date 29th March 1977

Council Offices
Priory Road
SPALDING Lincs

DISTRICT PLANNING OFFICER

Note: This approval refers only to that required under the Town and Country Planning Acts and does not include any consent required under any byelaw, order or regulation.

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS.

This permission REF. No. [illegible] will lapse if not exercised by 11.1.77...

To [illegible]

(per [illegible])

[illegible]

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 26 day of February 1973 namely:- Industrial estate (incorporating the under Classes II, III, IV and V of the Town and Country Planning (Use Classes) Order 1972) at [illegible] Lane, Fenbeck

and shown on the plan(s) accompanying the application, subject to the compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:-

1. The development shall be commenced not later than 11.1.79

See schedule of attached conditions.

The reasons for the Council's decision to grant permission for that development, subject to compliance with the conditions hereinbefore specified are:-

1. & 2 In order to comply with the requirements of Section 41/Section 42 of the Town and Country Planning Act 1971

See schedule of attached reasons.

Dated the 11 day of January 19 74

County Hall,
BOSTON.

Signed G. E. EDMONDSON JONES

Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

Planning permission 3R143/73 - Schedule of conditions referred to.

2. Application for the approval of the undermentioned reserved matters must be made not later than three years for the date hereof.

3. No building or engineering operations shall be carried out until detailed drawings of the lay-out (including buildings) have been approved; these drawings to include the following plans to a scale of not less than 1/500. These plans may be combined in appropriate cases and shall include :-

(A) A lay-out showing the following details :-

(i) The design of roads, with dimensions of all carriageways, footpaths, verges, kerb radii and sight lines at junctions.

(ii) Provision for the parking of all vehicles, which shall include :-

(a) Space for commercial and other operational vehicles supplying goods to, or delivering them from, premises.

(b) Space for the loading and off-loading of goods.

(c) Space for employees vehicles.

(iii) The erection of any lighting standards.

(B) A programme plan showing the phases by which the land will be developed (unless it is intended to construct the roads in one operation).

(C) A landscaping scheme showing the following details :-

(i) Proposals for tree planting which shall include the provision of a scheme for planting along the boundaries of the site and in particular a substantial belt of trees along the western boundary.

(ii) Provision of incidental grass areas or other features intended to enhance the attractiveness of the environment.

4. No development shall take place until adequate measures for the treatment and disposal of any sewage or trade effluent have been submitted to and agreed by the Welland & Nene River Authority. The existing Spalding sewage disposal works is overloaded and an alternative method of disposal will be required at least until such time as the existing works have been improved - which is not likely to be prior to 1977.

5. Applications in respect of industrial buildings shall be accompanied by the appropriate Industrial Development Certificate should the size exceed the area permitted for exemption at the time the application is submitted.

6. Provision must be made within the site for any electricity sub-stations and appurtenant works, which may include overhead lines, and the siting and provision of all such works shall be to the satisfaction of the East Midlands Electricity Board.

7. Provision shall be made for the supply of water considered to be adequate for the size of the site, including possible fire-fighting purposes, and this shall be agreed with, and to the satisfaction of the Water Undertaking.

8. Details of the proposals for the discharge of storm and surface water which may involve improvement to dykes outside the proposed site shall be submitted in accordance with the requirements, and carried out to the satisfaction of the Welland & Deepings Internal Drainage Board.

9. No development shall take place within one hundred feet of the dis-used railway land which forms the western boundary of the site.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
Development Control

TO: Director of Administration

REF: PJU/LAB/H14/1249/92

REF: REA/RS/AT.1499

DATE: 13 July 1993

SUBJECT: Plot 5, Cresswell Close, Pinchbeck.

I refer to your memorandum dated the 6 July 1993. The site has been visited and the boundary with "Classic Curtains" has a 1.8 metre golden leylandii hedge running from the front elevation of "Classic Curtains" to the highway boundary. The boundary with Watson Bacus has a laurel hedge/shrub border which is approximately 1.8 metres in height. The boundary with the Gateway supermarket is relatively open except for 5 trees which appear to be planted on "Gateway land". The rear boundary is open.

Although it would be beneficial for the Gateway boundary to be planted in order to soften the view of stored tractors on front of this site from the Gateway car park as you point out the "Crowsons" and "Coupland" site are also used for external storage and are less well screened.

On this basis I consider the existing landscaping to be satisfactorily.

N R Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: REA/KS/AT.1499

YOUR REF:

Date: 6th July 1993

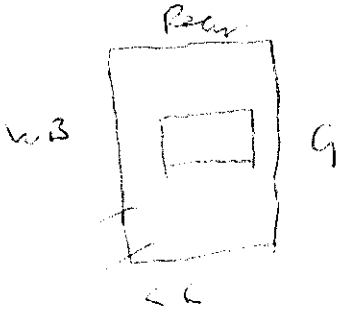
SUBJECT: PLOT 5 CRESSWELL CLOSE, PINCHBECK

This plot was originally sold to B.G. Tyre Centre Limited who are now in the process of selling the premises. As you know a prospective purchaser wishes to use the premises for the repair of tractors and equipment for subsequent sale, and provided the sale of tractors does not become the main element of the business, you have confirmed through Mr Udy that planning permission is not required.

However, under the covenants in the Conveyance the owners are not permitted to use any open land forming part of the property for the storage of any goods except as may be agreed by the Council. The Lettings Panel are happy to permit the parking of tractors on the site provided that it does not detrimentally affect other plot owners. I should therefore be pleased if you could arrange for the site to be inspected and let me know if existing screening to plot 5 is satisfactory and, if not, what is required. Crowsons on plot 1 and Couplands on plots 8 and 9 both have permission to store outside and no doubt you will take into account conditions on these plots. There is some urgency in this matter and your early response would be appreciated.

Director of Administration

Boundary with Classic industries has 1.8m golden leylandia
" " [illegible] has Laurel ~ 1.8
" " Gateways open except for 5 trees in gateway site
Rear boundary is open



S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JUL 1993 DR

H.K. ELLIS, LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. BENNETT
A.J. PLUMMER, B.Sc. (Edin.)
L.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.E.R. DANKS
M.G. BUTLER, LL.B.
M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref: P. Udy
Our Ref: JLS/TRU.10-1
Date: 2nd July 1993

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

South Holland District Council

Roy Truepenny Sales
Victory Close
Moulton
Spalding
Lincolnshire
PE12 6QE

P J Udy

PJU/SJS H14/1249/92

17 May 1993

Dear Sir

Use of Unit 5, Benner Road Industrial Estate - For Repair of Tractors and Equipment for subsequent sale

I refer to your letter which was received on the 29 April 1993.

My informal advice is that subject to the main use of the site being for the repair of tractors and equipment, and that the sales element is ancillary to the main use, planning permission does not seem to be required for you to use the building as you propose.

However, I must advise that if it becomes clear that the main element of your business is the sale of the tractors and equipment a planning application may be requested.

Yours faithfully

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1249/92 Received:01-DEC-92 Type:FULL

Name: Bus & Coach Buyer Ltd
The Publishing Centre
1st Floor
Low Road
Spalding Lincs PE12 6ED

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Alteration of building to offices

Location : Plot 5, Cresswell Close Benner Road Industrial Estate Spalding

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.

+ SN12 Disabled.

12-JAN-93 AD check...AV 13/1.....

Authorised to issue (inc Delegation).....DC 13/1.

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: H14/1249/92 Type: FULL

Applicant: Bus & Coach Buyer Ltd
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Alteration of building to offices

Location: Plot 5, Cresswell Close
Benner Road Industrial Estate
Spalding

Valid date: 01-DEC-92
Target dates:
To case officer 08-DEC-92
Inspected by 11-DEC-92
Extra contacts 15-DEC-92
Report if not clear by 05-JAN-93

Terminal date: 26-JAN-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

Other Constraints: HAZ

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	08-DEC-92	22-DEC-92
Cllr T Bray	0775 723794 (Of	08-DEC-92	22-DEC-92
Cllr Mrs P J Buffham		08-DEC-92	22-DEC-92
Site/Press Advert MIN		~~1~~ 8-DEC-92	~~[illegible]~~ 29 Dec 92

L C C. No objections [illegible] 10/12/92.

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Type: FULL

Date received: 01-DEC-92

08-DEC-92

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 23-DEC-92. 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

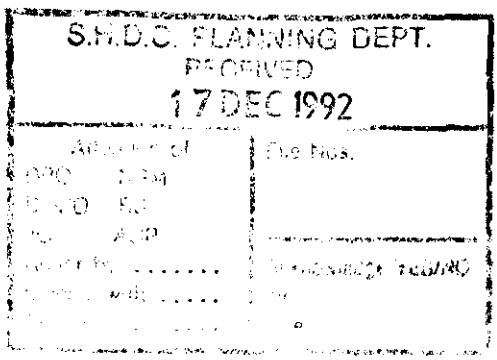
FOR PARISH COUNCIL USE ONLY

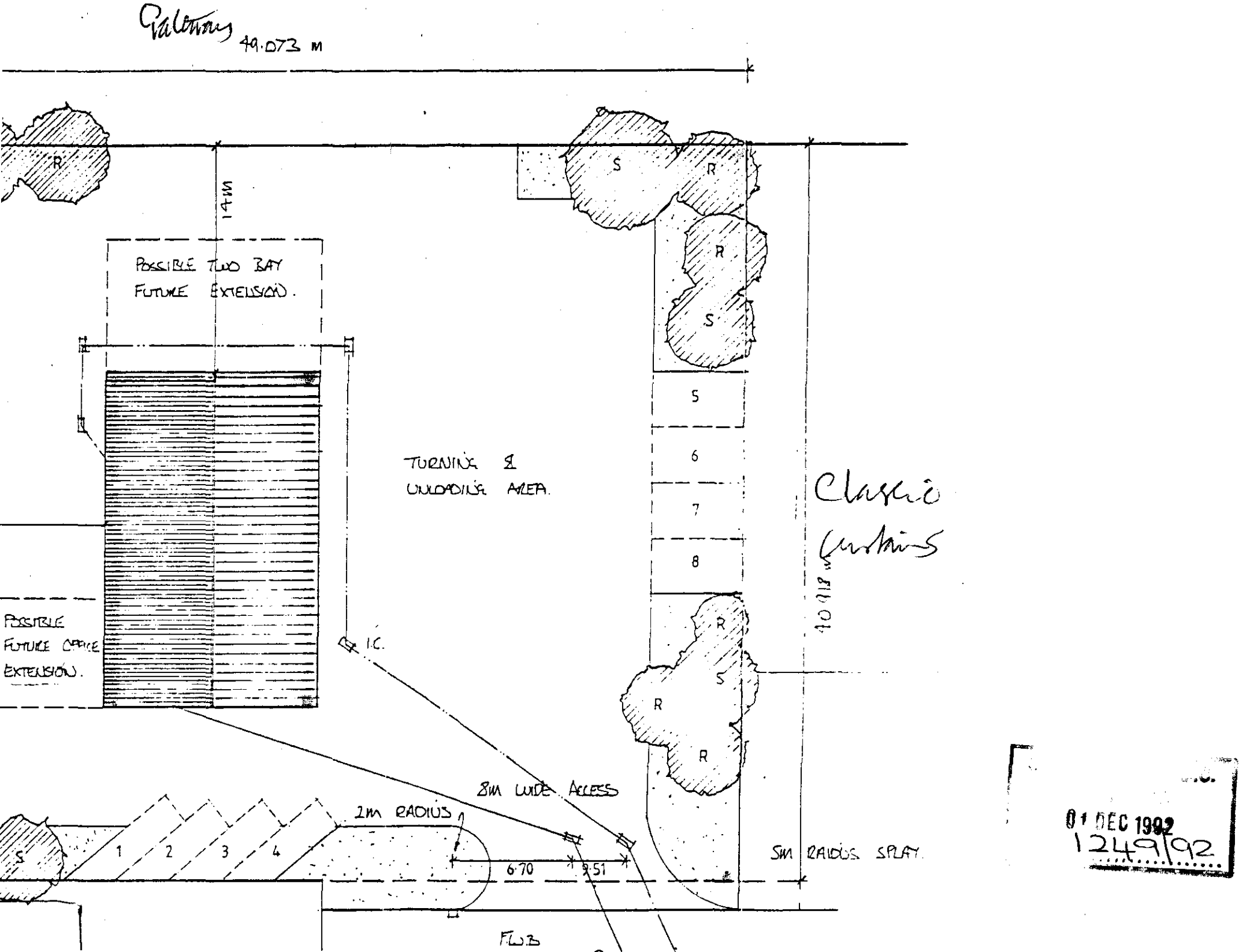
Comments:

Rec. Approval

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
17 DEC 1992
File Nos.

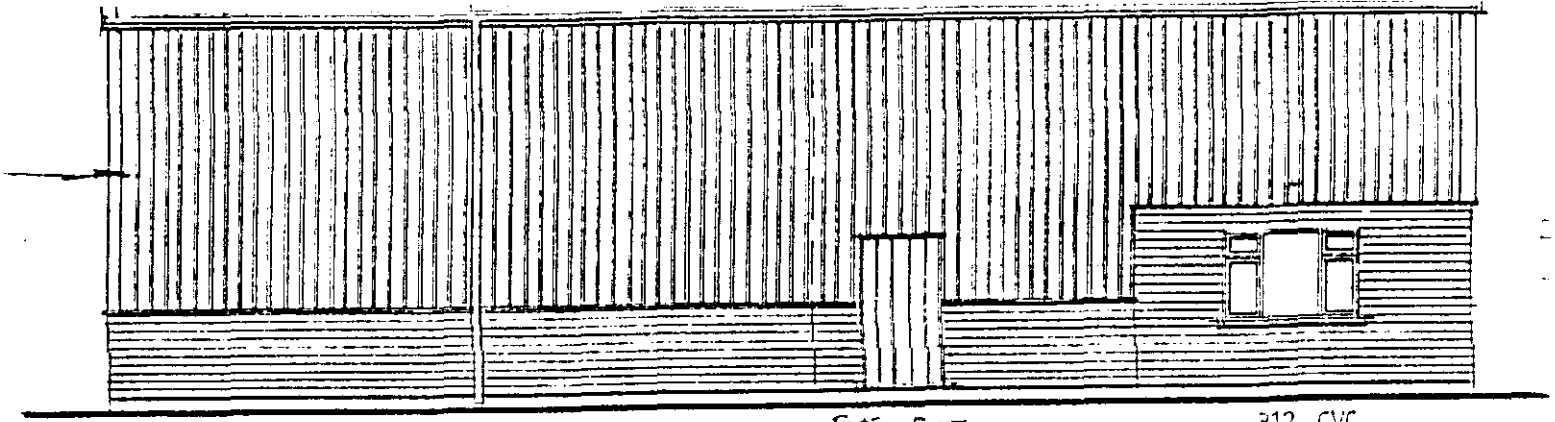




01 DEC 1992
1249/92



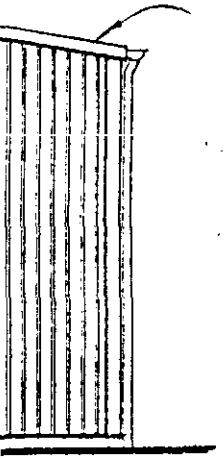
CV

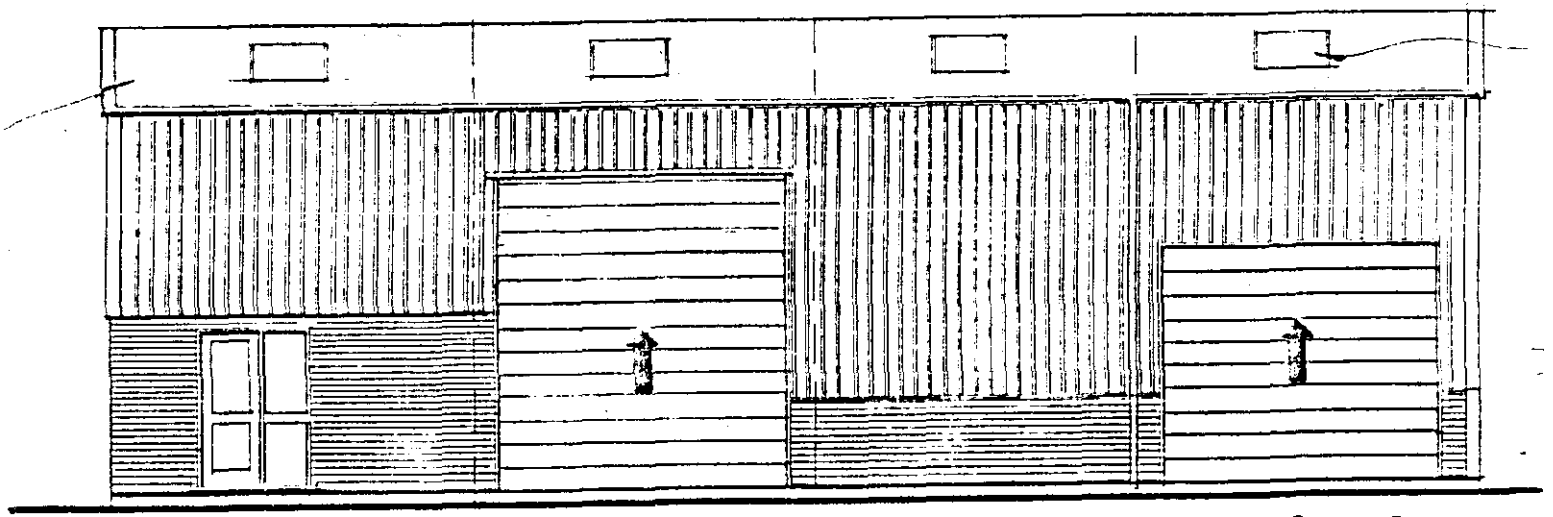


FIRE EXIT.

312 CVC

WEST ELEVATION





4·267 x 4·115 ROLLER SHUTTER DOOR.

3·350 x 3050 ROLLER SHUTTER DOOR.

EAST ELEVATION

01 DEC 1992

10 NO.
ROOF LIGHTS

01 DEC 1992

½ FIRE CHECK
SELF CLOSING DOOR.

WAREHOUSE

RIDGE

BUILT OFF FOUNDATION

OTHER INTERNAL BLOCK WALLS BUILT OFF THICKENED FLOOR SLABS SEE DETAIL 'C'

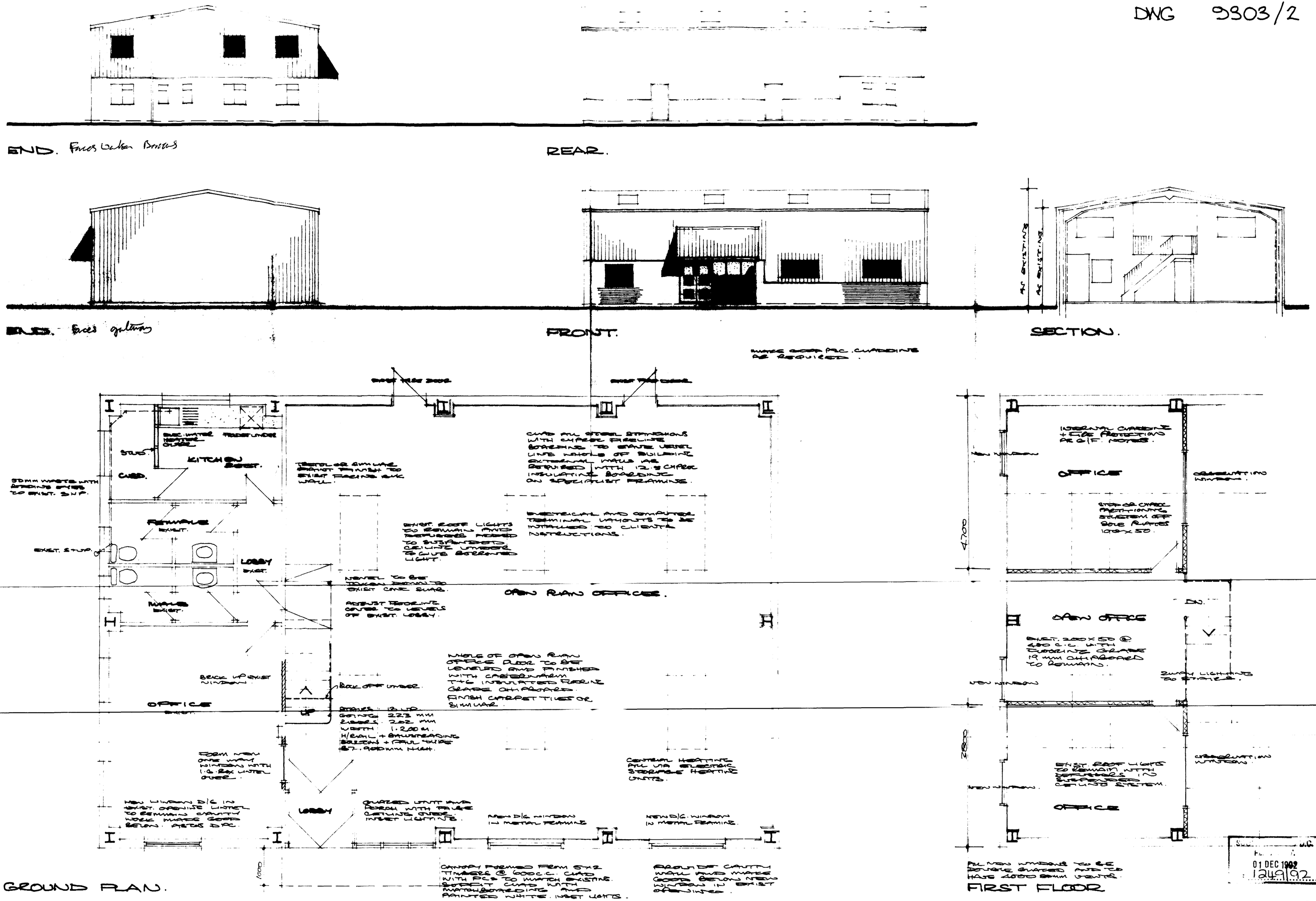
NOTE:
- PORTAL FRAME TO GABLE END FOR POSSIBLE FUTURE EXTENSION

ROLLER SHUTTER DOOR.

ROLLER SHUTTER DOOR.

IC &
PIPES
INTERNA
100MM
TO BE
ALL
RENDER
1981 X 9
WITH
FIRE E
CONCRE
LINTEL
PROVIDE
WINDOW
EXTERN
PROVIDE
DOORS
THUS
VERTICA

DWG 9303/2



PROPOSED OFFICE ACCOMMODATION FOR BUS + COACH BUYER LTD AT PLOT 5 CRESSWELL CLOSE BENNER ROAD IND ESTATE SPALDING LINCS.

SCALE 1:50 + 1:100 DATE NOV 92

LOWETH COWLING DESIGN. 22126

01 DEC 1992
1249/92