APPLICATION No. H16/0364/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0364/94 Received:18-APR-94 Type:FULL

Name: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Agent: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Description: Change of use to guest house

Location : The Thorneycrofts 39 Beaufort Drive
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the development would have a serious and detrimental effect on the amenities of nearby dwellings because of increased levels of noise, disturbance, traffic movements (and potential for traffic congestions on the highway), and could establish a precedent for further development of a similar nature.

2 The proposed car parking spaces as shown on the submitted plans will not permit two vehicles to conveniently park side by side as indicated by the applicant. Additionally the space fronting the dwelling is not convenient for use and would necessitate several vehicle manoeuvres in order for a vehicle to be parked. Consequently the parking requirements cannot be met, which will result in vehicles having to park on the adjoining highway reducing the turning area to the detriment of highway safety and the inconvenience of other residents.

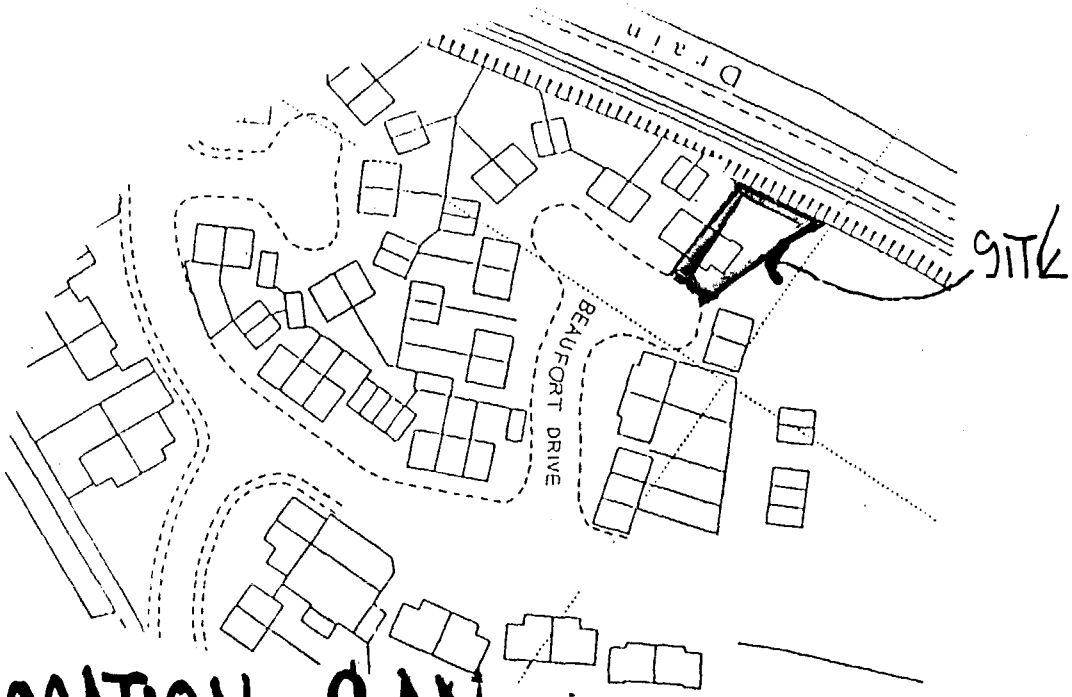
Director of Planning and Building Control Services
17-JUN-94 H16/0364/94

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

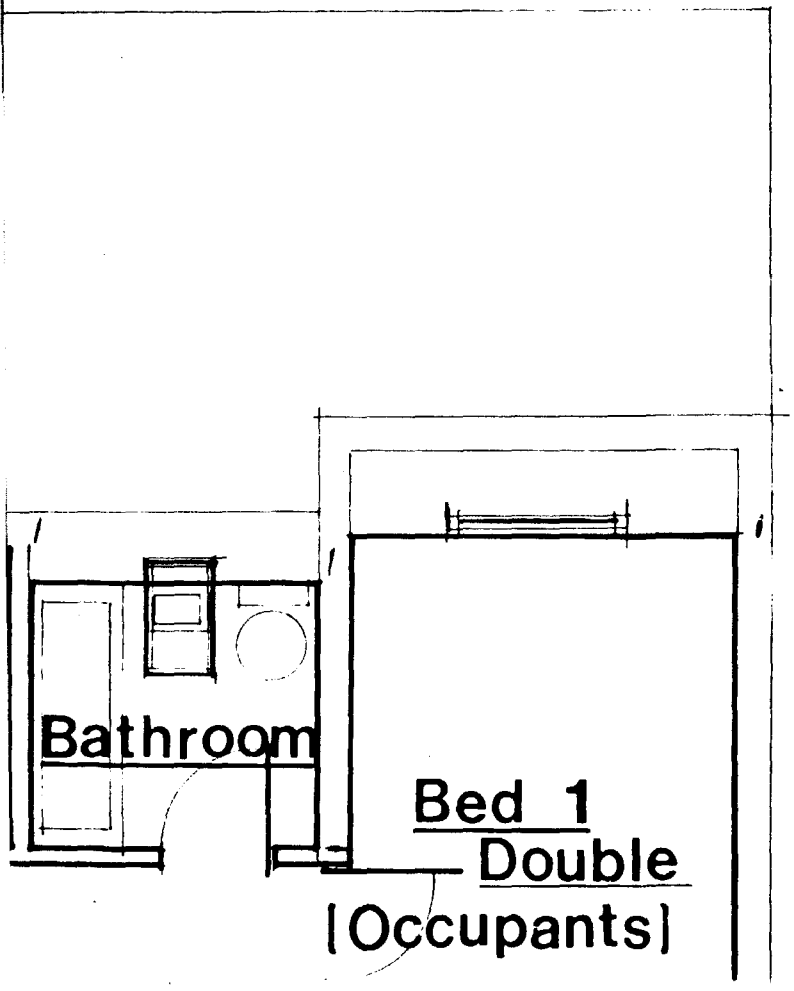
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

EST HOUSE AT "THE THORNEYCROFTS" 39 BEAUFORT DRIVE,



LOCATION PLAN

SCALE 1:1250



PROPOSED NEW & EXISTING

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0364/94

Date Registered 14 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR and MRS. Varley

THE THORNEYCROFTS
39 BEAUFORT DRIVE
SPALDING PE11 2YR
0775 723983

Tel. No. / FAX

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

THE THORNEYCROFTS
39 BEAUFORT DRIVE
SPALDING PE11 2YR
0775 723983

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO GUEST HOUSE

Please complete

Signed. R Varley Date 14/4/94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of ..... 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 Certificates**

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 pervious 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 Dwellings	☐	If so, how many:
(ii) Other new building(s)	☐	
(iii) Alterations or extension	☐	
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. 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. — Residential

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 roac — ☐ ➡ 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 or 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:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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?	YES	➡ Application No. H16/1010/93

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.** (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 R. Wardley (Applicant / ~~Agent~~) Date 14/4/94

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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.

X or

Signed R. Wardley (Applicant / Agent) Date 16/4/94

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.

X

Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date 16/4/94

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 14 APR 1994

Registration

Reference H16/0364/94

Cross-Ref

Date 15/4

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ NIL.

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 301 OS Plots
Grid ref 524170 322190

Ward P Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0303571

Dist Bound

Other:

Planning Records:
Earlier apps

1010/93

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H16 | 0364 | 94

Directions

Art / ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

pm 20-4 letter sons Two bedroom rooms Plan shows Three

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/	Env Services	..✓..
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation	LB Demolish	..... G* DEM
LB	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..✓.. Specify:
Other PLA		..✓.. Specify: Dr Gyle Previous objections.

WP Note –
G Group available
G* Group essential (longer expiry)

Case Officer: RC

Senior Officer Confirmed ..RC.. Date..2014 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Since last visit new owner of Rundstanding has been painting to front & side of dwelling otherwise no change.
4' Cyclone dodge + fence between site & 40.

Inspected by DZ
Date 22/4

Site Notice posted by DZ
Date 22/4
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

ON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda ✓ 15/6

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0364/94 Received:18-APR-94 Type:FULL

Name: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Agent: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Description: Change of use to guest house

Location : The Thorneycrofts 39 Beaufort Drive
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 In the opinion of the Local Planning Authority the development would have a serious and detrimental effect on the amenities of nearby dwellings because of increased levels of noise, disturbance, traffic movements (and potential for traffic congestions on the highway), and could establish a precedent for further development of a similar nature.

2 The proposed car parking spaces as shown on the submitted plans will not permit two vehicles to conveniently park side by side as indicated by the applicant. Additionally the space fronting the dwelling is not convenient for use and would necessitate several vehicle manoeuvres in order for a vehicle to be parked. Consequently the parking requirements cannot be met, which will result in vehicles having to park on the adjoining highway reducing the turning area to the detriment of highway safety and the inconvenience of other residents.

Director of Planning and Building Control Services
17-JUN-94 H16/0364/94

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)

383. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant	Proposal
H05/0342/94 C Hefford	Single garage, new access and lounge extension at 1 Rowan Close, Fleet Road, Holbeach.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning & Building Control Services; and (b) the Director of Planning & Building Control Services hold discussions with the applicant, as the Sub-Committee considers that a pitched roof garage located less conspicuously within the site may be acceptable.

H14/0359/94 Mr B Flynn	Use of one dwelling as one/two adjoining holiday units at Walnut Cottage, Mill Green Road, Pinchbeck.

RESOLVED: (a) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning & Building Control Services, subject to the reason for refusal being split into 2 reasons the second reason starting with the words "the use of" in line 4; and (b) the Director of Administration be authorised to take enforcement action, if necessary, under the provisions of Sections 172/173 of the Town & Country Planning Act 1990 to secure the cessation of the use of the property for two separate holiday units, within a period of three months from the date the enforcement notice takes effect, it being considered expedient to issue such a notice in the interests of protecting the residential amenities of the dwelling, and the adjoining property.

(The Deputy Director of Planning & Building Control Services reported receipt of late correspondence from the above applicant.)

H16/0364/94 Mr & Mrs Varley	Change of use to guesthouse at The Thorneycrofts, 39 Beaufort Drive, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor Mrs P J Buffham requested that her vote against the above decision be recorded.)

(O.A. denotes outline application).

(End of Minutes)

372. PLANNING APPLICATIONS (Continued)

c) Applications Deferred (Continued)

(Pending a site inspection to assess the suitability of the site for the development in view of the relationship between part of the development and the proposed adjoining neighbourhood centre.)

(Councillor N.H. Pepper declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0325/94 O.A. Residential development including access
J Naylor at Bank Farm, Holbeach Bank.

((i) Pending a site inspection to assess the suitability of the access and (ii) to enable the applicant to clarify matters with the Lincolnshire County Council.)

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of representation from the applicant's agent relating to the above application.)

(Councillor C.F. Fisher left the meeting during consideration of the above application.)

H13/0330/94 Garage and bedroom extension at 8
Mr & Mrs A Combes Church Lane, Moulton.

(Pending a site inspection to assess the impact of the development upon the neighbouring property.)

H05/0342/94 Single garage, new access and lounge
C Hefford extension at 1 Rowan Close, Fleet Road, Holbeach.

(Pending a site inspection to assess the suitability of the site for the development.)

H14/0359/94 Use of one dwelling as one/two adjoining
Mr B Flynn holiday units at Walnut Cottage, Mill Green Road, Pinchbeck.

(Pending a site inspection to assess the suitability of the site for the development.)

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of objection relating to the above application, and a late letter from the applicant.)

H16/0364/94 Change of use to guest house at The
Mr & Mrs Varley Thorneycrofts, 39 Beaufort Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the development in the light of the various representations received.)

(The Director of Planning and Building Control Services reported receipt of a late letter from the applicant relating to the above application.)

"Guesthouse venture - 'so far so good'

by reporter MARK LEA

BUSINESS for a Spalding couple since they moved to another guesthouse across town has been "so far so good".

Russell and Cheryl Varley were delighted when they got the chance to take over The Mallard in Welland Terrace.

They moved from The Thorneycrofts, Beaufort Drive, earlier this month when South Holland Council refused the couple permission for a second time to welcome guests into their own home.

Mr George Miller, owner of The Mallard, stepped in to offer the use of his guesthouse on a contract basis as it was already up for sale.

Mrs Varley said their new life is going "very well so far" and a few customers have already followed the couple to their new guesthouse.

She added they have also told other former customers from The Thorneycrofts about the move and expect to welcome them soon to The Mallard.

An appeal against the council's decision has been put on hold for up to five months while the Varleys concentrate on their new business venture.



● **RIGHT: CHERYL Varley ready to welcome old friends back to The Mallard Guesthouse after their move. (K2121/5)**

Pupils present video recorders

BIG-HEARTED pupils, staff and parents at the John Harrox County Primary School, Moulton, have presented two video recorders to a ward at Boston's Pilgrim Hospital.

They raised more than £400 for the purchase of the two machines from Paul Taylor BJE, which has a shop in Spalding.

The company donated a third recorder and all three will be used



▲YEAR six children with headteacher David Munro (front left), deputy headteacher Hazel Watts (back, second left) and Russell Varley (right) from Paul Taylor BJE present the three machines to hospital staff.

'Alcohol got hold of me'

CARL Elliott tried to stop police arresting a friend and got arrested himself, the Elloes Magistrates at Spalding heard.

ignored warnings from police when he intervened in the dispute outside a pub.

Mr Elliott, of Little London, Spalding, admitted

The Castle Inn
Castle Bytham, Grantham
FREE HOUSE
GARY, JILL AND THEIR STAFF
offer a warm welcome to all customers, old and new, to their 300 year old Country Inn and intimate restaurant
Home cooked hot and cold food served every lunchtime and evening
Traditional Sunday lunch from £4.75
We are pleased to announce that accommodation is now available with en-suite facilities. 3v5244a
TELEPHONE FOR RESERVATIONS (0780) 410504

Town and Country
LADIES' FASHIONS
20% OFF ALL SUMMER STOCK
in order to clear space for future refurbishment.
Including Eastex, Finn Karalia, Norman Linton, Richard Stump, Grazia (Italian Knits), Dannimac
+ MANY ITEMS ½ PRICE OR LESS
10% OFF NEW AUTUMN RANGES
Now arriving (on production of this advert)
Closed all day Monday & Thursday
0775 724774
BRIDGE ST, SPALDING
(Opposite Woolworths) 9m3764

THE FURNITURE DIRECT WAREHOUSE
NOW OPEN IN WISBECH
FABULOUS DEALS
AT FACTORY GATE PRICES

SOUTH HOLLAND DISTRICT COUNCIL

H16/0364/94
FULL

Applicant: Mr & Mrs Varley
Tel: 0775 723983

Agent: Mr & Mrs Varley
0775 723983

Description: Change of use to guest house

Location: The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs

Valid date:	18-APR-94	Terminal date:	13-JUN-94
Target dates:		Target Committee:	07-JUN-94
To case officer	25-APR-94	Report deadline:	24-MAY-94
Inspected by	02-MAY-94	Agreed TD Ext:	
Extra contacts	09-MAY-94	Case Officer:	
Report if not clear by	23-MAY-94	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Miss A Salmon 35 Beaufort Drive	21-APR-94	12-MAY-94
J D L Taylor 45 Beaufort Drive	21-APR-94	12-MAY-94
Mrs J Flatters 42 " "	21-APR-94	12-MAY-94
S Corless 32 " "	21-APR-94	12-MAY-94
Mr M P Truluck 34 " "	21-APR-94	12-MAY-94
Mrs S A Fordham 64 Winsover Road	21-APR-94	12-MAY-94
Mr M J Shipp 38 Beaufort Drive	21-APR-94	12-MAY-94
Site/Press Advert MIN	22-APR-94	13-MAY-94
Dr D Gyte, Leisure + Marketing officer	21-APR-94	05-MAY-94
Dir of Environmental	21-APR-94	05-MAY-94
Cllr G J Hawkins	21-APR-94	28-APR-94

L.C.C. - Obs Attached JE cb 28/4/94

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)

A C Pickering

ACP/SAH H16/0364/94

22 June 1994

Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs
PE11 2YR

Dear Mr and Mrs Varley

I have been advised of the error in the decision document which you recently received regarding the proposed change of use.

I enclose a corrected document, and apologise for any confusion or inconvenience our mistake may have caused.

Yours sincerely

A C Pickering
Principal Planning Officer

Enc.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0364/94 Received:18-APR-94 Type:FULL

Name: Mr & Mrs Varley
The Thorneycrofts
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Agent: Mr & Mrs Varley
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39 Beaufort Drive
Spalding
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Description: Change of use to guest house

Location : The Thorneycrofts 39 Beaufort Drive
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 In the opinion of the Local Planning Authority the development would have a serious and detrimental effect on the amenities of nearby dwellings because of increased levels of noise, disturbance, traffic movements (and potential for traffic congestions on the highway), and could establish a precedent for further development of a similar nature.

2 The proposed car parking spaces as shown on the submitted plans will not permit two vehicles to conveniently park side by side as indicated by the applicant. Additionally the space fronting the dwelling is not convenient for use and would necessitate several vehicle manoeuvres in order for a vehicle to be parked. Consequently the parking requirements cannot be met, which will result in vehicles having to park on the adjoining highway reducing the turning area to the detriment of highway safety and the inconvenience of other residents.

15-JUN-94 AD check.....17/6.....

Authorised to issue (inc Delegation).....

13th JUNE 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/0325/94 J Naylor Esq	JB	DPBCS Auth subject to appropriate conditions/amendments and confirmation from Highways that agreement has been reached as indicated by ltr received from agent on 13th Jun. Will require written retraction of request for refusal from highways. If agreement has not been reached or a suitable scheme cannot be agreed then application to be reported back to sub-cttee for decision.
H13/0330/94 Mr & Mrs Combes	DMG	Refused as recommended. DPBCS indicated that a reduced scheme may be acceptable - not on minutes.
H05/0342/94 C Hefford	DMG	Refused as recommended. Inform applicant that cttee are not opposed to a garage in principle but feel that it should be located in a less prominent position closer to the existing dwelling and be designed with a shaped roof.
H14/0359/94 Mr B Flynn	PJU	Refused plus enforcement action as recommended. Refusal reasons to be re-written to show the 2 grounds of refusal separately ie 1. Tandem element. 2. Effect on next door neighbour.
H16/0364/94 Mr & Mrs Varley	DJR	Refused as recommended. Check what enforcement action is in force and see if we could try to respect any bookings that have already been made for this season. DPBCS Suggests that future tourist related planning proposals be passed to Douglas Gyte for formal consultation.

14th June 1994

Signed: _____

R Smith
Deputy Director of Planning and Building Control Services

APPLICATION REFERENCE: H16/0364/94 DATE RECEIVED: 18-APR-94

TYPE: Full

DESCRIPTION: Change of use to guest house

LOCATION: The Thorneycrofts, 39 Beaufort Drive, Spalding.

APPLICANT: Mr & Mrs Varley AGENT:

Sub Ctee Addendum

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
13 June 94

REASON FOR COMMITTEE CONSIDERATION

Resident objections.

RECOMMENDATION

(A) That the site be inspected by Members of the Plans Sub-Committee. (The reason being to assess the suitability of the site for the development given the objections received (one being an employee of the Council) and the views expressed in support of the proposal).

(B) Refuse Permission.

1 In the opinion of the Local Planning Authority the development would have a serious and detrimental effect on the amenities of nearby dwellings because of increased levels of noise, disturbance, traffic movements (and potential for traffic congestions on the highway), and could establish a precedent for further development of a similar nature.

2 The proposed car parking spaces as shown on the submitted plans will not permit two vehicles to conveniently park side by side as indicated by the applicant. Additionally the space fronting the dwelling is not convenient for use and would necessitate several vehicle manoeuvres in order for a vehicle to be parked. Consequently the parking requirements cannot be met, which will result in vehicles having to park on the adjoining highway reducing the turning area to the detriment of highway safety and the inconvenience of other residents.

COMMENTS

1 The application follows previous application H16/1010/93, which was refused for the following reasons.

1) Detriment to amenities of nearby dwellings because of increased noise, disturbance, traffic movements, congestion and precedent.

2) Inadequate visitor car parking; leading to numerous manoeuvres or vehicles being parked on the highway reducing the turning area to the detriment of highway safety and inconvenience of other road users.

2 Pre-application discussions were held with the applicants, resulting in changes from the previous proposal; the main ones being provision of increased parking; reduction in letting rooms from 3 to 2; willing to enter into Agreement to cease use when applicants vacate property and restrictions on type of vehicles.

3 Notwithstanding these changes, it is still considered that the use of the site would cause severe detriment to nearby residents, and is inappropriate for what is a relatively high density residential development of semi-detached dwellings. County Highways have again requested refusal. In this respect, this development was permitted on the basis that the cul-de-sacs would be constructed to a reduced highway specification, in block paving, as being suitable to serve residential development only.

4 Notwithstanding the quality of the accommodation, and the letters of support submitted following the previous refusal, the objections received would seem to indicate that the use of the dwelling is causing problems and that refusal is justified.

5 For the avoidance of doubt, the Committee is again reminded that one of the objectors is an employee of the District Council.

REPRESENTATIONS

County Highways: Request refusal.

S.H.D.C. Leisure & Marketing Officer:
- Support the application.
- Has provided excellent service to visitors to Spalding.
- Amongst most reliable of establishments, willing to accommodate at a short notice.
- Accommodation of this quality is valued. Applicants have become successful because of the quality of care provided.
- Willing to alter property to overcome occasional parking problems.
- Establishment is one we are eager to retain.

Public: Objections from 34, 35, 38 and 45 Beaufort Drive (summarised).
- Potential for guest house to become overcrowded when 3 separate parties of guests stay. Where do family sleep?
- Covenant on property deeds prevents business.
- Permission will create precedent for other applications.
- Excessive traffic generation on cul-de-sac, which is already congested with parked vehicles; will create

additional safety hazard.
- Unacceptable level of noise from guests/visitors.
- Inadequate access/egress from parking area; as a result visitors can park on footpath causing damage.
- Visual intrusion; loss of value; increased fire risk. Security risk.
- Guest house has operated for 3 years without permission.
- Shared kitchen - inadequate sanitary washing facilities.
- Out of character with area; traffic flow and parking inappropriate to small cul-de-sac.
- Parking has adverse effect on original landscaping of estate.
- Additional traffic and parking in cul-de-sac leave little room for residents to manoeuvre vehicles.
- Density of development does not lend itself to such use.

& letter of support from previous guest residents in Yorkshire.

Applicant:

- Confirm application confined to two letting rooms.
- Prepared to enter into an Agreement to cease business if or when we leave.
- Revised parking arrangements, now carried out.
- Agree to permit parking of domestic type vehicles only.
- Enclose a previous record of occupancy showing that accommodation was let for 98 days in 1993 and that for over 50% of time there was only one visitors vehicle on site and that for over 30% of time no visitors cars were present.

ADDENDUM

1 Since the report was prepared, a further letter has been received from applicant which is summarised below:

"Excessive congestion mentioned by two objectors, one who is employee of Council and leaves his car on road overnight, does not wish to use his drive which will take two cars in tandem.

Our drive will take three cars with ease to come and go as they please, on Tulip Weekend five cars in total were parked on drive.

Person from No. 34 does not live there anymore and the people who are buying the house are doing so because they stayed with us and have sent a letter of support.

To park on drive or front takes two manoeuvres. The drive blends in well.

Precedent also mentioned by objectors. Have a lifestyle to match the business and do not feel anybody else could do this.

Overcrowding, we do not take communal baths or showers and can organise a normal lifestyle, we pride ourselves in our hygiene which is proven by quantity of guests.

If neighbour concerned, perhaps could sub-let his bathroom to us.

Noise, seems to be from No. 38, most of our guests are mature adults and businessmen who want to relax after day visiting town or business.

Whilst guests staying we have a very good surveillance of the cul-de-sac, know most peoples movements, miss their comings and goings.

Sought permission before turning garage into lounge.

Project has short lifespan since getting popular, may need to move to bigger and better place.

Contacted seaside centres who said amount of Bed & Breakfast and guest houses is not registered is so big, couldn't be effectively fixed.

Council started charging to be put into the tourist book. One third stopped advertising. We supported this whole-heartedly with the only full page advert. Also advertised with The Fens.

Since doing changes to the house, cost of architects, new drive, have taken no profit, however books will show no credit outstanding.

Are committed to doing things right and a good service".

Some of the points summarised in this letter refer to a Council employee. It is fair to say that there is a certain amount of neighbour bad feeling. It is important that the Committee consider this application on the basis of its planning merits only.

7th JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0892/93 Sterling Pump Co	PJU	Grant as recommended. Add note to decision emphasising application outline only and submitted plans do not form part of application.
3	H02/1156/93 J A Speechley	DJR	Refused as recommended
6	H04/0051/94 B E Baldwin	PJU	Grant as recommended.
8	H20/0132/94 F S Campling Esq	JB	Grant as recommended. Amend condition re hours of operation. **Await Minutes.**
10	H15/0139/94 Mr R Marshall	PJU	Grant as recommended.
13	H13/0158/94 Mr R Marshall	PJU	Grant as recommended.
16	H16/0183/94 Mr K Blundell	JB	Grant as recommended.
18	H08/0214/94 David Cordner	DJR	Grant as recommended.
18	H08/0215/94 David Cordner	DJR	DPBCS Auth subject to 106 legal obligation as recommended. 106 obligation to be amended to refer to B1 use.
24	H11/0221/94 Mr N N Law	JB	Grant as recommended. Amend condition 4 to read "Bank Holidays, and only used between ..."
26	H11/0235/94 Pledgers	JB	Grant as recommended.
27	H23/0252/94 R B Mayer	DMG	Grant as recommended.
29	H16/0265/94 Macs Supermarkets	DJR	Deferred. Application to be re-advertised re take-away use. Discussions with applicant/developer and other developers to obtain a clear understanding of the potential for the site and other available options. To be put forward for site visit after above has been resolved and then back to full plans committee for decision.
36	H16/0327/94 Broadgate Homes	DJR	Deferred for site visit. To be put forward for site visit with Macs Supermarkets application H16/0265/94
38	H16/0278/94 A R Bennett Esq	DJR	Refused as recommended.

40	H12/0284/94 Dr D Gyte	JB	Grant as recommended.
41	H14/0300/94 H14/0301/94 Broadgate Builders	DJR	Conditions approved.
44	H05/0319/94 Ian J Dack	JB	Grant as recommended.
46	H09/0325/94 J Naylor Esq	JB	Deferred for site visit. Highways to clarify views on access and suggest where new point of access could be located or alternatively the number of dwellings that could be served using access as proposed.
49	H09/0326/94 J Naylor Esq	JB	Refused as recommended.
52	H09/0328/94 Mr & Mrs McKenna	DMG	Grant as recommended. Condition to be altered so that hedge is to be taken down before building work starts. Note to be added advising that this decision extinquishes permission for nursing home.
54	H13/0330/94 Mr & Mrs Combes	DMG	Deferred for site visit.
56	H23/0338/94 Mr & Mrs Fretwell	JB	Grant as recommended.
58	H23/0339/94 Mr & Mrs Fretwell	DMG	Grant as recommended.
59	H05/0342/94 C Hefford	DMG	Deferred for site visit. Research what is approved. Did landscaping scheme indicate grassed area?
60	H13/0352/94 Mr & Mrs Holbrook	JB	Grant as recommended.
62	H09/0354/94 R J Stevenson	DMG	Application withdrawn.
64	H09/0358/94 Mr & Mrs Flynn	DMG	DPBCS Auth subject to sect 106 legal obligation as recommended.
66	H14/0359/94 Mr B Flynn	PJU	Deferred for site visit.
69	H16/0364/94 Mr & Mrs Varley	DJR	Deferred for site visit. Addendum required re applicants letter received on 3rd Jun.
72	H02/0365/94 P Leo	PJU	Refused as recommended.
75	H08/0369/94 Mr & Mrs Pike	PJU	Refused as recommended.
77	H16/0374/94 Broadgate Builders	DJR	DPBCS Auth as recommended. memo to Env Services emphasising no permission until traffic order passed.

80	H09/0387/94 L.E plc	DMG	No objection as recommended.
81	H15/0398/94 L.C.C.	PJU	No objection as recommended.
83	H04/0415/94 Mr N Revill	PJU	Refused as recommended.
85	H02/0439/92 H02/0440/92 Mr G Flecknor	PJU	Refused as recommended.
91	H02/045/94 Mr N H Pepper	DJR	Grant as recommended.
92	H03/0637/93 Mr P Coupland	DJR	Deferred - insufficient time to consider report. Target application for 12 July meeting. Seek further legal advice and discuss with applicant principle terms of agreement. Check if applicant can have copy of legal advice. Prof Bowman's report to be added to report.

8th June 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H16/0364/94 DATE RECEIVED: 18-APR-94

TYPE: Full

DESCRIPTION: Change of use to guest house

LOCATION: The Thorneycrofts, 39 Beaufort Drive, Spalding.

APPLICANT: Mr & Mrs Varley AGENT:

REASON FOR COMMITTEE CONSIDERATION

Resident objections.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

RECOMMENDATION

(A) That the site be inspected by Members of the Plans Sub-Committee. (The reason being to assess the suitability of the site for the development given the objections received (one being an employee of the Council) and the views expressed in support of the proposal).

(B) Refuse Permission.

1 In the opinion of the Local Planning Authority the development would have a serious and detrimental effect on the amenities of nearby dwellings because of increased levels of noise, disturbance, traffic movements (and potential for traffic congestions on the highway), and could establish a precedent for further development of a similar nature.

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Public: Objections from 34, 35, 38 and 45 Beaufort Drive (summarised).
- Potential for guest house to become overcrowded when 3 separate parties of guests stay. Where do family sleep?
- Covenant on property deeds prevents business.
- Permission will create precedent for other applications.
- Excessive traffic generation on cul-de-sac, which is already congested with parked vehicles; will create



SPLDG PLANNING DEPT
RECEIVED
- 3 JUN 1994

7/6 other
8/6
3/6 FAX

The Thorneycrofts Guest House,
39 Beaufort Drive,
Spalding,
Lincolnshire
PE11 2YR.
Telephone 0775 723983

2nd June 1994

PAGE 1 OF 5 Put on addendum 8-6

LATE OBS: Offr. P.M. Date. 3-6
Salient points highlighted

Dear Mr Smith

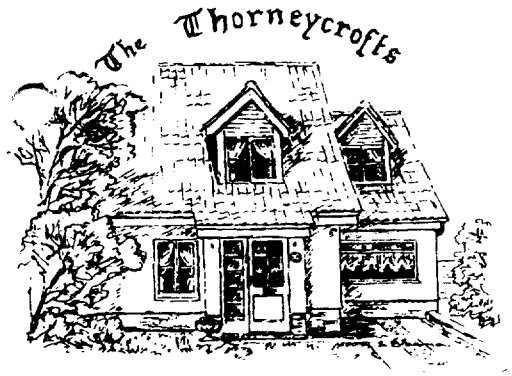
We feel that after seeing the reasons of some of the residents objections that we should point out some of the problems they cause and we have ~~attended~~ CAUSED

FROM THE DIAGRAM SUPPLIED you will see that our new Drive had but in most we would not complain

I note that EXCESSIVE congestion was mentioned by 2 OF THE OBJECTOR ONE BE AS NOTED AN EMPLOYEE OF THE COUNCIL WHOM HIM SELF LEAVES A COMPANY CAR I SUSPECT ON THE HIGH WAY OVER NIGHT ON NUMUROUS OCCASIONS WHEN I ASKED HIM IF HE WOULD LIKE TO MAKE MORE Light SPACE AND IMPROVE THE SIGHTS FROM OUT FONT WINDOW HE SAID NO I DO NOT WISH TO. But THIS IS SILLY ESPECIALLY AS HIS DRIVE WILL TAKE TOO CAR'S ALL BE IT IN TANDEM AS THE REST OF THE ESTATE. WE HAVE SUPPLIED EVIDENCE THAT OUR DRIVE WILL + DOES TAKE THREE CAR'S WITH EASE TO COME AND GO AS THEY PLEASE OR IF NEEDED LIKE TULIP WEEKEND 5 CARS INTOTAL.

AS FOR NO 34 WHO DOESE NOT LIVE THERE ANY MORE IF THEY WERE TO TALK TO THE PEOPLE WHO ARE BUYING THEIR HOUSE IT IS BECAUSE THEY STAYED WITH US THAT THEY ARE PURCHASING THIS HOUSE AND HAVE SENT A LETTER OF Support

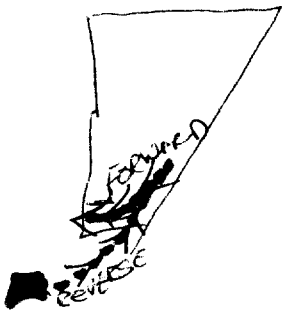




The Thorneycrofts Guest House,
39 Beaufort Drive,
Spalding,
Lincolnshire
PE11 2YR.
Telephone 0775 723983

CONTINUED

TO PARK A CAR ON THE DRIVE OR FTONT ECEVATION OF THE HOUSE IT TAKE TWO MANOUVER ES SHOWN HERE

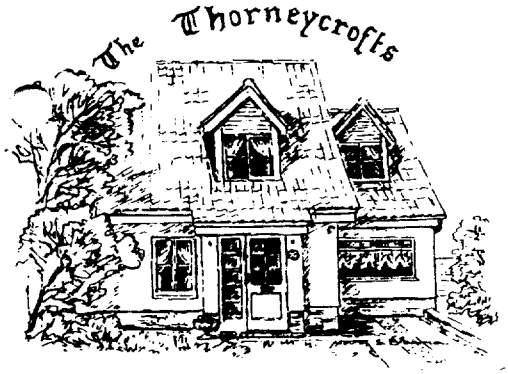


I THINK IF YOU LOOK AT THE PICTURES CAREFULLY WITH THE WAY WE PLANNED + PROCEEDED WITH THE DRIVE IT DID IN actual FACT BLEND IN PURFECT IN FACT IMPROVE THE LOOK OF THE SITE.

AS FOR Precedent FOR other applicant's WE HAVE SET A Pattern OF LIFE STYLE TO MATCH THAT OF THE BUISNESS WE DO and in effect DO not FEEL THAT ANY BODY ELSE ON THE WHOLE ESTATE COULD DO THIS IF THEY TRIED and I THINK THAT THIS IS SHOWN in MANY WAYS I Being The amount of Supporting letters printed in THE LOCAL PAPER OVER THE PAST 3 MONTHS.

AS FOR OVERCROWDING THE BATHROOM WE DO NOT FEEL IT NESSACERTY TO TAKE COMMUNAL BATHS OR SHOWERS AS WITH A THREE BEDROOM HOUSE PEOPLE CAN WAIT and unlike MOST LOCAL PEOPLE CAN ORGANISE A NORMAL LIFE WE Pride OUR SELVES IN OUT HYGENE STANDARDS and IT HAS Been PROVEN AGAIN BY THE QUANTITY OF GUEST'S STAYING IT WORKS WITH OUT any PROBLEMS





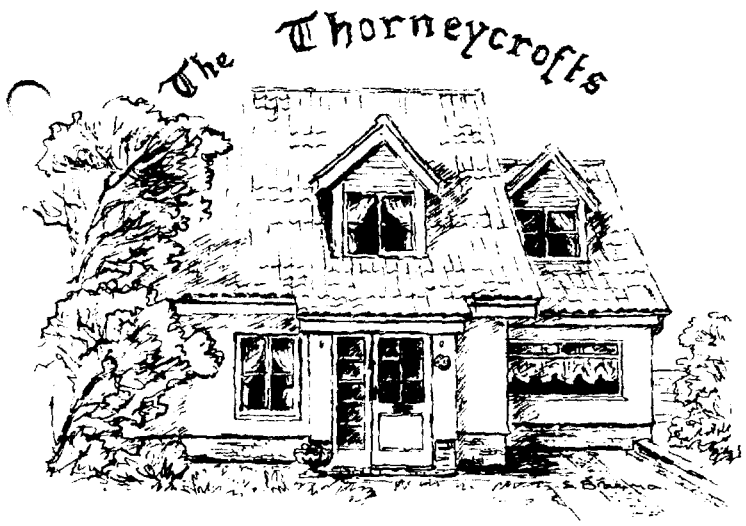
The Thorneycrofts Guest House,
39 Beaufort Drive,
Spalding,
Lincolnshire
PE11 2YR.
Telephone 0775 723983

HOW EVER IF A CERTAIN NEIGHBOUR IS SHOWING SUCH CONCERN PERHAPS HE WOULD FEEL HAPPIER IF HE WAS TO SUB LET HIS BATHROOM TO US BECAUSE AS FOR ANY NOISE WHICH COMES FROM ANY WHERE IT SEEM'S TO BE NO 38 ESPECIALLY AS MOST OF OUR GUEST SEEM TO BE MATURE ADULTS OR BUSINESS MEN AND WONT TO RELAX AFTER A DAY OF VISITING OUR TOWN OR BUSINESS.

THANKING ANOTHER NEIGHBOUR FOR WISHING US GOOD LUCK IN A LETTER OF OBJECTION WE DO FEEL THAT IF THEY WERE TO LOOK AT IT IN A SENSIBLE WAY THAT THEY INTACT BENEFIT FROM WHAT LITTLE MOVEMENT OF PEOPLE WE HAVE AS WHILST WE HAVE GUEST'S STAYING WE HAVE A VERY GOOD SURVALANCE ON THE CUL-DE-SAC IN WHICH WE LIVE AND KNOW MOST PEOPLE'S MOVEMENTS AND WOULD CERTAINLY MISS THEIR COMING AND GOINGS DURING THE DAY.

REFERING BACK TO NO 38'S MENTION OF TURNING OUR GARAGE INTO A LOUNGE WE HAVE FIRST NO OBJECTION TO HIM DOING THE SAME SECOND WE SOUGHT PERMISSION FROM MR BAGGLEY IN PLANNING AND WAS TO BY BUILDING REGS WE NEED NOT BOTHER AS THE GAP WAS EXACTLY THE SAME I MIGHT POINT OUT WITHOUT PREJUDICE THAT THEIR I KNOW OF 2 FURTHER CHANGES TO THE SAME ONE BEFORE MINE AND ONE AFTER.



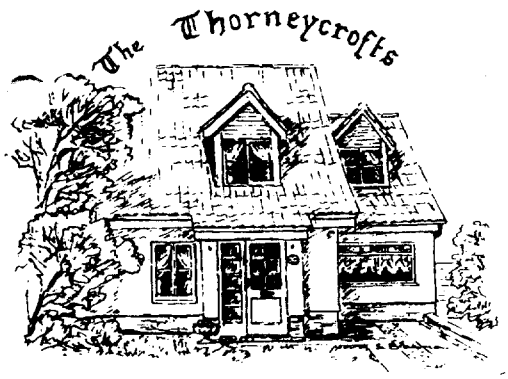


We look forward to your visit to Spalding and if you book with us we will do our best to cater for all your needs during your stay however short it may be. When booking your reservation we shall send you a location map pointing out where we are so you can find us easily. The charges start from £12.50 per person for double or twin rooms and £15.00 for single occupancy, this includes a full English Breakfast for you to "wade through". We also offer the service of an evening meal and pack up lunch and we make a special effort to cater for your special likes and dislikes.

Whilst you are with us we will endeavour to fulfil all your wishes as we want you to feel totally relaxed in our "home from home" family atmosphere. So remember "your wishes are our command" and our home is your home so we look forward to hearing from you.

All the best from

Cheryl and Russell,
The Thorneycrofts,
39 Beaufort Drive, Spalding,
Lincs. PE11 2YR
Tel: (0775) 723983

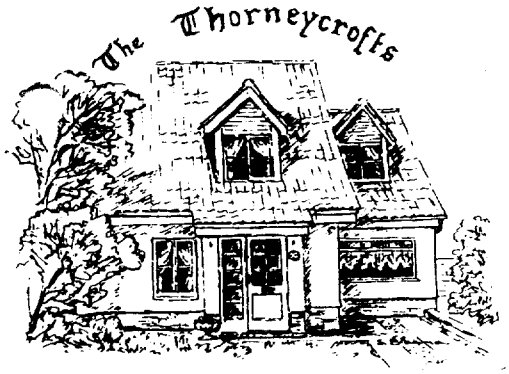


The Thorneycrofts Guest House,
39 Beaufort Drive,
Spalding,
Lincolnshire
PE11 2YR.
Telephone 0775 723983

I Do apologise for some of my wording But do feel strongly that this project has such a short life span as we a getting so popular that shortly we would be pleased to move on to a bigger and better place.

I have contacted two sea side centres and DISCUSSED our problem and both said that the amount of B+B and guest Houses ~~so~~ not Registered is so Big it couldnt be effectivley FIXED. I would LIKE TO POINT out one Big THING For your Ref 1, THE COUNCIL STARTED CHARGING TO Be Put in THE TOURIST Book For VISITORS a CHARGE OF £11.75 INC OF VAT and WITH THIS 1/3 STOPPED ADVERTISING THEY ALSO MADE SPACE FOR INDIVIDUAL ADVERTS and we Supported THIS WHOLE HEARTED WITH A FULL PAGE THE ONLY ADVERT FOR PLACES TO STAY THAT TOOK OUT A Full PAGE also we ADVERTISED WITH THE FEN'S. SO FAR Since Doing CHANGES TO THE HOUSE ESPECIALLY TO THE PAST SIX MONTHS With the cost of PLAN'S ARCHITECS and a new DRIVE we so FAR HAVE TAKEN NO Profit out at all Very Soon our accountat MOORE THOMSON ~~and~~ ~~FIGER~~ will Soon WANTING THE Books





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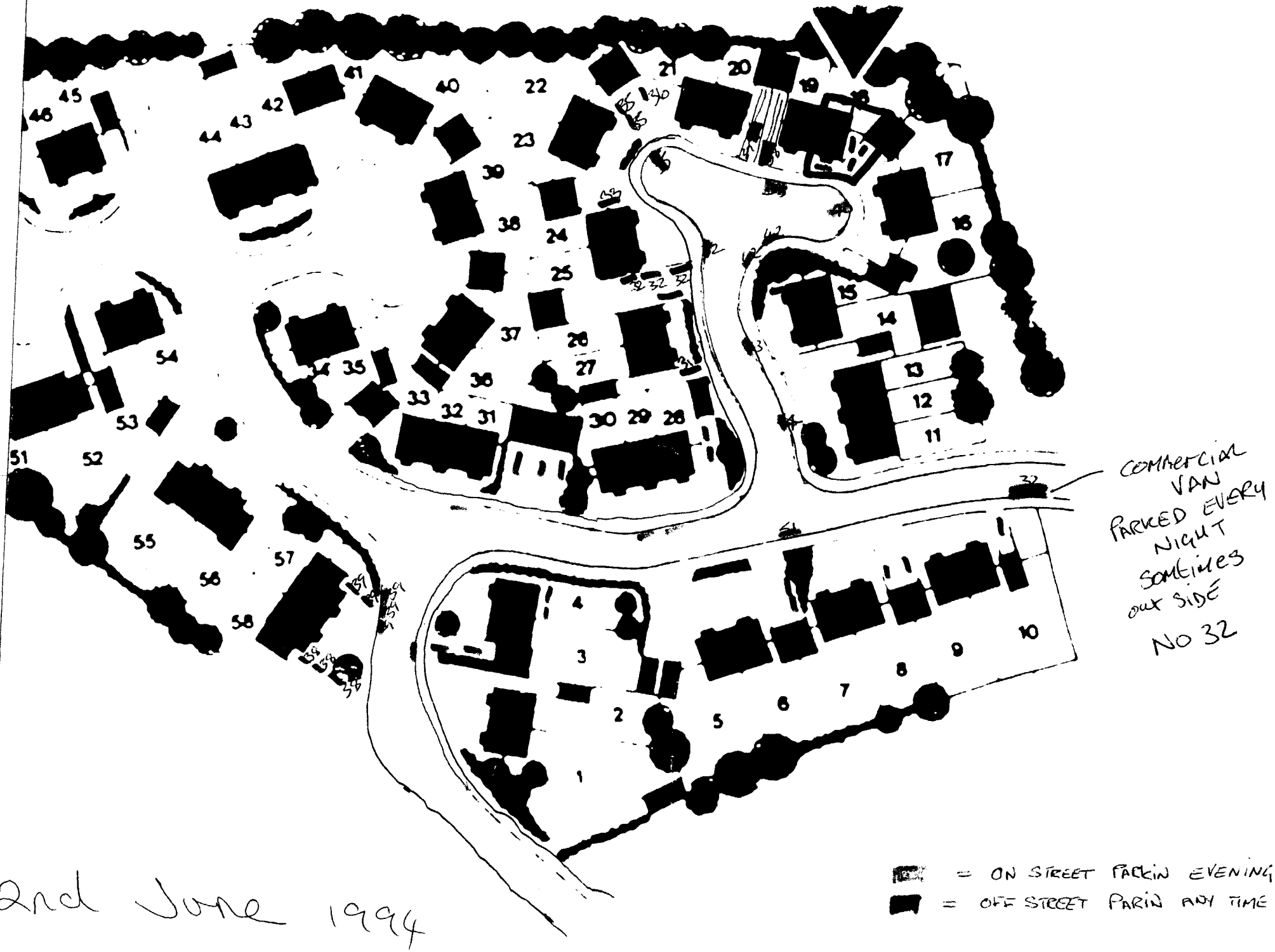
which will show no credit outstanding at all.
So you can see 2 things one we were commited to doing things wright and at a good service to the ~~pe~~ people who stay even our family wondered what people came ~~back~~ for until this ~~then~~ then when they saw the letters in the paper they could see I hope this has given you a deeper insight into the way we live and work

Yours

Cheryl & Russell

Varley





2nd June 1994



Copy Put on C.B's desk 8-6.

The Thorneycrofts Guest House,
39 Beaufort Drive,
Spalding,
Lincolnshire
PE11 2YR.
Telephone 0775 723983

2nd June 1994

THIS NEEDS ACTION. PJM 3-6.

LATE CBS: Offr. P.J.M. Date. 3-6.
Salient points highlighted

Dear Mr Smith

We feel that after Making so many Changes with the DISCUSSIONS with you and Councillor Roberts that we MUST call for a PARKING RESTRICTION within Beaufort DRIVE as since we have change our Parking Situation that new neighbours have Moved into NO 40 and she very often parks on the Road outside our windows also the Member who lives in NO 38 has his girl friend who also works in enviromental health and She Parks her Car on the Pavements amongst NO 32 Parks a H.G.V VAN within close PROXIMITY of all Residents and also feel this causes an inJustment to every one SO Please will you look into the matter at your earliest Convienence

Yours

P. L. Varley

Chris,
Can you look into this & advise author of letter accordingly.
PJM 8-6-94

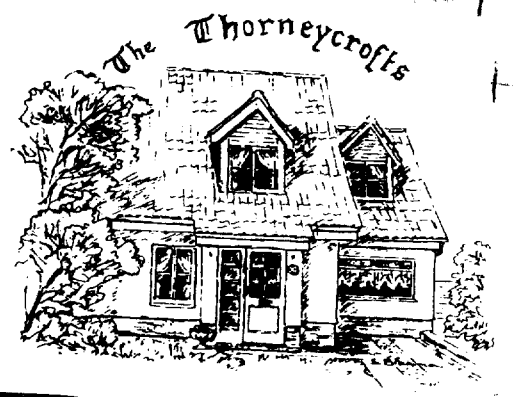
A16/364/94

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUN 1994



REF APPLICATION NO

H/16/0364/94



The Thorneycrofts Guest House,
39 Beaufort Drive,
Spalding,
Lincolnshire
PE11 2YR.

Telephone 0775 723983



Picture (A)

Shows House Before Drive started

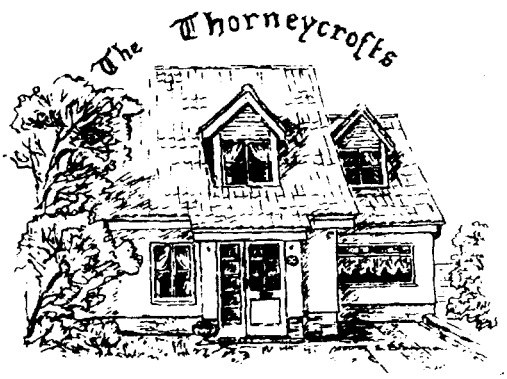
S.H.D.C. PLANNING DEPT
RECEIVED
17 MAY 1994 DR



Picture (B)

Drive completed with independent coming and leaving as Requested





The Thorneycrofts Guest House,
39 Beaufort Drive,
Spalding,
Lincolnshire
PE11 2YR.
Telephone 0775 723983

Our Ref: RV/CV/3394
Your Ref:H16/1010/93

Mr B.Smith

With Reference to our conversation with mr roberts on /3rd March 94 their was five points to chang e this letter confirms which alterations we have or will agree to;

1, 2 Letting rooms, 95% of the time. Confirm

2, Agreement to cease buisness if or when we leave. Confirm

3, Revis ed parking arrangements. Confirm

4, Domestic type vechil es only. Confirm

5, Previous record of occupanc y. Confirm (Enclosed)

Thankyou for your help and hopewe can work together.

Yours Faithfully

P K Watts

SOUTH HOLLAND D.C.
PLAN DEPT.
14 APR 1994
REF 0364/94



JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
1 CAR 1 PERSON	1 CAR 2 PERSONS	4 PEOPLE 2 CARS	6 PEOPLE 3 CARS 6 PEOPLE 3 CARS 1 CAR 1 PERSON	1 CAR 2 PEOPLE 1 CAR 2 PEOPLE 1 CAR 2 PEOPLE 6 PEOPLE 3 CARS 6 PEOPLE 3 CARS 6 PEOPLE 3 CARS	1 CAR 2 PERSONS 1 CYCLE 1 CAR 2 PERSONS 1 CAR 2 PERSON	1 CAR 1 PERSON 1 CAR 2 PERSONS 1 CAR 2 PERSONS 1 CAR 4 PERSONS 1 CAR 2 PERSONS 1 CAR 3 PERSONS 6 PEOPLE 3 CARS	1 CAR 2 PERSONS 1 CAR 2 PERSONS 6 PEOPLE 3 CARS 1 CYCLE 1 CAR 2 PERSONS 6 PEOPLE 3 CARS	2 PERSONS 1 CAR 4 PEOPLE 1 CAR 6 PEOPLE 1 CAR 2 PERSONS 1 CAR 2 PERSONS 1 CAR	1 CAR 2 PERSONS 2 PEOPLE 1 CAR	2 PERSONS 3 PERSONS 3 PERSONS 2 PERSONS 2 PERSONS 2 PERSONS 2 PERSONS	2 PERSONS

CARS FOR JAN = 1

CARS FOR FEB = 0

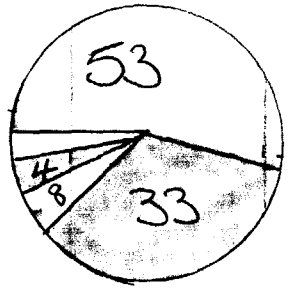
CARS FOR MARCH = 3

NO TRANSPORT
1 CAR
2 CARS
3 CARS

1993 (98 DAYS OCCUPANCY

THE THORNEYCROFTS
39 BEAUFORT DRIVE
SPALDING PE11 2YR
0775 723983

SOUTH HOLLAND D.C.
PLAN DEPT.
14 APR 1994
REF 0364/94



Sullart

LATE OBS Offr..... Date.....
Salient points highlighted

7 Castle Estate,
Castle Lane,
RIPPONDEN.
Sowerby Bridge. HX6 4JY
Yorkshire.

20th May 1994.

The South Holland District Council,
District Planning Department,
Priory Road,
SPALDING. PE11 2XE
Lincolnshire.

Dear Sirs,

"The Thorneycrofts",
39 Beaufort Drive, Spalding.

We understand that there is current discussion regarding parking of cars at the guest house, "The Thorney-crofts".

We have been guests of Mr. & Mrs. Varley, having contacted them through the South Holland Tourist Accommodation Guide. One of our reasons for choosing this particular house was that it is not very large, having, in effect, three double rooms, so that at any one time there should not be a crowd of visitors. Similarly, so far as transport is concerned, it meant that, in addition to ourselves, there should at most be another three vehicles.

On arriving at the Thorneycrofts, we found that there was possible parking for at least four, and maybe a fifth car, without any parking on the public highway.

We hope that this letter will help to resolve the situation in favour of Mr. & Mrs. Varley continuing their business.

H16/364/94

S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAY 1994 DC
Acknowledged
Site Nos.
YES/NO
SI
23/5

Yours faithfully,

S. B Lewis

(Lewis & Sylvia Binns).

SOUTH HOLLAND DISTRICT COUNCIL

DIRECTOR OF ADMINISTRATION

R COLE DMA

Mr. B. Smith,
Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding, Lincolnshire.

Your Contact: Dr. Douglas Gyte.

Our Ref: DG/KB

Your Ref: H16/1010/93

Date: 4th May, 1994.

Dear Mr. Smith,

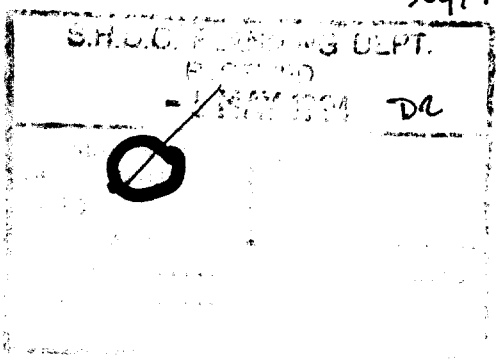
I am writing to you to support the planning application for Mr. R. Varley of the Thorneycrofts, Beaufort Drive, Spalding, to run a Bed and Breakfast establishment at that address.

During the time he has been on our accommodation list he has provided an excellent service to visitors to Spalding. The quality of service Mr. & Mrs. Varley provide is reflected in the many unsolicited testimonials from visitors who often come especially into the Tourist Information Office to say how well they have been looked after.

Mr. & Mrs. Varley have proved to be amongst the most reliable of the establishments in Spalding; they are always willing to accommodate people at short notice throughout the year.

The Tourist Information Centre values accommodation of this quality in view of the increasing number of visitors who are coming to Spalding and the South Holland area. The East Midlands Tourist Board Development Strategy stresses the importance of "Raising the Standard" of accommodation and customer care. It is our opinion that Mr. & Mrs. Varley have become successful because of the quality care they provide, which reflects well on the district.

364/94



Cont'd ....

Director of Administration
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 711253

4th May, 1994.

I have recently visited Mr. Varley to discuss his request for change of use to Guest House. I was impressed by his desire to continue to provide a high quality bed and breakfast facility, despite his past problems. He is willing to invest in altering the property in a sensitive manner to satisfy the objections about possible occasional problems with car parking space. This further reinforces the points previously made that his establishment is one that we are eager to retain.

Yours sincerely,

Dr. Douglas Gyte,
Leisure and Marketing Officer,
for the Director of Administration.

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0364/94

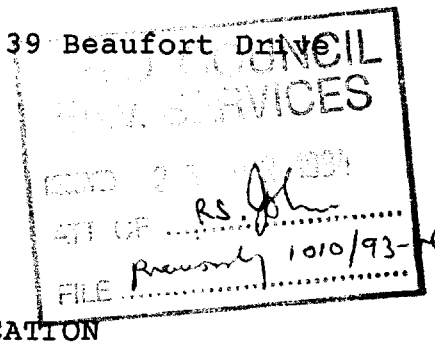
Applicant: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Agent: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Description: Change of use to guest house

Location: The Thorneycrofts 39 Beaufort Drive
Spalding Lincs

Type: FULL



Dear Sir/Madam, 21-APR-94

CONSULTATION ON PLANNING APPLICATION

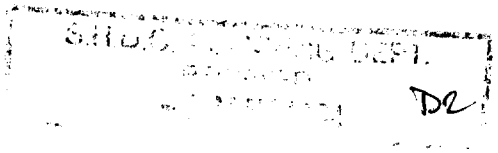
I have received an application for the above proposal, and should be pleased to receive any observations you may wish to make.

Your comments should be sent to me by 05-MAY-94 quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Dir of Environmental Services
South Holland District Council



David,
Nos comments
4-5-94 RS

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)

64 Winsover Road
SPALDING
Lincs PE11 1HA

22nd April 1994

Dear Sir/Madam,

Planning Application Number: H16/0364/94
Mr & Mrs Varley - The Thorneycrofts, 39 Beaufort Drive, Spalding

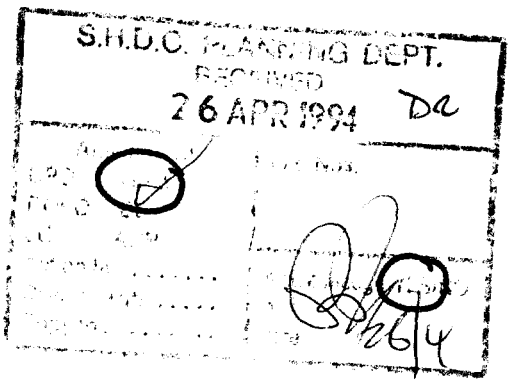
Thank you for your notification of the above.

I would advise that I no longer have an interest in this matter on behalf of Mr Ralph as he completed the sale of his property at 40 Beaufort Drive on 15th April 1994 and therefore no longer resides at the property.

Yours faithfully,

S A Fordham (Mrs)

D J Roberts Esq
Planning and Bldg Control Dept
SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0364/94

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

The Tithorney Crofts, 39 Bentley Drive
Spalding.

3. Name, classification and number of road

UC

4. Date application referred 20/4/94

5. State whether outline, detailed application etc.

Full

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

Change of use To Guest House

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: 28-4-94 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

Delete as appropriate

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

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

as shown on the submitted plan
The proposed car parking spaces are not, however, practical
The space available does not allow two vehicles to comfortably
side by side as indicated by the applicant. Also the space
fronting the dwelling is not practical as it would take several
manoeuvres to get in and out of the site.
Consequently the parking requirements cannot be met which
will lead to vehicles having to park on the adjoining
highway reducing the turning area to the detriment of
highway safety and the inconvenience of other residents

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

ENFORCEMENT ENQUIRIES

TO: CASE OFFICER: D Roberts

APPLICATION NUMBER: H16/0364/94 VARLEY

Please note that this application ~~has been~~/is the subject of an Enforcement Enquiry.

For further information please contact the Enforcement Officer.

Date: 21.4.94 Signature: K Woods

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0364/94

Applicant: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Agent: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Description: Change of use to guest house

SOUTH HOLLAND D.C.
PLANNING DEPT
18 APR 1994
REF Valid

Location: The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs

Type: FULL

Date received: 14-APR-94

15-APR-94

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:

Please complete part 3 of ownership certificate.

Please return the additional copy of this letter with your reply.
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 Lowe quoting the above reference.

Yours faithfully

S A Hicks

pp Principal Administrative Officer

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)

BRI 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: H16/0364/94

Applicant: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Agent: Mr & Mrs Varley
The Thorneycrofts
39 Beaufort Drive
Spalding
Lincs, PE11 2YR

Description: Change of use to guest house

Location: The Thorneycrofts 39 Beaufort Drive
Spalding Lincs

Type: FULL

30-JUN-94

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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

J D L Taylor
45 Beaufort Drive
Spalding
Lincs

Mr MJ Shipp
38 Beaufort Drive
Spalding
PE11 2YR

Miss A Salmon
35 Beaufort Drive
Spalding
PE11 2YR

Mr M P Trulock
1 Lodder Avenue
South Bretton
Peterborough
PE3 9AB

DR

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAY 1994
Attention of
CPO NWM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....
File Nos.
Acknowledge YES/NO
by
date 16/5

38 Beaufort Drive
SPALDING
Lincs.
PE11 2YR

12th May, 1994

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.

OBJECTION

Dear Sirs,

REF : CHANGE OF USE TO GUEST HOUSE AT THE THORNEYCROFTS, 39 BEAUFORT DRIVE, SPALDING FOR MR & MRS VARLEY - PLAN REF. NO. H16/0364/94

I object to the above proposed change of use at the above mentioned address for the following reasons :-

1. Accommodation density too high - potential for guest house to be overcrowded.
   N.B. It is not unknown for 3 separate parties of guests to be staying at the house at any one time. The question has to asked, where are the family of 4 sleeping when the bedrooms are otherwise occupied, are they sleeping in the conservatory? If so, then the conservatory should have been built as a bedroom and therefore requires Building Regulations Approval.

2. A Covenant restricting the use of land for carrying on a business is registered on all the dwellings on the Beaufort Drive development. Planning Permission for a Guest House will infringe this convenant, thus amounting to a nuisance.

3. Planning Permission for a Guest House will create a controversial precedent for future applications of this nature in this and other residential areas.

4. Excessive traffic generation on the cul-de-sac road, which is already frequently congested with parked vehicles, will create an additional safety hazard especially for the children living in the neighbourhood.

5. Unacceptable levels of noise from guests/visitors, slamming of doors, motor vehicles etc.

contd/.....

2/.....contd.

6. Inadequate means of access to and egress from the parking area. Also room for manoeuvring is somewhat limited and as a result visitor's vehicles are frequently parked on the footpath.
N.B. Damage to the footpath outside the property has already been caused by undue strain from traffic.

7. Visual intrusion from visitors/guests etc.

8. Worsenment - decrease in the value of my property as a result of the Guest House and its associated "blight".

9. Increase in the risk of fire occurring, which I am particularly concerned about, since my property is attached to the proposal. In addition there is consequential danger to people staying at the proposed Guest House due to unsatisfactory means of escape from first floor (e.g. inner rooms, lack of automatic fire detection and alarm system etc.)

10. Increased security risks created by an influx of strangers residing/visiting the Guest House, which is situated in a quiet secluded cul-de-sac.

Other points of interest to be considered are :

i) Operation of a Guest House for 3 years without Planning Permission and converting the existing garage into a Lounge without Building Regulation Approval, thus making a mockery of the Planning and Building Control processes. Ignorance of the above requirements is no excuse!

ii) Shared private and commercial kitchen - which contravenes the Food Hygiene Regulations.

iii) Inadequate sanitary and washing facilities for number of occupants.

In conclusion, I feel that there is no need for a guest house within Beaufort Drive, Spalding, the location, nature and arrangement of the accommodation are inappropriate and the proposal is totally out of character with the surrounding area.

Yours faithfully,

M. SHIPP

P.P. M. J. SHIPP

1 Loder Avenue
South Bretton
Peterborough
PE3 9AB

12th May 1994

B Smith
Director of Planning & Building
Control Services
Council Offices
Priory Road
Spalding
Lincs

OBJECTION

Dear Sir

Reference No: H16/0364/94

Reference my mother's telephone call to Mr Steve Thorn today. could you please accept the following objection which is much the same as my last one dated 24th December 1993

With reference to the above planning application on property 39 Beaufort Drive.

I am the present owner of 34 Beaufort Drive although I am temporarily residing at my parents house at the above address.

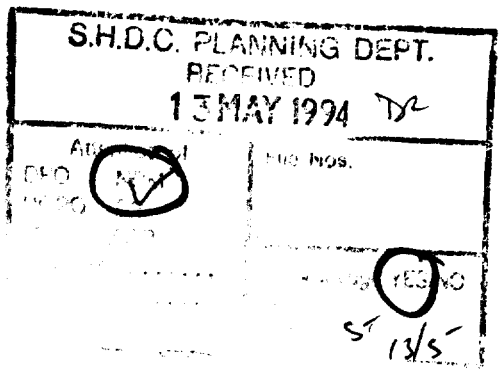
I strongly object to the change of use from private to commercial (Guest House).The flow of traffic and parking of vehicles is totally inapropriate in this small culdasac.Extra vehicles have already been very noticeable.

When purchasing my property from Peacocks I was lead to believe this area would be solely residential.I also feel that this could have a detrimental affect on future values and sales of properties in this residential location.

Yours sincerely

M P Truluck

Mr M P Truluck



35 Beaufort Drive
SPALDING
Lincs
PE11 2YR

3 May 1994

Department of Planning
and Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

OBJECTI

Dear Sirs

Re: Reference No : H16/0364/94
Description : Change of use to Guest House
Location : The Thorneycrofts 39 Beaufort Drive
Spalding Lincs

I refer to your Notice of Planning Application dated 21 April 1994.

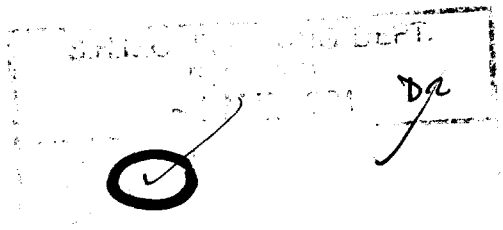
I enclose a copy of my letter to the Council dated 5 January 1994 and confirm that I would wish to reinforce the objections stated in that letter.

In addition to my original objections I consider the parking area shown on the second application to have an adverse effect on the original landscaping of the estate.

Yours faithfully

A L Salmon

A L SALMON (MISS)



5/5/5

35 Beaufort Drive
SPALDING
Lincs
PE11 2YR

5 January 1994

Department of Planning
and Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Re: Reference No: H16/1010/93
Description : Change of use to Guest House
Location : The Thorneycrofts 39 Beaufort Drive Spalding Lincs

Thank you for your Notice relating to a Planning Application in respect of the above dated 10 December 1993. I would like to point out that this Notice was not received by me until 22 December 1993.

I attended the South Holland District Council Offices on 29 December 1993 and would make the following observations:-

1. Please refer to the Third Schedule, Clause 5, of the copy Transfer enclosed. I am extremely concerned that a property could be purchased with such a restriction and subsequently overruled. Please also see Clause 9.

2. There is no provision for a turning area within the parking arrangements shown on the plan. It stands to reason therefore that if the first vehicle in at night wishes to be first out the following morning it is more likely that that vehicle will be parked on the footpath/roadside to prevent the other guests from being disturbed and having to move their cars.

3. If the Guest House is occupied by three couples each with a vehicle it is quite possible that the Cook and the Cleaner will also require a parking space.

4. Consideration should also be given to:-

   (a) The additional traffic in the culdesac which is at times very congested. Garages for houses on

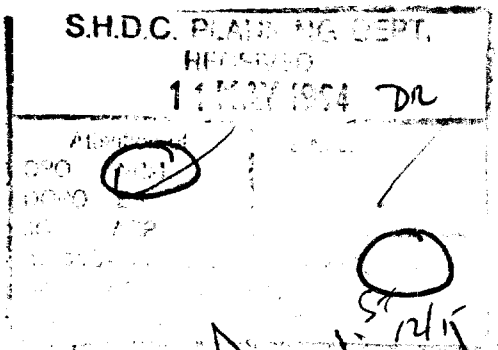
the right hand side of the road are at the rear of those houses. Visitors park on the side of the road or on the footpath, mainly evenings and weekends.

(b) The way the culdesac has been constructed leaves existing residents with no alternative but to reverse out of their drives and in to the culdesac to manoeuvre. Any additional traffic will cause problems.

Please confirm safe receipt of this letter.

Yours faithfully

ANDREA SALMON (MISS)



45, Beaufort Drive,
Spalding.
11.5.94.

Planning Application H16/0364/94
Thorneycroft Guest House,
39, Beaufort Drive,
Spalding.

OBJECTION

Dear Sir,

I wish to oppose the above application. I purchased my house in November of 1988. At that time I entered into a contract with the builders F.E. Peacock & Son (Thorney) Ltd. The contract page 91 attached to this letter. I draw your attention to Section 5. This clearly states that no business should be run from the premises. I consider that all the houses were

covered by this contract. One reason for buying this house was to be on a quiet estate without any problems from traffic. If this application is passed I believe the council will have failed the residents at this area. I also consider if this is passed it enables every householder on estates throughout the district to run businesses from home. Surely this is not what people bought their houses for.

I also enclose a plan of the area. It shows one route into the estate. It also shows that road parking spaces are at a premium and the area is

Populated enough whether or not it is a short term occupancy. I ask that you consider these points when you assess this application. I have no argument with the applicant and wish them all success with a guest house venture but not in an estate environment.

Yours Faithfully

G M Naylor

substantial state of repair order and condition the fences along the boundaries of the Property shown with an inward "T" on the Plan

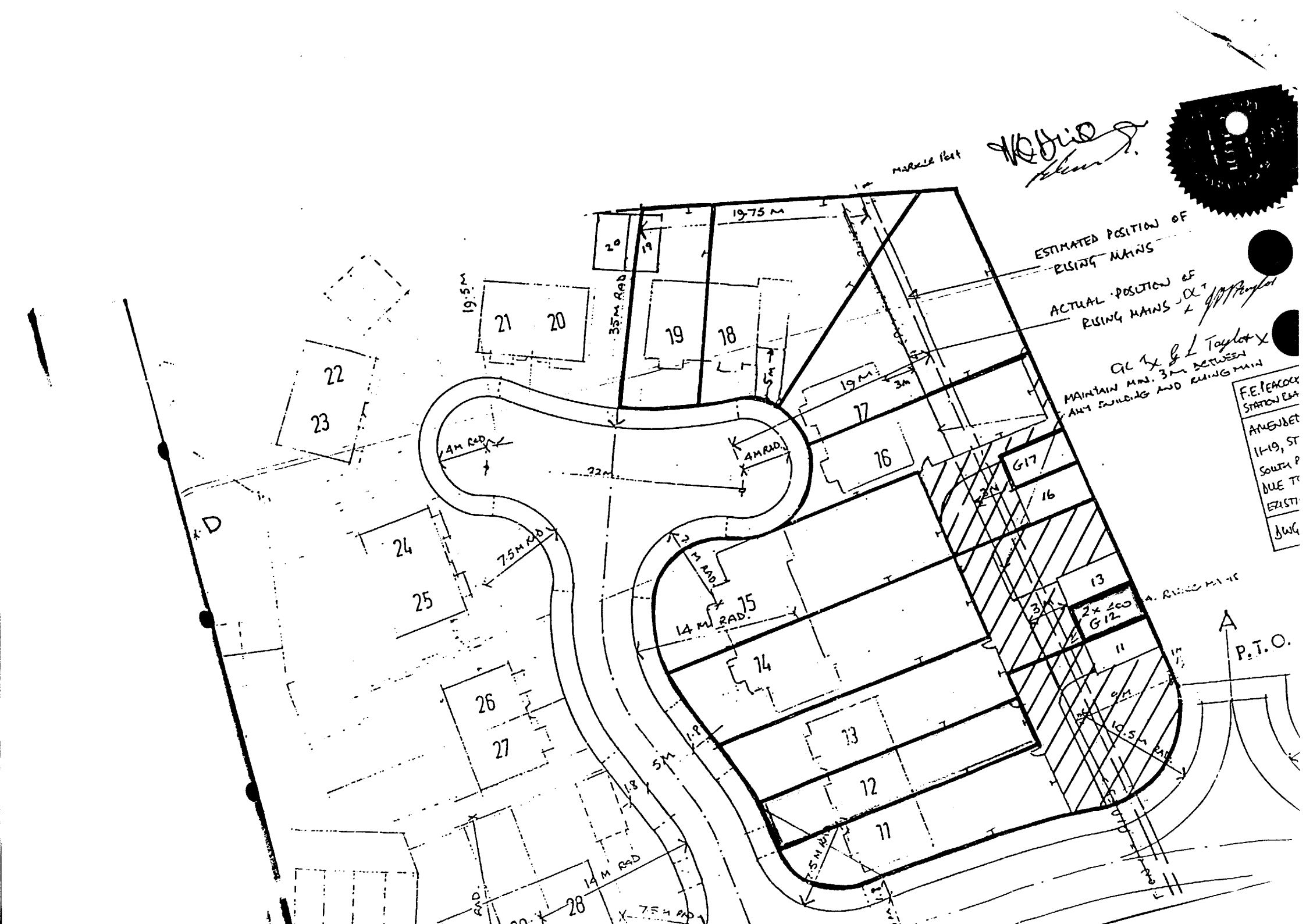
4. Not to keep place or erect any building structure fence hedge or wall or other erection whatsoever including any caravan ocean or river craft or anything of a like nature on the Property in front of the building line and not without the written consent of the Transferor first had and obtained to make any exterior alteration or addition to any building on the Property or to keep place or erect any garage shed greenhouse screen or other similar structure on the Property

5. Not to use or permit or suffer to be used on the Property or any part thereof for the carrying on of any trade manufacture business or occupation whatsoever but to use the same as a private dwellinghouse in single family occupation only

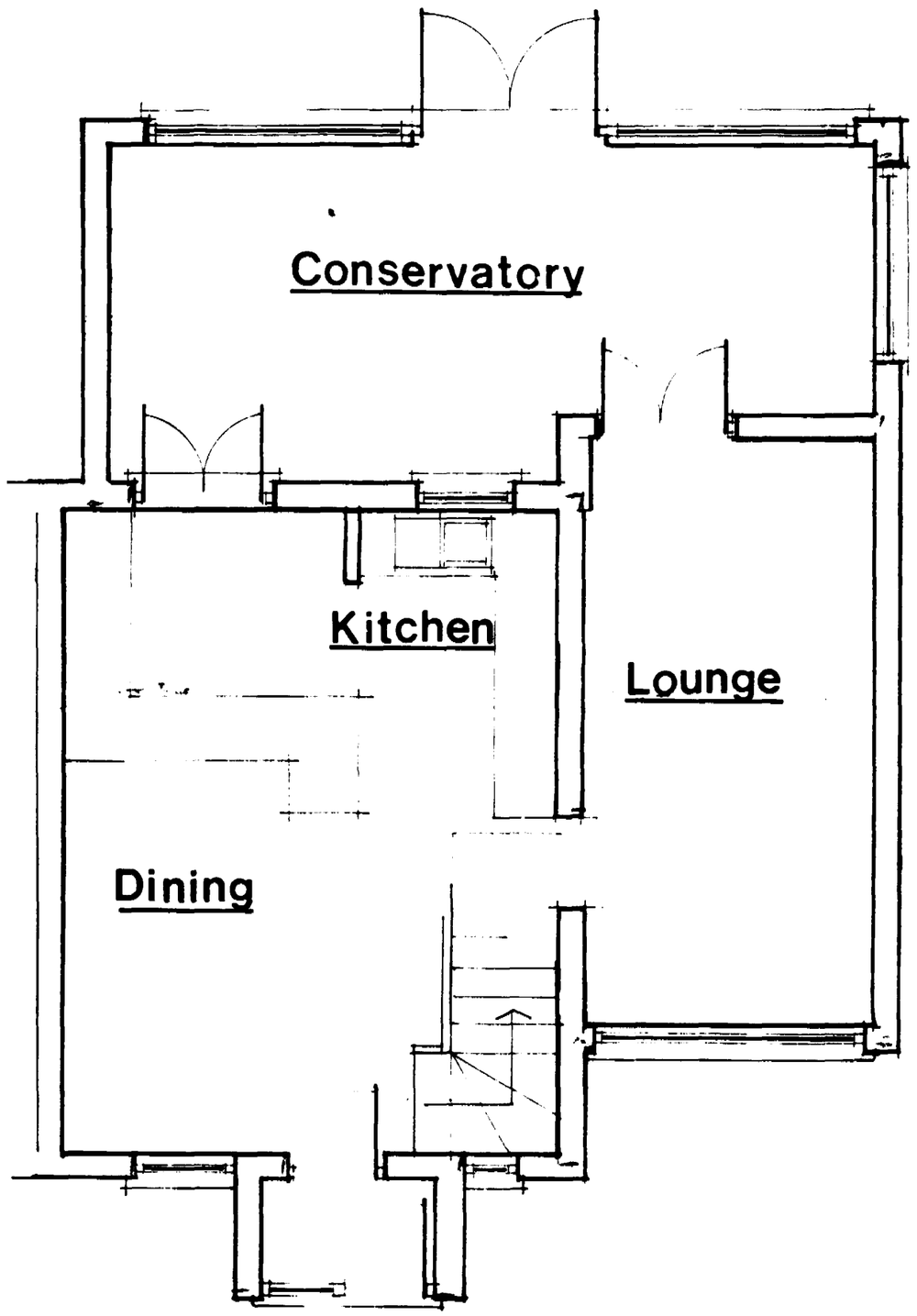
6. Not to affix or display or permit to be affixed or displayed upon any part of the Property any poster advertisement placard or notice of any kind except such as shall relate to the sale or letting of the same and in the case of any breach of this restriction the Transferor shall have the right at any time without notice to the owners or occupiers of the Property to enter upon the Property and to remove at the expense of the owners or occupiers any post or signboard advertisement placard or notice of any kind displayed or exhibited in contravention hereof

7. No animals or birds other than the usual domestic animals


Main Drain
BM
3.72m
3.4m
SOUTH
PARADE
3.4m
Town Drain
REGENT
STREET
Town Drain
Dismantled Railway
Drain
Playing Field

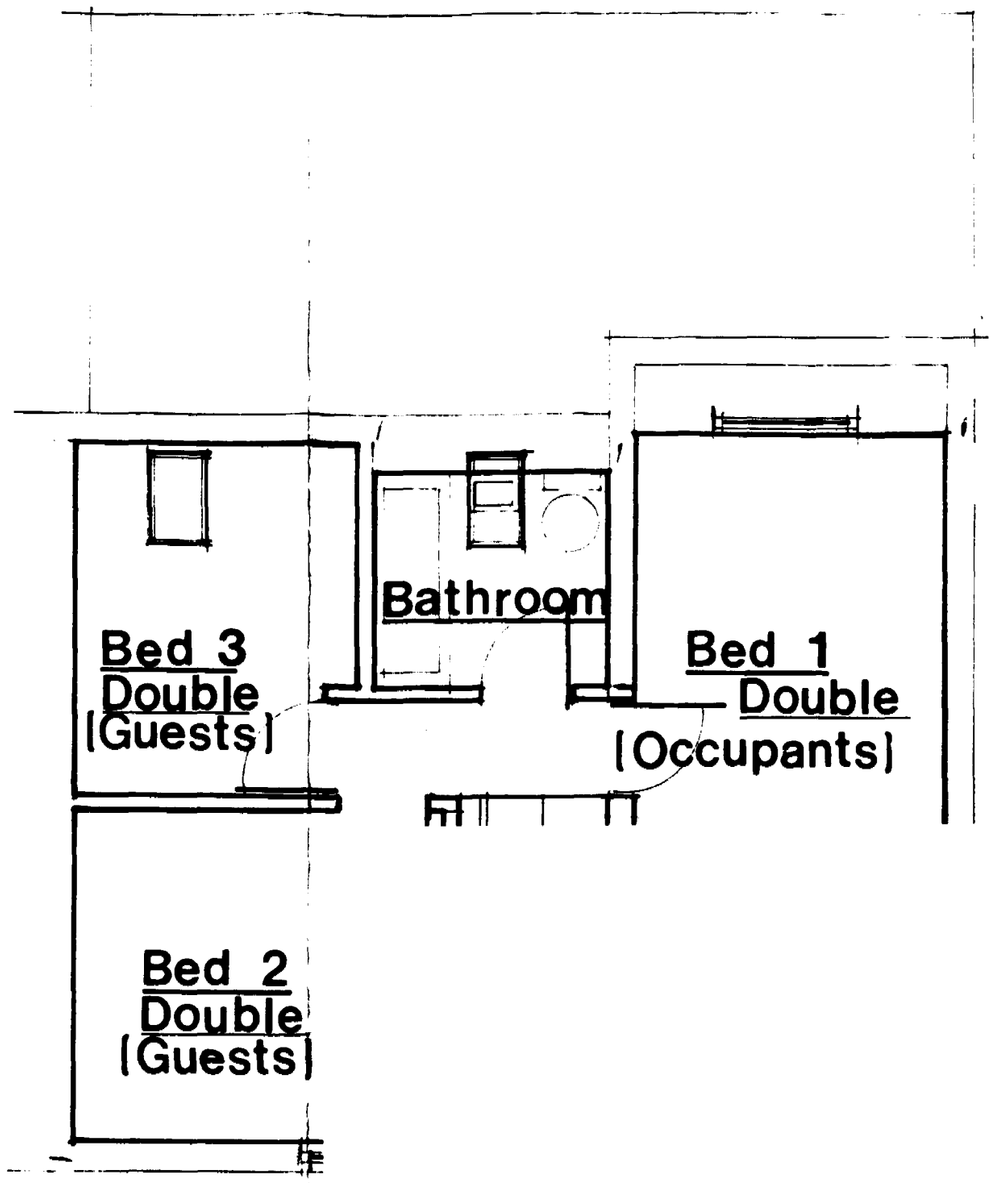

ESTIMATED POSITION OF RISING MAINS
ACTUAL POSITION OF RISING MAINS
MAINTAIN MIN. 3m BETWEEN ANY BUILDING AND RISING MAIN
F.E. PEACOCK
STATION ESTATE
AMENDMENTS
1-19, ST
SOUTH P
BLUE TY
EXISTI
JUNE
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19.5M
35M RAD
4M RAD
22M
7.5M RAD
14 M RAD.
15
5M
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10.5M RAD
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G17
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77

PROPOSED CHANGE OF USE OF EXISTING DWELLING TO GUEST HOUSE AT "THE THORNEYCROFTS" 39 BEAUFORT DRIVE, SPALDING, LINCS. FOR MR & MRS VARLEY.

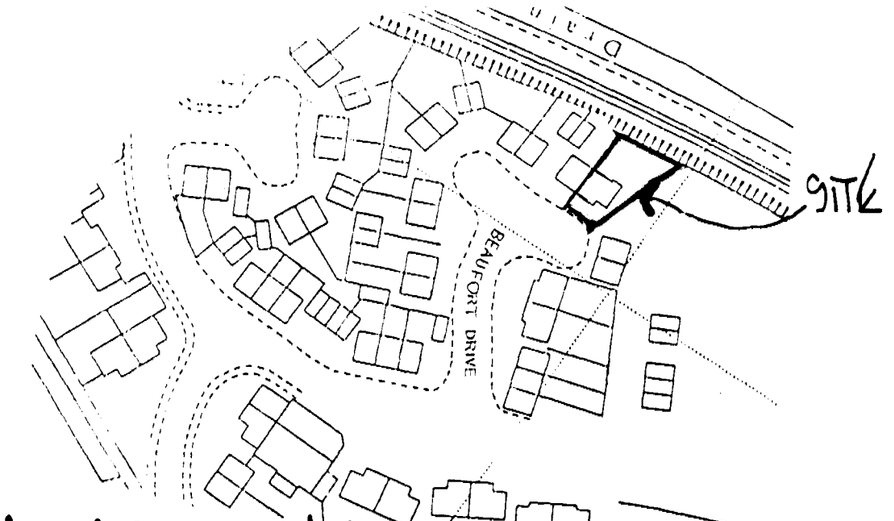


GROUND FLOOR PLAN

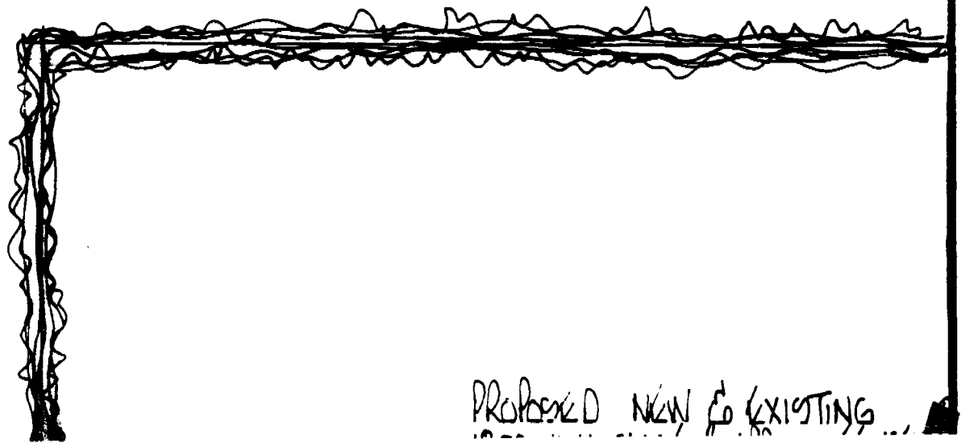
SCALE 1:50



FIRST



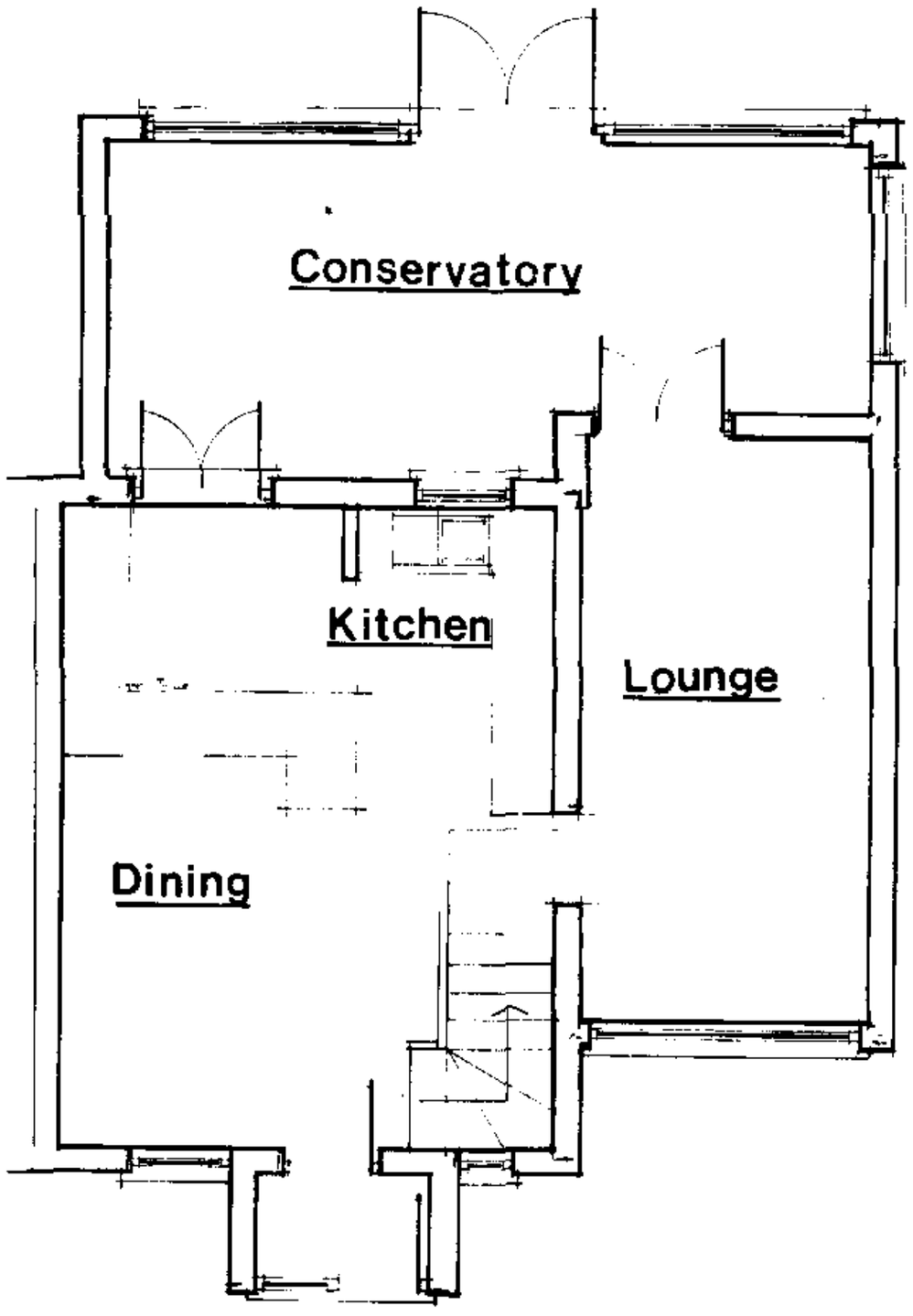
LOCATION PLAN SCALE 1:1250



PROPOSED NEW & EXISTING ...

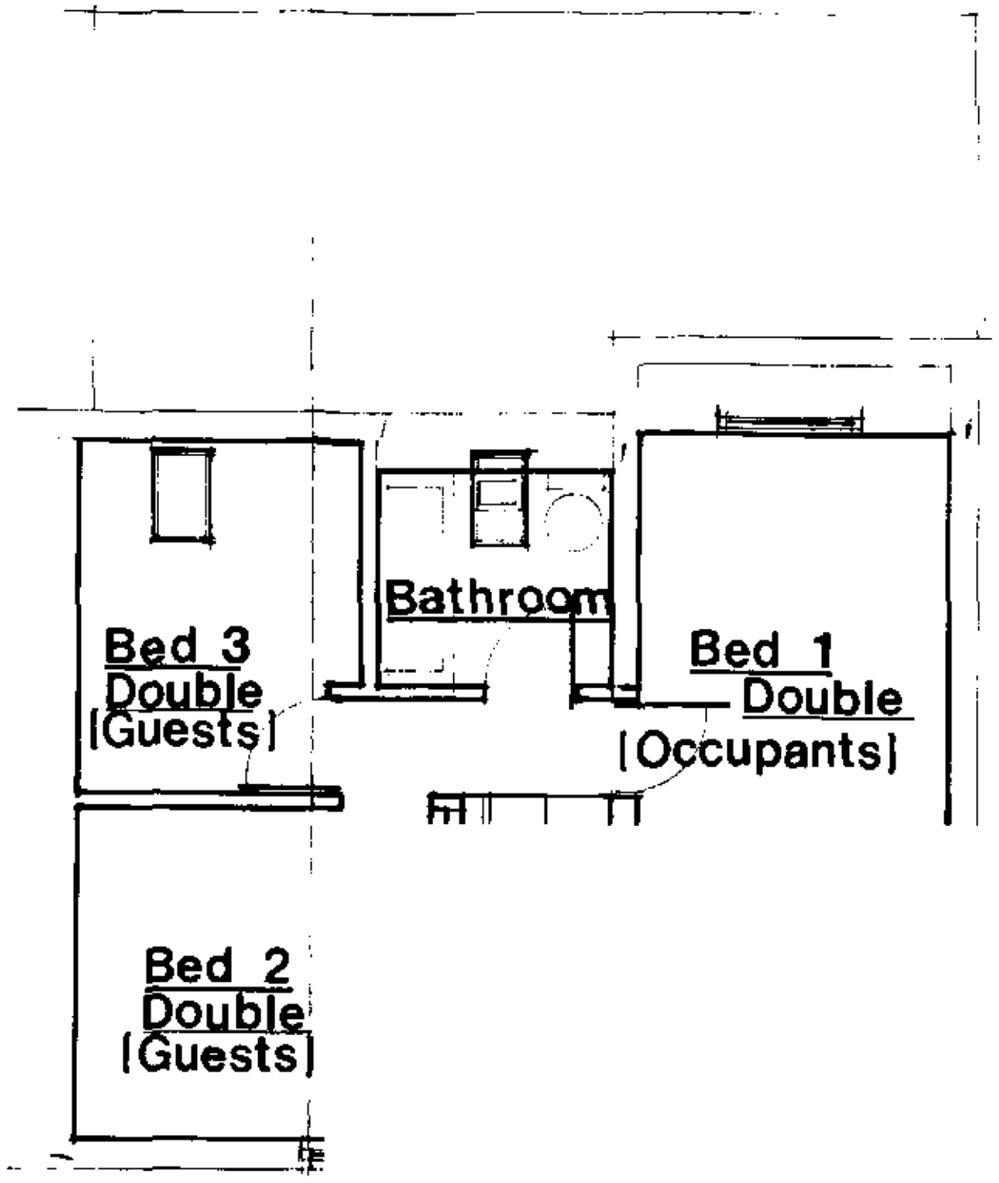
DRWG. 1^A OF 1 'A' PARKING AREA REV. ETC. 11/4/94

PROPOSED CHANGE OF USE OF EXISTING DWELLING TO GUEST HOUSE AT "THE THORNEYCROFTS" 39 BEAUFORT DRIVE, SPALDING, LINCS. FOR MR & MRS VARLEY.

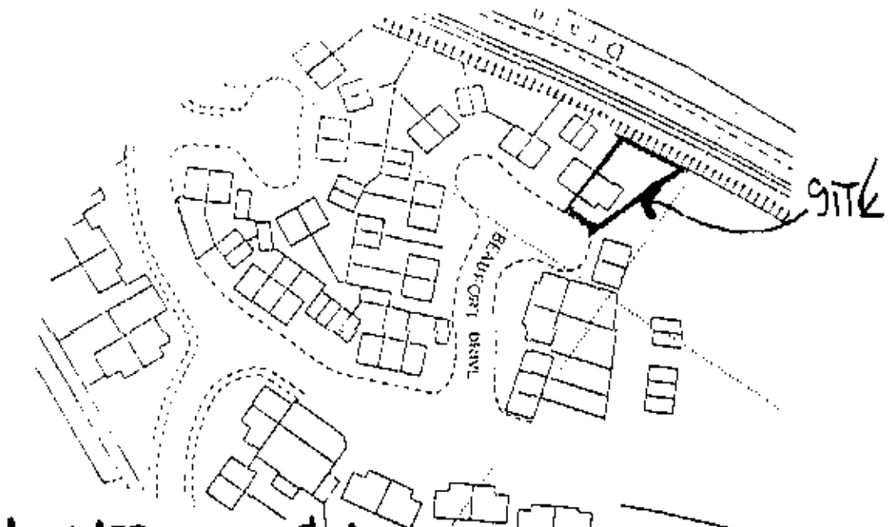


GROUND FLOOR PLAN

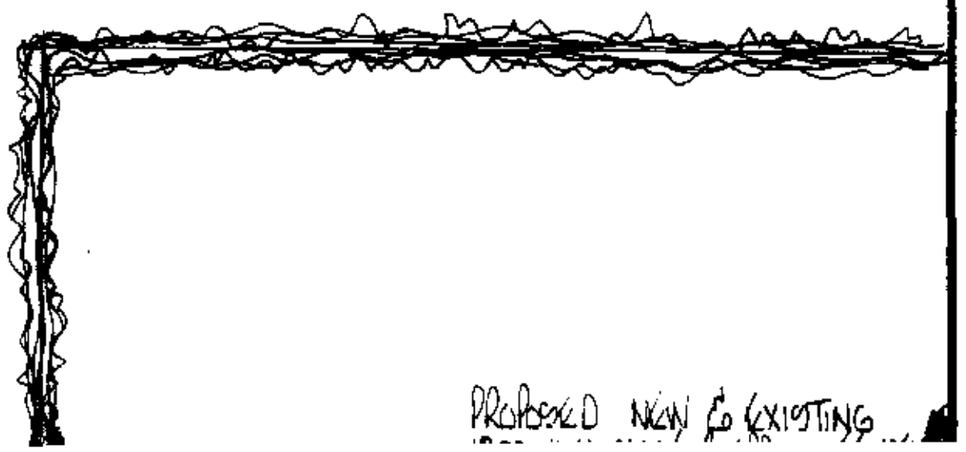
SCALE 1:50



FIRST



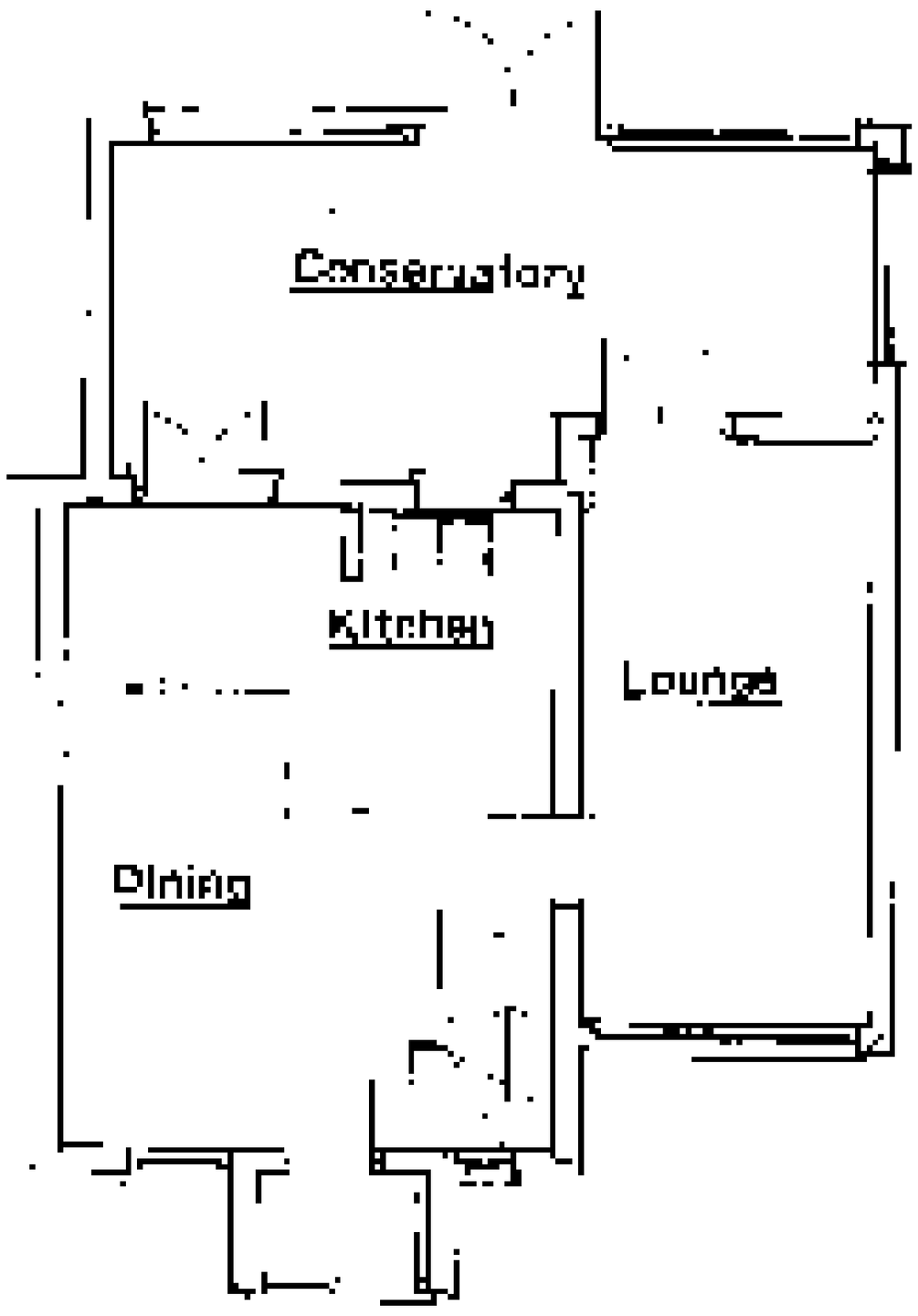
LOCATION PLAN SCALE 1:1250



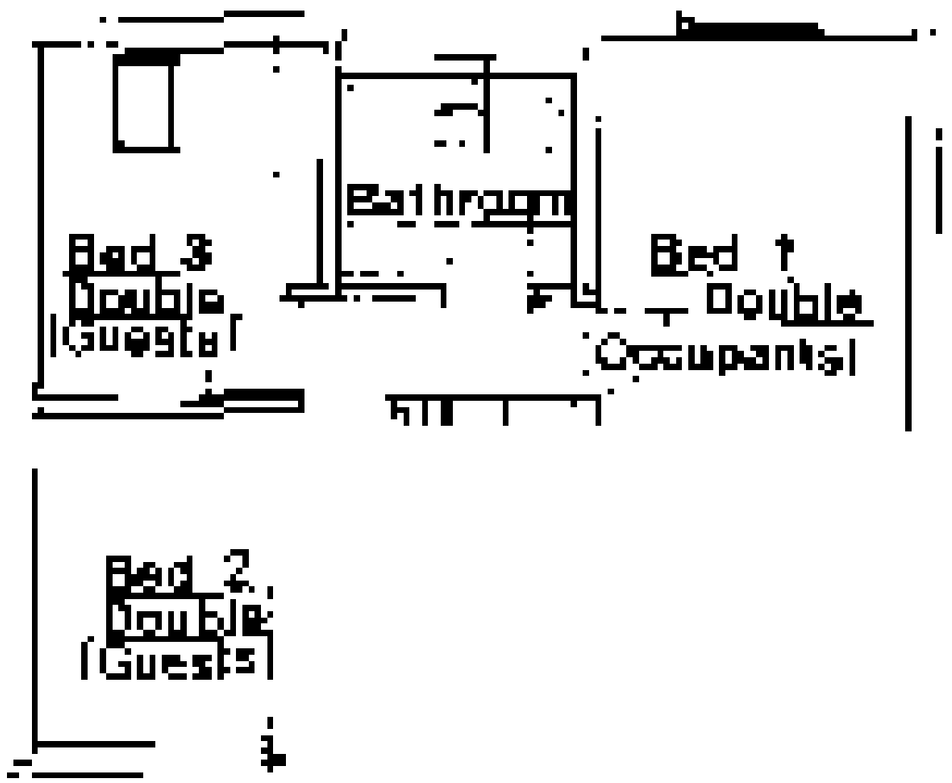
DRWG. 1^A of 1

'A' PARKING AREA REV. ETC. 11/4/94

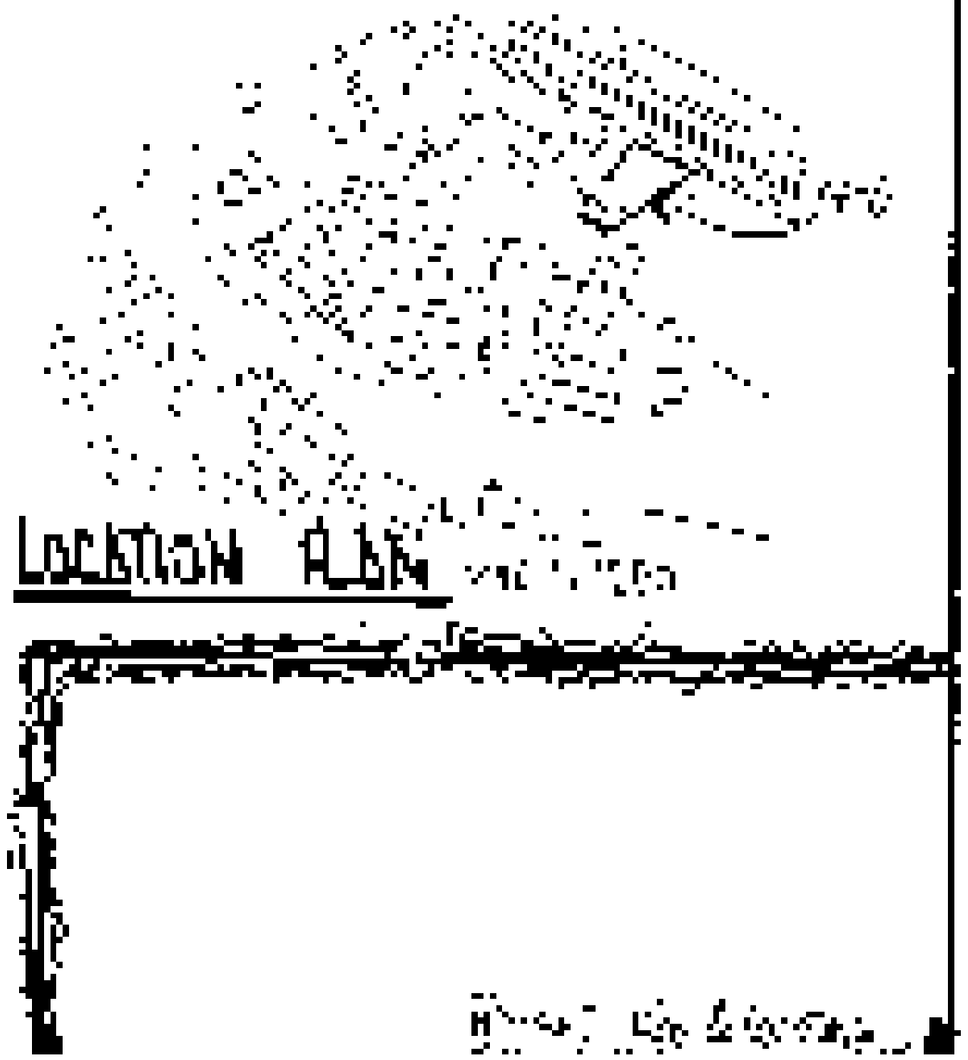
PROPOSED CHANGE OF USE OF EXISTING DWELLING TO GUEST HOUSE AT 'THE THORNLEY CROFTS' 39 BEAUFORT DRIVE, WALDINGS, LINCS. FOR MR & MRS VARLEY



GROUND FLOOR PLAN



FIRST



DRWG 1 OF 1