SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0124/92 Received:29-JAN-92 Type:FULL

Name: Messrs Andrew & Co
London Road
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Extension to DIY store for the re-location of tool sales and hire department
Location : London Road 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.

Director of Planning and Building Control Services
31-MAR-92 H16/0124/92

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)

PLANNING APPLICATION

For office use only

Application No. H16/0124/92

Date Registered 29 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS. ANDREW & CO.
LONDON ROAD,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS. PE11 2AA.

Tel. No. 761856
(Personal contact name) M. R. HOLLAND.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LONDON ROAD, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO D.I.Y. STORE FOR THE RE-LOCATION OF THE TOOL SALES & HIRE DEPARTMENT.

Please complete

Signed Poddingtons Date 28th January 1992.

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220.00 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: 145.7 sq. metres

B. Please state size of any new structure:- (a) max. height: 5.4 metres

(b) max. length: 15.5 metres

(c) max. width: 9.4 metres

C. Please state type and colour of materials for facing external walls: FACE BRICKS TO MATCH EXISTING & TIMBER BOARDING.

D. Please state type and colour of roofing materials. ETERNIT 2000 BLUE GREY SLATES.

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.

D.I.Y. STORE & TIMBER YARD.

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? EXISTING CAR PARK.

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: N/A

C. Please state whether a land drain will be affected: NO

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.	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. I. /USTRIAL, 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 1975 sq. m. Previous total gross floorspace 1829.3 sq. m.

This new total includes the following net floorspace:

Retail 1226.5 sq. m. Office 28.5 sq. m. Industrial 720 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?	4 EXISTING	10 EXISTING	(RETAIL) 9 EXISTING 2 NEW
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	N/A		
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	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	TO RE-LOCATE TOOLS SALE & HIRE DEPARTMENT FROM THE EXISTING D.I.Y. STORE.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	EXISTING CAR PARK TO THE FRONT OF THE SITE.		
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)	SAME AS EXISTING.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	WASTE PAPER & PACKAGING MATERIALS TO BE COLLECTED BY LOCAL AUTHORITY.		
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?	USE 1000mm DOOR SETS AT ENTRANCE FORMED AT GROUND LEVEL.		

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 ..... Poddingtons ~~Applicant~~/Agent) Date 28th January 1992

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: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but 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 ..... Poddingtons ~~Applicant~~/Agent) Date 28th January 1992.

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.

Signed ..... Date .....

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) EM :

	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 PA16-2-92

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 ok Neighbours No Other

Boundaries Fences Site Features DIY Centre.

Inspected by: PJH
date: 11-2-92

Residents notified on site visit: No

Case Officer Conclusions (Issues)

Existing Corrugated roof + open ended timber store. Office flat roof, carpark to front, access works to rear. Some spaces will have to be moved

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals

Confirmed by
Case Officer

Departure from policy — Yes — No

Ward member request — Yes — No

Recommended approval contrary to objection — Any objection received? No; If yes, is any objection substantial? No; Yes

Yes — Reason:

Other circumstances material
Committee decision — Yes — Signed by Section Officer: Signed ____ — No

Reason:

All of above

Recommended refusals —

Refusal as adopted policy
contrary to those applic — No — Any other (specify) — Yes

Any one of above — Other (specify) — Signed ____

Committee report
Signed ____
Date ____ recommended ____

Delegation confirmed by Section Officer ____

Recommendation/decision reports produced ____ Amended/confirmed ____

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued ..... No. 2980

Date First Received 29 JAN 1992

REGISTRATION

REFERENCE 416/0124/92

Cross-Ref R.....KL.....

Date 31/1/92

VALIDATION Date 31/1/92

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

Site area ..... No. of dwellings ..... Floorspace 145.7

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 £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 31/1/92

Index Sheets 220 OS Nos ..... Grid Ref S 3405 3 3135

Ward ..S.... Parish ..SPALDING.. TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD ..YES.. Inside LP Area..YES.. Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref. S/98/153

Planning Records:
Earlier apps

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

Inputs completed.....

BRIAN . .TH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0124/92 Type: FULL

Applicant: Messrs Andrew & Co
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Extension to DIY store for the re-location of tool sales and hire department

Location: London Road
Spalding
Lincs

Valid date:	29-JAN-92	Terminal date:	25-MAR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	03-FEB-92	Report deadline:	11-MAR-92
Inspected by	08-FEB-92		
Extra contacts	13-FEB-92	Case Officer:	
Report if not clear by	04-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 145.7 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	05-FEB-92	19-FEB-92
Cllr C Evans	05-FEB-92	19-FEB-92
Cllr M C White	05-FEB-92	19-FEB-92
Department of Transp 0602 476121	07-FEB-92	21-FEB-92

L.C.C. - No Comments Trunk Road Jc CB 13/2/92.

BRIAN .41TH 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: H16/0124/92 Type: FULL

Applicant: Messrs Andrew & Co
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Extension to DIY store for the re-location of tool sales and hire department

Location: London Road
Spalding
Lincs

Valid date: 29-JAN-92
Target dates:
To case officer 03-FEB-92
Inspected by 08-FEB-92
Extra contacts 13-FEB-92
Report if not clear by 04-MAR-92

Terminal date: 25-MAR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 145.7 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	05-FEB-92	19-FEB-92
Cllr C Evans	05-FEB-92	19-FEB-92
Cllr M C White	05-FEB-92	19-FEB-92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0124/92 Received:29-JAN-92 Type:FULL

Name: Messrs Andrew & Co
London Road
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Extension to DIY store for the re-location of tool sales and hire department
Location : London Road 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.

Authorised to issue:

27-MAR-92 H16/0124/92 AD..AC.....DC..N.....
27/3

APPLICATION REFERENCE: H16/0124/92 DATE RECEIVED: 29.1.92

APPLICANT: Messrs Andrew & Co
London Road
Spalding
Lincs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs

TYPE: Full

DESCRIPTION: Extension to DIY store for the re-location of tool sales and hire department

LOCATION: London Road, Spalding

Dept of Transport: Requests conditions including the reduction of accesses to the site from the A16 from 4 to 2 in the interests of trunk road safety.

PLANNING ISSUES

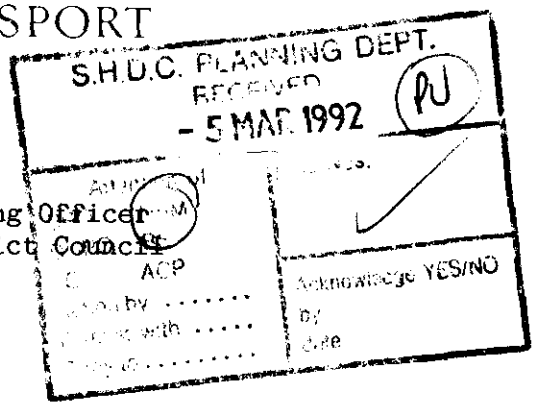
1 The proposal is to demolish an existing timber store and replace it with a building for the tool sales and hire department. An existing office will be re-roofed, this is acceptable.

2 The DOT wish the number of accesses to be reduced from 4 to 2 in the interests of road safety. This requirement is unreasonable on the basis of the size of the proposal which is for a small extension to an existing building. If it was for the total redevelopment of the site then the reduction of the number of accesses would be acceptable. I therefore recommend that the DOT conditions are not attached to the planning permission.

RECOMMENDATION - Grant permission

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEX 377681
SWITCHBOARD 0602 476121 Ext 455
GTN 6202



The District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire
PE11 2EX

Your Ref: H16/0124/92

Our Ref: EMRT F 240213 Pt 2

Date: 3RD March 1992

For the attention of P. Usy Esq

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PLANNING APPLICATION FOR EXTENSION TO DIY STORE FOR THE RELOCATION OF TOOLS SALES AND HIRE EQUIPMENT AT LONDON ROAD, SPALDING
A16 NORMAN CROSS - GRIMSBY TRUNK ROAD

I refer to the detailed application dated 7th February 1992 in respect of the above mentioned development. As you are aware the Department is not issuing directions under Article 14 of the GDO in respect of trunk roads controlled by 30 mph and 40 mph speed limits; however, I would be grateful if you would accept the following advice under Article 18.

I would not wish to raise objection to the development in particular, however in the interests of trunk road traffic safety I suggest that you impose the following conditions for the reasons stated to any planning permission that you may issue:-

1) The proposed development shall be in accordance with the deposited site and location plan drawing number MRH/2458/4 dated January 1992 with the exception that the number of accesses between the site and the trunk road A16 are reduced from four to two in number (retaining the most southerly access and the second access along from the northern boundary of the site which serves the existing car park). All the remaining accesses shall be stopped-up in permanent materials at the highway boundary to the satisfaction of the Local Planning Authority.
2) Condition 1) above shall be complied with within 1 month of the grant of any planning permission in respect of the above-mentioned development.

REASONS FOR CONDITIONS ADVISED ABOVE:-

1) To ensure satisfactory access arrangements such that a minimum of interference is occasioned to the safety and free flow of trunk road traffic.
To limit the number of direct vehicular accesses to the trunk road.
2) To ensure that the access considerations are brought into effect prior to the construction of the extension taking place.

I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully

J J BACH
for Director of Network Management and Construction

cc The Director of Highways and Planning, Lincs County Council

222. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all Members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services as amended, where indicated:-

Plan No. and Applicant		Proposal
H08/0960/91 Gosberton Farm Produce Co Ltd		Undercover unloading area, chill store, improved parking facilities, landscaping, lake/reservoir, etc on site off Quadring Road, Gosberton.

(In accordance with recommendations A and B only subject to (i) the earth bund on the western boundary being extended to the north as indicated on Plan A to be attached to the permission; (ii) an additional condition requiring details of the profiles and construction of the earth bunds to be submitted to and approved by the local planning authority; (iii) the Council's Consultant Landscape Architect being permitted to inspect the earth bunds during their construction to ensure that the approved details are being complied with; (iv) the applicants submitting a letter of intent to operate the different aspects of their business from the site strictly within the areas designated on the submitted plans.)

(Councillor R.C.P. Cowan left the meeting during consideration of the above application.)

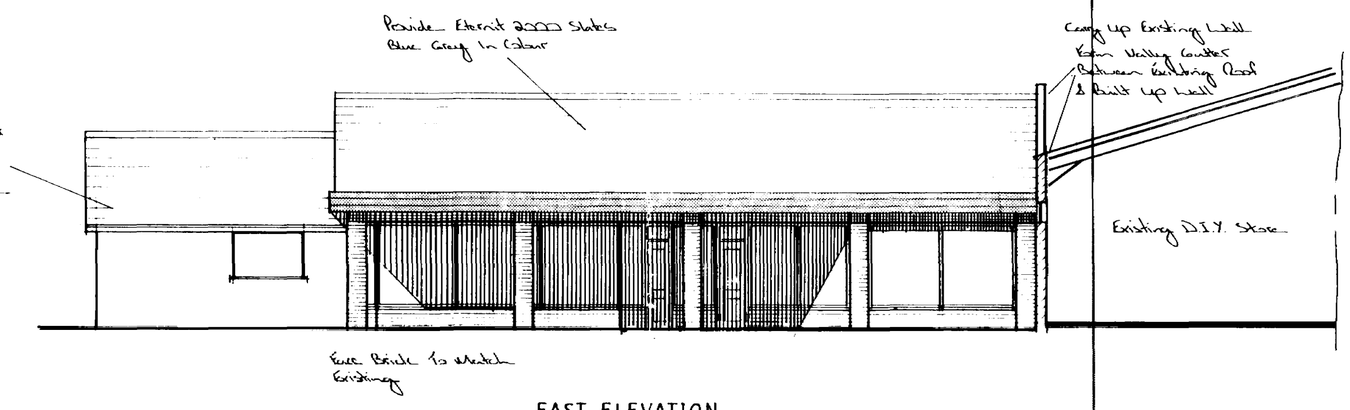
H08/0936/91 Gosberton Farm Produce Co Ltd		Lake/reservoir on site off Quadring Road, Gosberton.

(Subject to an additional condition requiring that only water from roof drainage will be used within the lake/reservoir.)

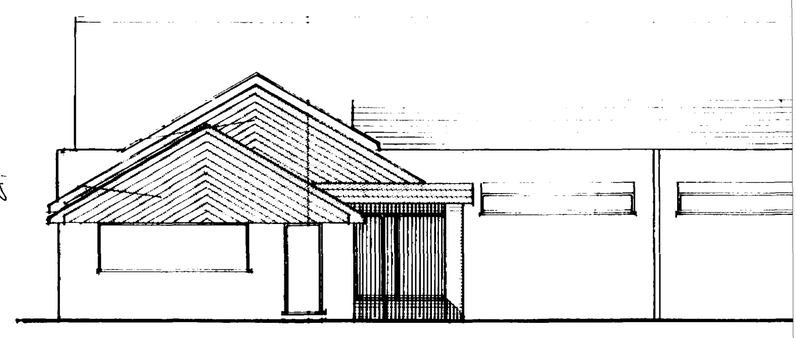
H11/1338/91 Executors of Late R I Wing	O.A.	Residential development adjoining Grasmere, Limewalk, Long Sutton.

(Councillor B.A. Paul left the meeting during consideration of the above application.)

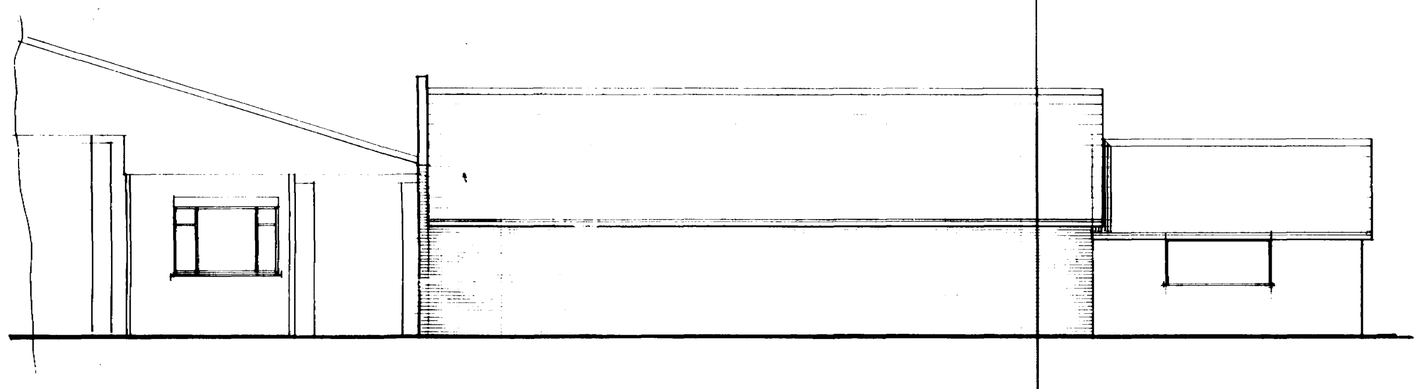
H18/0038/92 Mr & Mrs J R Knight	O.A.	Dwelling and vehicular access on site adjoining Burford, off Bridge Road, Sutton Bridge.
H16/0124/92 Messrs Andrew & Co		Extension to DIY store for the re-location of tool sales and hire department at London Road, Spalding.
H09/0051/92 Tinsley Foods Ltd	O.A.	Extension to existing effluent treatment plant (Phase 2) and provide new outfall (inc. siting and access) at Sluice Road, Holbeach St Marks.
H14/0091/92 Mr & Mrs Wilson		Extension to house at 38 Mountbatten Avenue, Pinchbeck.



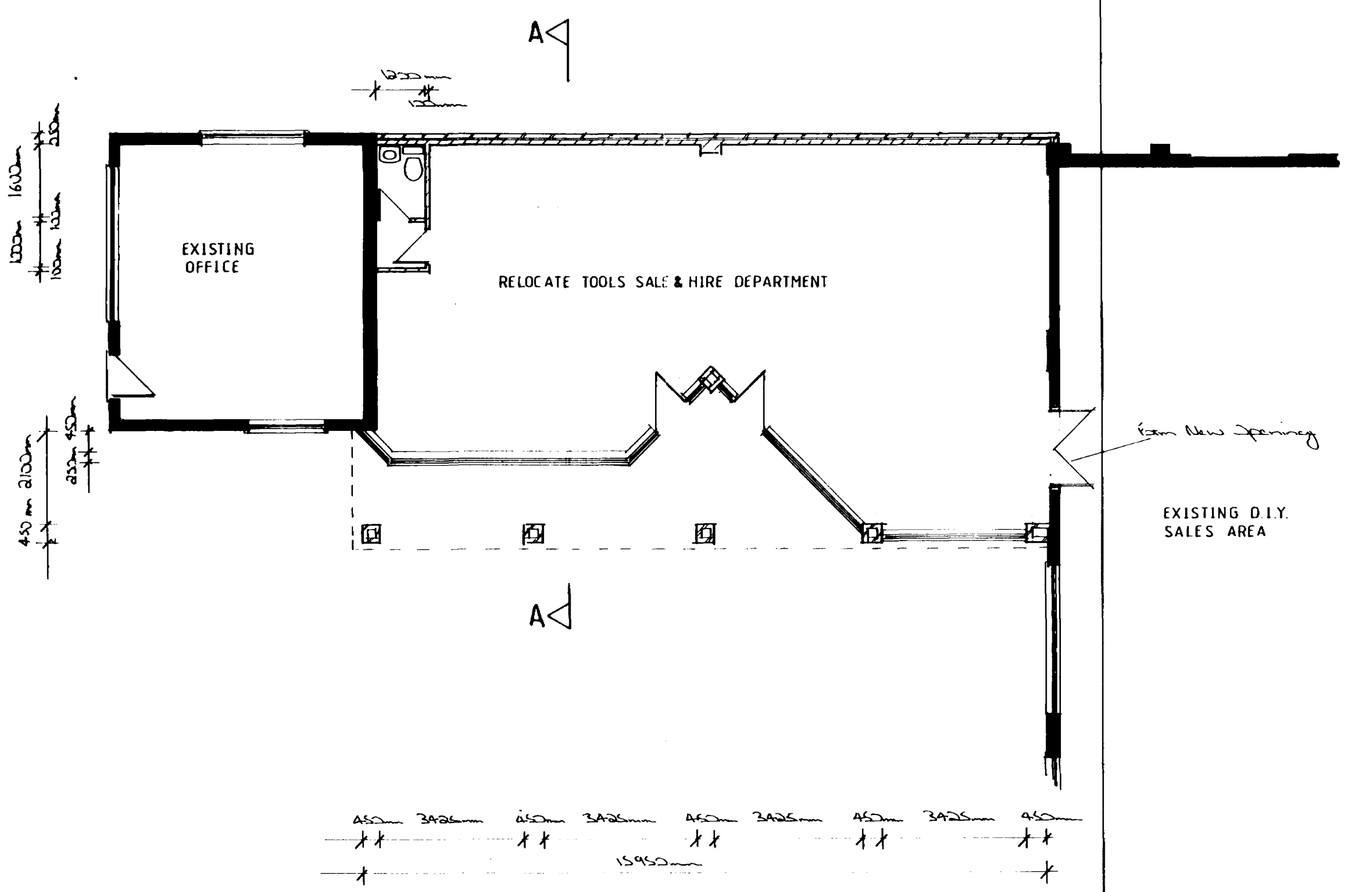
EAST ELEVATION



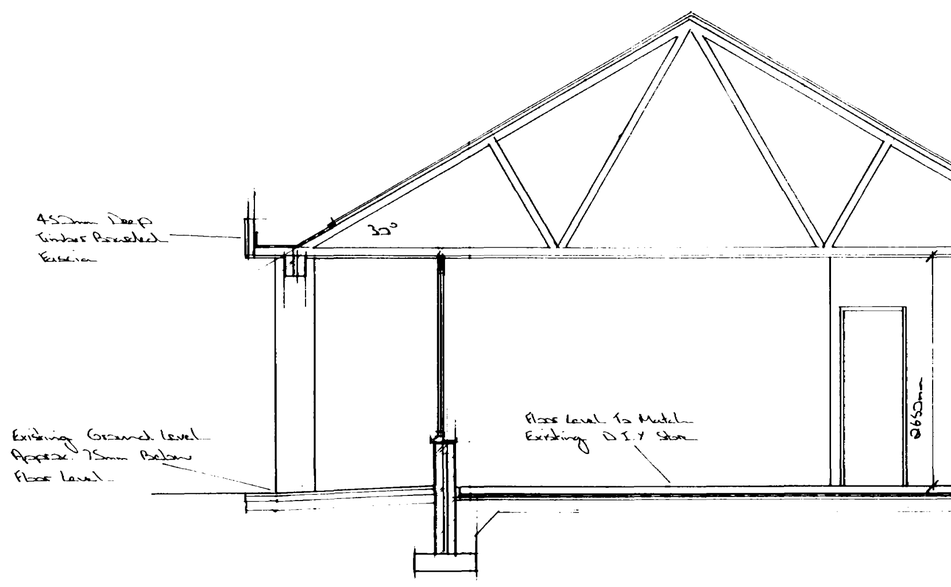
SOUTH ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



SECTION AA