IAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0935/91 Received:04-OCT-91 Type:FULL

Name: Mr Royce M Beale
Darland
Gillingham
Kent
ME7 3EX

Agent: Mr Royce M Beale
Darland
Gillingham
Kent
ME7 3EX

Description: Change of use from osteopathic clinic to antique shop, using two rooms previously waiting rooms

Location : Barrington House 28 Holbeach Road
Spalding Lincs

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

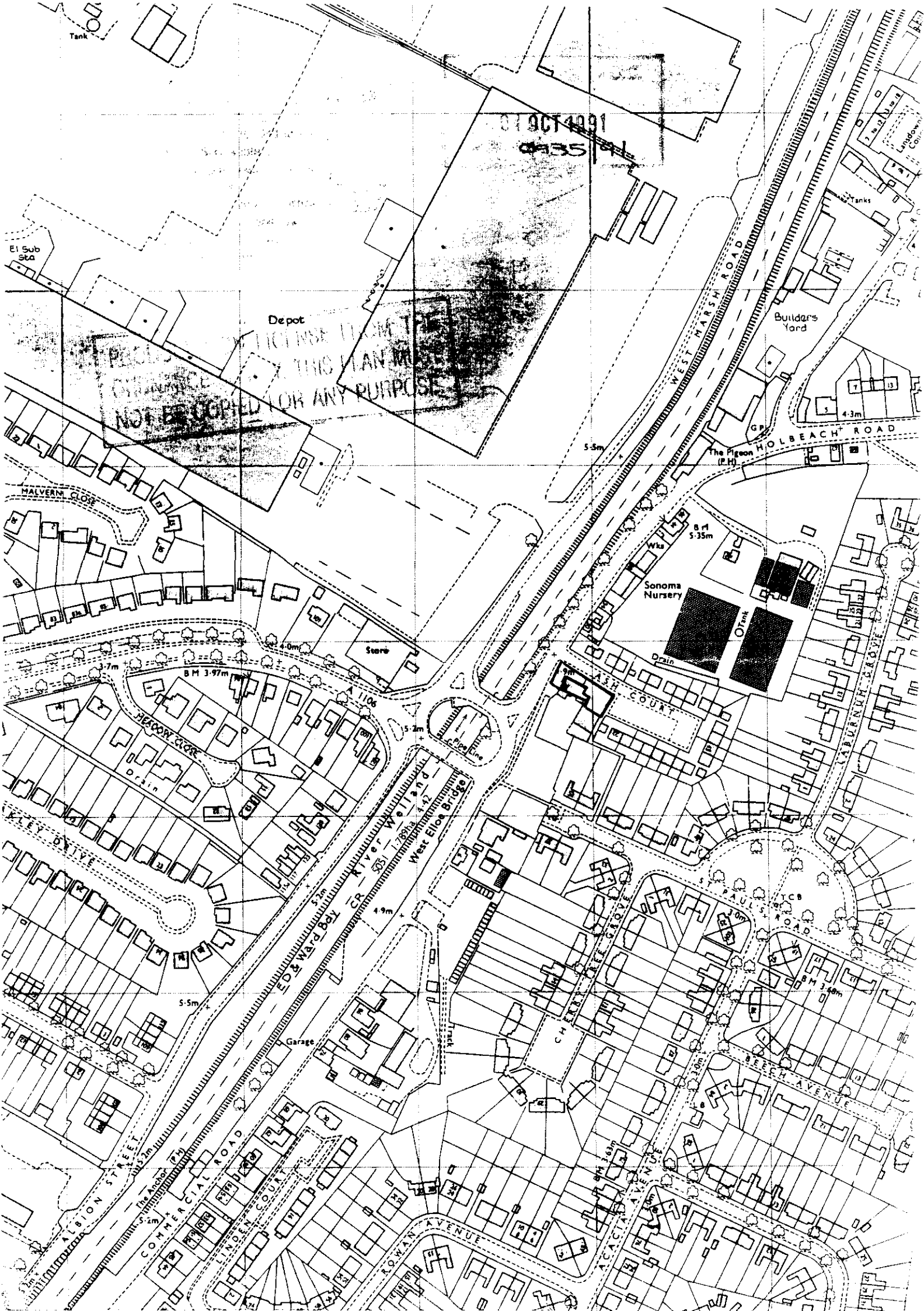
1 The permitting of the application would allow the premises to be used for general retail which would generate car borne customers to the site where there is inadequate car parking which would lead to vehicles being parked on the busy Class I Road, close to a road junction to the detriment of highway safety. Vehicles using the parking would have to reverse out onto the A151 also to the detriment of highway safety.

Director of Planning and Building Control Services
06-DEC-91

H16/0935/91

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

10/12


Tank
El Sub Sta
Depot
WEST MARSH ROAD
Builders Yard
Tanks
HOLBEACH ROAD
The Pigeon (P.H)
GP
4·3m
5·5m
HALVERN CLOSE
Wks
BM 5·35m
Sonoma Nursery
OTank
Drain
Store
4·0m
3·7m
BM 3·97m
ASH COURT
LABURNUM GROVE
MEADOW CLOSE
Drain
5·2m
Pipe Line
River Wetland
West Ellen Bridge
ED & Ward Bdy
CR
5·2m
4·9m
1·78½a
1·42
ST PAULS ROAD
TCB
3·0m
BM 3·68m
CHERRY TREE GROVE
Track
Garage
5·5m
BEECH AVENUE
ALBION STREET
The Anchor (PH)
COMMERCIAL ROAD
LINDEN COURT
ROWAN AVENUE
ACACIA AVENUE
BM 7·63m

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0935/91

Date Registered 04 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ROYCE MICHAEL BEALE,
16 Hamelin Rd
DARLAND, GILLINGHAM,
KENT ME7 3EX

Tel. No. 0634 - 578997

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

BARRINGTON HOUSE, 28, HOLBEACH ROAD, SPALDING,
S. LINCOLNSHIRE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT CHANGE OF USE, FROM OSTEOPATHIC CLINIC TO ANTIQUE SHOP, ~~USING FRONT 2 ROOMS, PREVIOUSLY USED AS CONSULTING ROOMS.~~
~~ROOM 1 = 13'9" x 13'4".~~ ROOM 2 = 12'9" x 11'9".

Please complete

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

Signed. Beal Date. 3/10/91 Previous application No:

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)
Please tick **any** box where you are including details which you wish to be considered as part of this application.
Siting [ ] Design [ ] External Appearance [ ]
Means of Access [ ] Landscaping [ ]
Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

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

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

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

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. → If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	NIL	NIL	NIL
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
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: NO		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: 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)	ON SITE + FRONT FORECOURT PARKING AVAILABLE		
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)	1 VAN + CUSTOMERS. (OWN VAN) UNABLE TO MAKE AN ACCURATE ESTIMATE OF NUMBERS.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
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?	NONE		

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).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application 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 Neal (Applicant/~~Agent~~) Date 3/10/91

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed Neal Applicant/~~Agent~~) Date 3/10/91

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

Signed Neal Date 3/10/91

TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓]

B. If new dwellings are proposed, please state how many: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A sq. metres

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

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

5. GENERAL INFORMATION Please complete each section

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

THIS SITE WAS LAST USED AS AN OSTEO PATHIC CLINIC

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

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

or

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

AS EXISTING

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 [ ]

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

FILE SHEET

0935 PJU	Last Committee before terminal date: 28 October 92	★

H16/0935/91

	CONSULTATIONS		LIST OF BACKGROUND PAPERS (If reported to committee)	EXEMPT *		RECONSULTATIONS			
	Sent	Expiry	Received		OBJ	Sent	Exp.	Rec'd	OBJ
Parish Council	—	—							
Ward Member	11/10	21/10							
County Highways	17/10	~~31/10~~	6 Objections for 8 abided						
Dept. of Transport									
A.D.A.S.									
Consultant									
Environmental Health									
Publicity:									
Residents:	29/10	12/11							
Advertisement									

Planning Office	Any notes from officer's site inspection
Applicant:	

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H16/0935/91 BC ref : N/A

Type : FULL

First received : 14.11.91

VALID : .....

VALIDATION

Submission incomplete: Forms
Certificate
Site plans
Fees
Section 26
Other

Requested.....

INVALID REF:

Financial: CORRECT FEE £92
Submitted fee £92
Additional fee £ —
Refund needed £

Receipt no.10165
Receipt no....
Month.....

Non-fee earning - type
previous app ref:
other

INFORMATION

Site area H
Floorspace M
No of dwellings

Plotted..9.10

Location -

Index sheet no ..193..

Grid ref 525600 173950

Ward .....R.....

Parish ....SPALDING

Local Plan area ....YES

IBD Inside/Outside

Constraints -

TA
Rural(10B)
Bypass
Level Cross

CA
LB
TPO

Other

Applications -

Last application

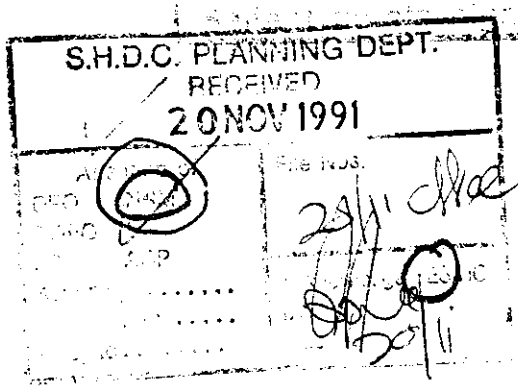
S20/90

Other applications on site

1027/83
739/89

Other relevant apps

Data input.....



16, HAMELIN ROAD,
DARLAND,
GILLINGHAM,
KENT. ME73EX
17-11-91

Dear Sir,

Further to my application for change of use from Osteopathic Clinic to Antique Shop at 28 Holbeach Road, Spalding, Reg H16/0935/91, dated 4/10/91,

I was not aware that granting my application for Antique Shop useage falls within class A1, I can understand your concern about the open ended retail use this could cause.

I can assure you that the premises will be used as an Antique

Shop, + under no circumstances will it be used as a General Store Grocery etc. I would be happy to sign any documents to that effect if required.

I hope this clears up any misunderstanding in this matter + would like to add, that as well as front forecourt parking, there is also parking available at the side of the property, + no access from Ash Court to Barrington House is necessary. Any Restrictions regarding access from Ash Court to Barrington House, + Protection of Trees on the site, will of course be adhered to.

Yours Sincerely
Brian
R·M·BEALE

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1991
Attention of
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
File Nos.

16, HAMELIN ROAD
DARLAND, GILLINGHAM
KENT.

19th DEC. 1991.

Dear Sir,

With reference to your letter H16/0935/91, I see that my application for change of use from Osteopathic Clinic to Antique Shop, at Barrington House, 28 Holbeach Road, Spalding, has been refused on the grounds that the premises could be used for General Retail Sales, & traffic generated by this would be unacceptable.

I wrote to you on 17/11/91,

stating that the premises would be Antique Shop useage only, & I would be prepared to sign any documents to this effect.

Has my letter dated 17/11/91 been taken into consideration? as there is no mention of it in your letter refusing Planning permission, & in your minutes, you state that 'An Antique Shop would be acceptable'

I would be grateful if you would give this matter your urgent attention.

Yours Sincerely
Real
R. M. BEALE

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours C-Tyres - Other

Boundaries Walls/hedges Site Features Oldhouse

Inspected by: PM
date: 28-10-11

Residents notified on site visit: Central Tyres + 1, 2, 3 Ash Court
Not Beach Road.

Case Officer Conclusions (issues)

None which has been assessed as a significant office.
Application does not affect Small Light Railway Shop' adjacent, C.T. property.
Forecourt + Side Parking. Very close to Listed Bridges.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes .... — No ....

Ward member request — Yes .... — No ....

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? Yes / No
— No ....

[Reason:

Other circumstances needing Committee decision — Yes .... — No ....

Flagged by Senior Officer
Signed .....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No .... — Yes ....

ANY ONE OF ABOVE

Nil fees (not first Submission)

Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer
.....

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

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF: update address

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

PJH 11-10-91

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 :

REVALIDATION

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 .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0935/91.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

BARRINGTON HOUSE, 28 HORBEACH ROAD, SPALDING

3. Name, classification and number of road

I (A151)

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

FULL.

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

CHANGE OF USE FROM OSTEOPATHIC CLINIC TO ANTIQUE SHOP (GENERAL RETAIL

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

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

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests ~~the local planning~~ authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 5/12/91 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

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

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

The permitting of this application would allow the premises to be used for general retail which could generate car borne customers to the site where there is inadequate car parking which would lead to vehicles being parked on the busy Class I road, close to a road junction to the detriment of highway safety

Vehicles using the parking would have to reverse out onto the A151 also to the detriment of highway safety

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

Mr R M Seale
16 Hamelin Road
Darland
Gillingham
Kent

Mr P J Udy

PJU/LAB/816/0935/91

2 January 1992

Dear Sir

28 Holbeach Road, Spalding.

I refer to your letter of 19 December 1991.

Your letter of 17 November 1991 was reported to the Planning Committee but nonetheless it was resolved to refuse the application.

I am afraid I cannot change this decision although you can always submit a further application for them to consider. However, I advise that you have the right of appeal to the Secretary of State for the Environment who will reassess the Council's decision and may overturn the decision if he considers the proposal to be acceptable. The appeal forms can be obtained from Bristol. The procedure is explained on the back of the decision notice.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0935/91

Applicant: Mr Royce M Beale
Darland
Gillingham
Kent
ME7 3EX

Agent: Mr Royce M Beale
Darland
Gillingham
Kent
ME7 3EX

Description: Change of use from osteopathic clinic to antique shop, using two rooms previously waiting rooms
Location: Barrington House 28 Holbeach Road
Spalding Lincs

Type: FULL

05-FEB-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be 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

Mrs A Hensby & J W Inglis c/o C.H. Smith
2 Ash Court
Spalding
Lincs

905. PLANNING APPLICATIONS (Continued)

(e) **Applications Director of Planning and Building Control Services Authorised to Refuse** (Continued)

Plan No. and Applicant	Proposal
H16/0935/91 R M Beale	Change of use, from osteopathic clinic to antique shop at Barrington House, 28 Holbeach Road, Spalding.

(f) **Application approved subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H16/0469/91 Allison Homes & Broadgate Builders & Alfred McAlpine Ltd	O.A.	Residential development on land west of Woolram Wygate, Spalding.

(To ensure (i) that no more than 600 dwellings are occupied on the application site and the adjoining land to the east until the proposed distributor road has been linked with the existing 6.75m wide carriageway at Monks House Lane; (ii) prior to commencement of development on the application site the distributor road shall be constructed up to base course level on the adjoining land to the east; (iii) no more than 80% of the application site shall be developed until the distributor road has been constructed to base course level to the western boundary of the site; and (iv) notwithstanding (iii) above, if at any time a distributor road is constructed from Monks House Lane to the western boundary of the application site the developers shall construct the section of the distributor road across the application site and allow free passage over this road.)

H02/0877/91 Mr B Alcock	Wall at Reed's Yard, North Street, Crowland.

(To ensure that the existing wall is not demolished until a contract has been entered into for the erection of the new wall.)

(Councillor B. Alcock declared an interest in the above application and left the Council Chamber during consideration thereof.)

(g) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

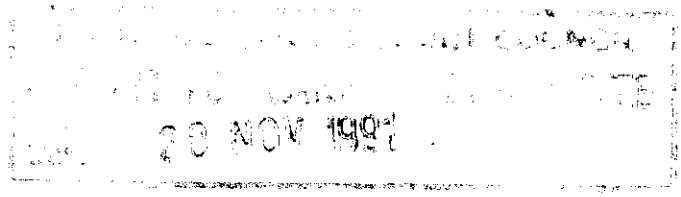
Plan No. and Applicant	Proposal
H16/1318/90 Mr D Greenwood	Siting of two deck floating restaurant on River Welland, Herring Lane/Double Street, Spalding.

(Subject to an additional condition restricting the display of advertisements without the prior written consent of the local planning authority.)

APPLICATION REFERENCE: H16/0935/91 DATE RECEIVED: 4.10.91

APPLICANT: Royce Michael Beale
16 Hamelin Road
Darland
Gillingham
Kent
ME7 3EX

AGENT:



TYPE: Full

DESCRIPTION: Change of use, from osteopathic clinic to antique shop

LOCATION: Barrington House, 28 Holbeach Road, Spalding

Parish Council: No objections.

Public Objections: One letter received from 2 Ash Court - summarised:
- Concerned about parking.
- Little parking at 28 Holbeach Road.
- Already use Ash Court as free car park.

Information from Applicant: Summarised:
- Parking on front forecourt.
- One van.
- Customers - unable to estimate numbers.

PREVIOUS DECISIONS
H16/0739/82 - Change from residential to offices - Granted.
H16/1027/83 - Change from office to consulting rooms - Granted.

CONCLUSIONS

1 This property is an old house which fronts Holbeach Road and is sited between Ash Court and Central Tyres, close to the West Elloe Bridge.

2 This property has previously had its use changed to offices and more recently to consulting rooms. Both planning permissions had the same two conditions which prevented access from Ash Court and restricting parking to the forecourt and protecting the trees on the site.

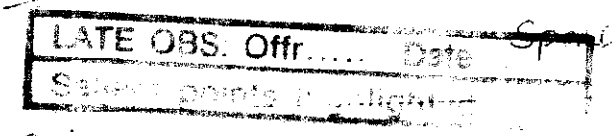
3 The use which is applied for falls within Class A1 of the 1987 Use Classes Order which would permit any retail shop use in the building. An antique shop would be acceptable since, it would not generate too much traffic, but the implication of an A1 Use is that a grocers shop or any other retail use could use the premises without the need for planning permission and the traffic generated in my view would be unacceptable. The Highways Department have raised no objections to the application, but they may have overlooked the wider implication of granting permission.

PLANNING OFFICER'S RECOMMENDATION -

A Authorise the Director of Planning and Building Control Services that subject to further discussions with the County Highway Authority this application be refused permission on the grounds that the impact of A1 Use would be unacceptable on highway grounds in terms of road safety.

NOV. 6TH

One ASH COURT



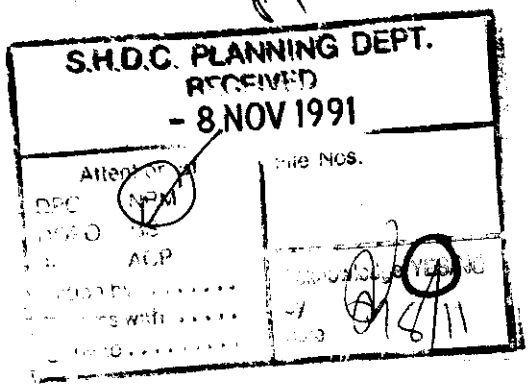
Sparing
Lincs

Sir

In answere to your letter about the House 28 Hallcroft Road used as an antique shop. we are objecting to no cars park only on ash court which is a pensilon Bungalows Court and will cause a great plotyplan and ~~erosion~~ proplane

Yours
C H Smith

935/91 a committee.



935/91. 2 Ash Court
Spalding
Lincs

Dear Sir,

Im writing on behalf of Mr Ingles 3 Ash Court, also myself, I received your letter about Burrington house 25 Holbeach Rd Spalding. We have one objection which is parking all day long the court is full of cars which belong to men working near by, now by them live in the court, 25 Holbeach Rd has very little parking space, Im certain Ash Court will be a perfect free car park for all, especially week-ends when most residents have visitors.

Yours Faithfully
Mr. T Hensby.
J. W. Ingles

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P30
Date received : 04-OCT-91

Received from

R. M. Beale

Address

Darland
Gillingham
Kent
ME7 3EX

Fee paid	£	92.00
VAT	£	0.00
Total received	£	92.00

Cash/Cheque : Cheque

Signed.....H. Lowe.....
(Authorised Collector)