SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1007/91 Received:03-JUN-92 Type:FULL

Name: Mr & Mrs J Bryan
346 Bourne Road
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Change of use to storage of domestic caravans and boats

Location : 346 Bourne Road Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 At the expiration of a period of three years from the date of this permission, the use hereby permitted shall be discontinued and the site reinstated to the reasonable satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to review the effect of the proposed development on the amenities of the locality.

2 Adequate space shall be provided on site at all times for the storage of caravans and boats and at no time shall vehicles be parked on the adjoining private road.

Reason: In the interests of the safety of users of the road.

3 The caravans and boats stored on site shall be restricted to a type and size such that they may be ordinarily towed along the public highway by an average sized domestic motor car.

Reason: To ensure that nothing of an excessive size is stored on site in order to safeguard the visual amenities of the locality.

4 None of the boats or caravans shall be occupied as living accommodation.

Reason: To safeguard the amenities of the locality.

5 Before any development is commenced, a scheme to provide screen fencing and security fencing and entrance gates including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

6 The western boundary of the site shall be delineated by a hedge of privet of a height of at least 1.2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of privet. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 1.2 metres.

Reason: In the interests of the visual amenity of the street scene.

7 The use of the land shall be for storage purposes only. No repairs other than those involving non-power tools not the testing or running of engines or other items of power equipment shall be carried out.

Reason: To safeguard the amenities of nearby dwellings.

Notes to Applicant:

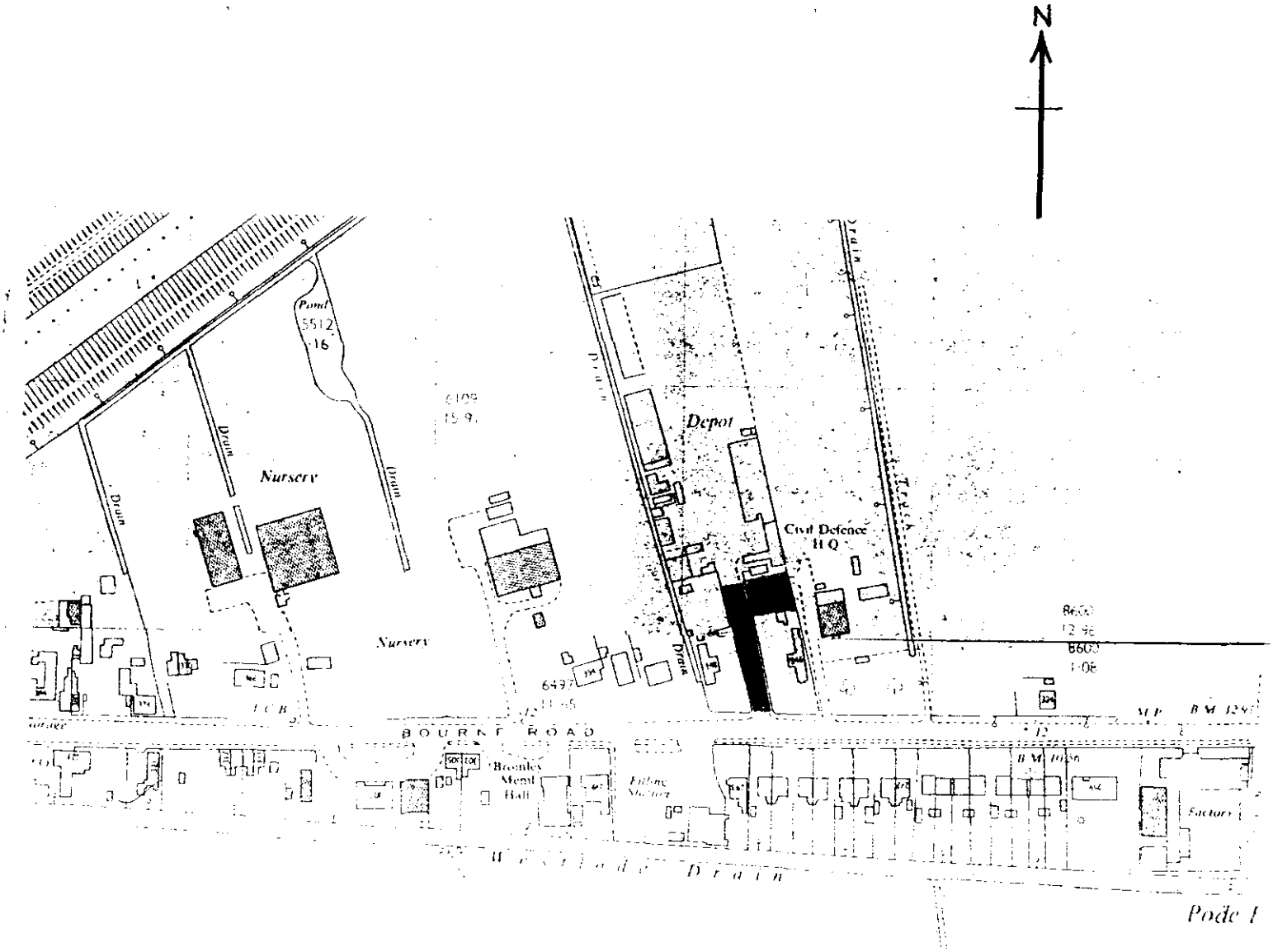
The applicants are advised that if they wish to continue the use beyond the temporary period it will be necessary to submit a further planning application.

Director of Planning and Building Control Services
18-AUG-92 H16/1007/91

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

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

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



LOCATION PLAN

Scale 1 : 2500

O.S. Map ref.
TF 2121 / TF 2122

Crown Copyright Reserved

SOUTH HOLLAND D.C.

Mr and Mrs J. Bryan,
346, Bourne Road,
SPALDING,
Lincolnshire.

D.C.
100791

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1007/91

Date Registered 21 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. J. Bryan,
346, Bourne Road,
SPALDING, Lincs

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

346, Bourne Road, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Change of use to include Class B1/B8 for storage of light engineering materials or caravans and occasional associated works.

Please complete

Signed A. Roffe

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92-00 If you consider no fee is payable include a written explanation instead.

Date 18th September 1991

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ☐

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓]

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

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

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be dispcsed of soakaway

B. For estate developments, please state how highway surface water will be disposed of –

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

D. Foul sewerage will be disposed of to:

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	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.	[ ]	➡ 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.

7. RETAIL, WAREHOUSING, OFFICES & 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?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises effected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an exisaing use on or near the site?	State Yes or 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 ☐		
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)			
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)			
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 ☐		
What [illegible]			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE SECTIONS.

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

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

Certificate A

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

Signed T. Kolfe (~~Applicant~~ Agent) Date 18/9/91

Certificate B

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

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

Certificate 1

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

Signed T. Kolfe ~~Applicant~~/Agent) Date 18/9/91

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 ..... Date .....

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (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:
Lincolnshire County Council
County Offices, NEWLAND,
Lincoln LN1 1YQ

State Date notice served:
6th May 1992

Signed ..... ~~(Applicant~~/Agent) Date 6th May 1992

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

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 .....

ADMIN RECORD SHEET

INITIALS/DATE KL 29-10

REFERENCE : H16/1007/91 BC ref : .....

Type : .....

First received : .....

VALID : .....

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £92
Submitted fee £140 Receipt no. 10104
Additional fee £ Receipt no....
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION Site area H
Floorspace M
No of dwellings Plotted.....

Location -

Index sheet no .....

Grid ref .....

Ward .....

Parish .....

Local Plan area .....

IBD Inside/Outside

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application

Other applications on site

Other relevant apps

Site 56

Data input.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To South Holland District Council Application Reference H16/1007/91

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	1	7	2	2	0

2. Address or location
346 Bourne Road, Spalding

3. Name, classification and number of road
I (A.151)

4. Date application referred
9/1/92

5. State whether outline, detailed application etc.
Full.

6. Description of proposed development/change of use including access details
Change of use to include Class B1/B8 for storage of light engineering materials or chemicals & associated works.

7. 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.

Delete as appropriate

(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: 16/1/92 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

Adequate

(1) ~~The~~ Space shall be provided on site, at all times for the storage of caravans & boats, ~~for the loading or unloading of the vehicles & the materials to be stored and~~ at no time shall vehicles be parked on the adjoining private road

Delete as appropriate

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

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

(1) In the interests of the safety of the users of this road.

Note/ The applicant has outlined the private road in red. However I understand this road is owned by L.C.C.

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

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

APPLICATION REF:

IRECTIONS

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 POM 30-10-91

TM 31/10

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/~~unsatisfactory~~ POM 3-1-92 3/6/92

Further direction - details:

TM 7/1

Amended description:

Reconsultations required -
Parish Council
Ward Members ✓
Residents
Advertise
Other

New valid date ..30..12..91..

Re-Registered ✓ 3.2.92 ✓
Ack/Reception/Filesheet ✓ 3.2.92 ✓
Consultation ✓ 3.2.92 ✓

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: DC
date: 10/1

Residents notified on site visit:

Case Officer Conclusions (issues)

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 .... — Flagged by Senior Officer Signed ..... — No ....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No .... — Nil fees (not first Submission) — Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
.....

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

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

H16/1007/91

APPLICATION RETURNED: Invalid 1/10 DATE RECEIVED: 10 09 91

APPLICANT: Mr & Mrs J Bryan
316 Bourne Road
Spalding
Lincs

AGENT :

DESCRIPTION OF DEVELOPMENT : Change of use to include Class B1/B2

LOCATION: 316 Bourne Road, Spalding

22 OCT 1991

24 September 199

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

The description needs to state the intended use of the development. Class B1 and B2 refer to alternative uses therefore the intended use needs to be clarified. (Three forms returned for your use).

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 received will be reimbursed.

Yours faithfully

District Planning Officer

Please return the copy of this letter with your reply. If you need to write separately, please quote the above application number. If you have any queries please ask for Mrs Hall.

J Smith,
1 Station Lane,
Spalding
Lincs.
PE11 1TL.

Dear Sir,

CHANGE OF USE, NO 346 BOURNE ROAD, SPALDING.

In reply to your letter of 15th April 1992 regarding the above application. I note your request to amend the description of development. Before I do this however I shall require confirmation that you have served a Certificate 'B' Notice on any other owners of the access roadway.

I am led to believe that the roadway is shared by no's 216 - 348 and the Lincolnshire Highways Depot. Upon receipt of confirmation that the other owners have been notified I shall commence to process the application.

Yours faithfully

N Hidlen
Principal Planning Officer
Development Control

Mrs A Maxwell

Mr A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

AM/WL

13th May 1992

Dear Sir,

Change of Use - H16/1007/91
346 Bourne Road Spalding

I refer to the above and your letter of 6th May enclosing the Certificate B naming Lincolnshire County Council as owner of the roadway but no mention was made regarding the ownership connection with numbers 246-348 Bourne Road.

Would you please confirm what the position is with regard to the ownership of the roadway and the above properties.

Yours faithfully

A C Pickering
Principal Administrative Officer

Ms V De Leeuw,
344 Bourne Road,
Spalding,
Lincs.
PE11 3LL.

Mr N Midlen

NRM/JJ H16/1007/91

30th June 1992

Dear Mrs De Leeuw,

CHANGE OF USE, 346 BOURNE ROAD FOR MR AND MRS J BRYAN.

Thank you for your letter of 25th June 1992. This is to advise that the description of development was amended following discussions between the applicant and my Department. As you will see it now makes no reference to light industrial equipment etc. Any permission on this basis would be quite specific and cover only what is applied for.

I can confirm also that the plans do not show any access to the site from No 344 Bourne Road. If such a right of way exists however it may still be possible for the applicants to use this, irrespective of any planning decision. I regret however that I am not qualified in this area of the law and you may wish to seek independant legal advice over this aspect.

I hope this is of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1007/91 Received:03-JUN-92 Type:FULL

Name: Mr & Mrs J Bryan
346 Bourne Road
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Change of use to storage of domestic caravans and boats

Location : 346 Bourne Road Spalding

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Adequate space shall be provided on site at all times for the storage of caravans and boats and at no time shall vehicles be parked on the adjoining private road.

Reason: In the interests of the safety of users of the road.

3 The caravans and boats stored on site shall be restricted to a type and size such that they may be ordinarily towed along the public highway by an average sized domestic motor car.

Reason: To ensure that nothing of an excessive size is stored on site in order to safeguard the visual amenities of the locality.

4 None of the boats or caravans shall be occupied as living accommodation.

Reason: To safeguard the amenities of the locality.

5 Before any development is commenced, a scheme to provide screen fencing and security fencing and entrance gates including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

6 The western boundary of the site shall be delineated by a hedge of

privet of a height of at least 1.2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of privet. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 1.2 metres.

Reason: In the interests of the visual amenity of the street scene.

7 At the expiration of a period of three years from the date of this permission, the use hereby permitted shall be discontinued and the site reinstated to the reasonable satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to review the effect of the proposed development on the amenities of the locality.

8 The use of the land shall be for storage purposes only. No repairs other than those involving non-power tools not the testing or running of engines or other items of power equipment shall be carried out.

Reason: To safeguard the amenities of nearby dwellings.

9 Adequate space shall be provided on site, at all times for the storage of caravans and boats and at no time shall vehicles be parked on the adjoining private road.

Reason: In the interests of the safety of the users of this road.

Notes to Applicant:

The applicants are advised that if they wish to continue the use beyond the temporary period it will be necessary to submit a further planning application.

Authorised to issue:

10-AUG-92 H16/1007/91 AD...AN...DC...

Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 5th August, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. T. Barker	Mr. J. Goodley	Mr. D.A. Tennant
Mr. N.I. Capes	Mr. N.P. Judge, MBE	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. A.E. Naylor	Mr. R.C. West
Mr. R.C.P. Cowan	Mr. B.A. Paul	Mr. M.C. White
Mr. B.J. Davies		

The Chief Executive, the Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, Mrs. P.J. Buffham, J.A. Dobney, C.F. Fisher, Mrs. E.O. Hall-Patch, M.S.L. Rollinson and G. Teale.

586. MINUTES

The Minutes of the meeting held on 14th July, 1992 were signed by the Chairman as a correct record.

587. PLANNING APPLICATIONS

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

RESOLVED:

(a) **Applications Granted**

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

Plan No. and Applicant	Proposal
H16/0845/91 Spalding Grammar School	Proposed sports hall and ancillary accommodation at Priory Road, Spalding.

(Councillor T Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

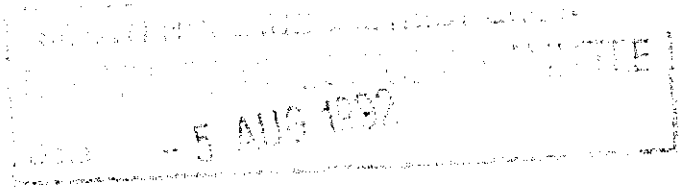
H16/1007/91 Mr & Mrs J Bryan	Change of use to storage of domestic caravans and boats at 346 Bourne Road, Spalding.

(Subject to an additional condition being added as recommended by the highway authority and to the amendment of Condition (4) to include the provision of security gates.)

APPLICATION REFERENCE: H16/1007/91 DATE RECEIVED: 22 10 91

APPLICANT: Mr & Mrs J Bryan
346 Bourne Road
Spalding
Lincs

AGENT: A Roffe
1 Green Lane
Spalding
Lincs



TYPE: Full

DESCRIPTION: Change of use to storage of domestic caravans and boats

LOCATION: 346 Bourne Road, Spalding

County Highways: Request conditions.

Public Objections: From 344 & 348 Bourne Road (Summarised).

- Concerned over people coming and going to the site especially at weekends and public holidays.
- Noise with people doing repairs etc at weekends.
- Access must be left to Lincolnshire County Council depot.
- Applicants do not live on site and therefore will not endure nuisance.
- Once hardcored the site will be difficult to return to garden use.
- Disturbance already caused from adjoining factory and depot during the week. Weekends are therefore important to be kept quiet.
- (If permission granted would ask for conditions ensuring no access from 344 Bourne Road. No light industrial or associated work carried out on site. Site be enclosed with 6 foot high solid fence for security and appearance).

Information From Applicant: Although it has been called a business it is more a use of land for storage, and when a boat and caravan is stored there, there will be a time when minor repairs are carried out, but this will be on a do-it-yourself basis and is not part of the main use of the site. Project is simply to make use of a vacant piece of land.

PREVIOUS DECISIONS
H16/1087/89 - Residential development - Refused.

PLANNING ISSUES

1 The application site measures approximately 18 metres by 14 metres and has access off the roadway leading to the highways depot to the north. The site is at the rear of an existing dwelling and presently forms part of the garden to that property.

2 The main issues are whether a storage use as proposed could be carried out without undue detriment to the amenities of nearby dwellings.

CONCLUSIONS

1 This is a relatively small site which the applicant wishes to utilise by offering storage space for other peoples "domestic" caravans and boats.

2 It is considered that such a use could be carried out without undue detriment to nearby dwellings (notwithstanding the objections received) subject to appropriate conditions.

3 In this case it is considered appropriate to impose a temporary "trial period" condition also in order to monitor and assess the affect on the amenities of nearby dwellings.

4 The application originally included for the storage of Light Engineering materials. This was considered inappropriate however and has been deleted following discussions with the department.

RECOMMENDATION - Grant Permission.

1 TL1

1 Adequate space shall be provided on site at all times for the storage of caravans and boats and of no time shall vehicles be parked on the adjoining private road.

2 The caravans and boats stored on site shall be restricted to a type and size such that they may be ordinarily towed along the public highway by an average sized domestic motor car.

3 None of the boats or caravans shall be occupied as living accommodation.

4 SC22 - (~~Fencing scheme).~~ Security Fencing & Gate Scheme)

5 The western boundary of the site shall be delineated by a hedge of privet of a height of at least 1.2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of privet. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 1.2 metres.

6 SC36 - (Temporary Permission)...3 years...use...discontinued.

7 The use of the land shall be for storage purposes only. No repairs other than those involving non-power tools nor the testing or running of engines or other items of power equipment shall be carried out.

Reasons

1 In the interests of the safety of users of the road.

2 To ensure that nothing of an excessive size is stored on site in order to safeguard the visual amenities of the locality.

3 To safeguard the amenities of the locality.

4 Standard.

5 In the interests of the visual amenity of the street scene.

6 Standard 36a.

7 To safeguard the amenities of nearby dwellings.

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: H16/1007/91 Type: FULL

Applicant: Mr & Mrs J Bryan Agent: A Roffe
Tel: 0775 723680

Description: Change of use to ~~include Class B1/B8 for~~ storage of domestic caravans & boats.
~~light engineering materials or caravans & assoc work~~
Location: 346 Bourne Road
Spalding

3/6/92 21/4/92

Valid date: ~~30-DEC-91~~ Terminal date: ~~24-FEB-92~~
Target dates: Target Committee: 10-DEC-91
To case officer 04-JAN-92 Report deadline: 26-NOV-91
Inspected by 09-JAN-92
Extra contacts 14-JAN-92 Case Officer:
Report if not clear by 03-FEB-92 ~~P J UDY~~ DSR

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	03-JAN-92	17-JAN-92
Cllr Mrs A M Newton	0775 762210	03-JAN-92	17-JAN-92
Cllr R C West	0775 760231 (Of	03-JAN-92	17-JAN-92

Obs Attached fe 08/1/92

Own/Occ. 344 Bourne Rd, Spalding 10 JAN 92 24 JAN 92
" " 345 " " " " " " " "

SITE DETAILS

Grid ref: 521740 322040
OS Sheets: 199 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1007/91 Type: FULL

Applicant: Mr & Mrs J Bryan Agent: A Roffe
Tel: 0775 723680

Description: Change of use to storage of domestic caravans and boats

Location: 346 Bourne Road
Spalding

Valid date:	03-JUN-92	Terminal date:	29-JUL-92
Target dates:		Target Committee:	10-DEC-91
To case officer	08-JUN-92	Report deadline:	26-NOV-91
Inspected by	13-JUN-92		
Extra contacts	18-JUN-92	Case Officer:	
Report if not clear by	08-JUL-92	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	18-JUN-92	02-JUL-92
Cllr Mrs A M Newton	0775 762210	18-JUN-92	02-JUL-92
Cllr R C West	0775 760231 (Of	18-JUN-92	02-JUL-92
Mr A A Harvey, 348 Bourne Road		"	"
Mr & Mrs P de Leeuw, 344 Bourne Road		"	"

Amended description

SITE DETAILS

Grid ref: 521740 322040
OS Sheets: 199 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE

elephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1007/91 Type: FULL

Applicant: Mr & Mrs J Bryan Agent: A Roffe
Tel: 0775 723680

Description: Change of use to include Class B1/B8 for storage of light engineering materials or caravans & assoc work
Location: 346 Bourne Road
Spalding

Valid date:	03-JUN-92	Terminal date:	29-JUL-92
Target dates:		Target Committee:	10-DEC-91
To case officer	08-JUN-92	Report deadline:	26-NOV-91
Inspected by	13-JUN-92		
Extra contacts	18-JUN-92	Case Officer:	
Report if not clear by	08-JUL-92	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	03-JAN-92	17-JAN-92
Cllr Mrs A M Newton	0775 762210	03-JAN-92	17-JAN-92
Cllr R C West	0775 760231 (Of	03-JAN-92	17-JAN-92
Mr & Mrs P de Leeuw			
Mr A A Harvey			

SITE DETAILS

Grid ref: 521740 322040
OS Sheets: 199 Parcel:

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: H16/1007/91 Type: FULL

Applicant: Mr & Mrs J Bryan Agent: A Roffe
Tel: 0775 723680

Description: Change of use to include Class B1/B8 for storage of light engineering materials or caravans & assoc work
Location: 346 Bourne Road
Spalding

30/12/91 3-2-92

Valid date:	~~22-OCT-91~~	Terminal date:	~~17-DEC-91~~
Target dates:		Target Committee:	~~10-DEC-91~~ 10-2-92
To case officer	27-OCT-91	Report deadline:	26-NOV-91
Inspected by	01-NOV-91		
Extra contacts	06-NOV-91	Case Officer:	
Report if not clear by	26-NOV-91	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

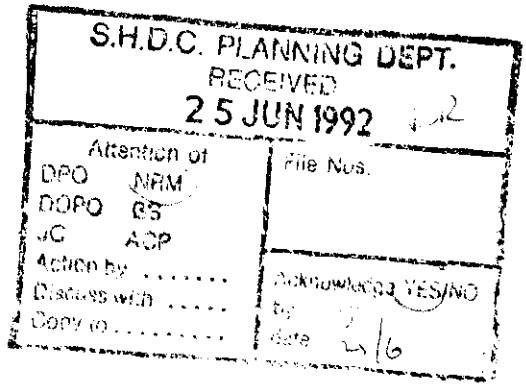
		Sent	Expiry
Cllr C F Fisher	0775 725983	29-OCT-91	12-NOV-91
Cllr Mrs A M Newton	0775 762210	29-OCT-91	12-NOV-91
Cllr R C West	0775 760231 (Of	29-OCT-91	12-NOV-91

SITE DETAILS

Grid ref: 521740 322040
OS Sheets: 199 Parcel:

344 Bourne Road
Spalding
Lincs
PE11 3LL

Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs.
PE11 2XE



Application no: H16/1007/91

Applicant: Mr & Mrs J Bryan
346 Bourne Road
Spalding
Lincs.

Description: Change of use to storage of domestic caravans and boats

Location: 346 Bourne Road Spalding

Dear Mr D J Roberts,

PLANNING APPLICATION

Thank you for your letter dated 18 June 1992.

Could you please confirm that the change of use at the above address is solely for the storage of domestic caravans and boats and that no light industrial work could be undertaken.

Also, could you confirm that there would be no access from the the premises of 344 Bourne Road Spalding.

Please reply as soon as possible as any observations have to be submitted by 2 July 1992.

Yours sincerely

V de Leeuw

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

3rd June 1994

Dear Sirs,

H16/1007/91
346, Bourne Road, SPALDING.

Further to your letter of the 18th May, I would confirm that the Lincolnshire County Council own the roadway in question. The occupant of number 346 is the applicant and has existing rights of way over the roadway.

Number 348 I understand has no part of the ownership of the land,

Yours faithfully

A. Roffe.

South Holland District Council,
for the attention of Mrs Maxwell.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

3rd June 1992

Dear Sirs,

H16/1007/91
346, Bourne Road, SPALDING.

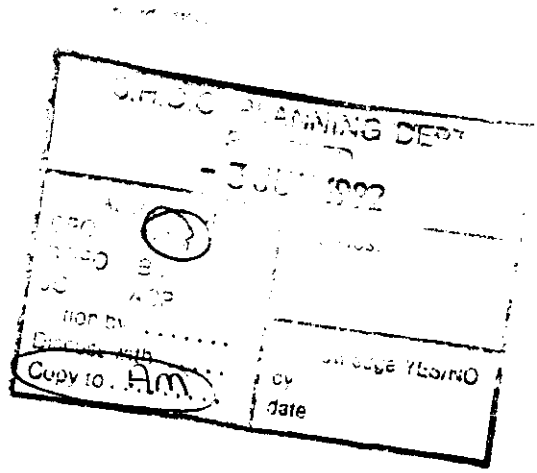
Further to your letter of the 18th May, I would confirm that the Lincolnshire County Council own the roadway in question. The occupant of number 346 is the applicant and has existing rights of way over the roadway.

Number 348 I understand has no part of the owenership of the land,

Yours faithfully

A. Roffe

A. Roffe.



South Holland District Council,
for the attention of Mrs Maxwell.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

6th May 1992

Dear Sirs,

Change of Use - H16/1007/91
546, Bourne Road, SPALDING.

I return the completed certificate 'B' as requested in your letter of the 24th April 1992

Yours faithfully

A. Roffe.

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

R Evison CEng MICE MIHT
Divisional Surveyor
South Division
Highways Depot
Pode Hole
Spalding
PE11 3LN

Telephone Spalding 769091 STD 0775
Fax 0775 762198

This matter is being dealt with by:
Mr J R Burn
Extension : 25

My Ref: D/JRB/SAU/PROP/1
Your Ref: P Udy

24th January 1992

District Planning Officer
South Holland District Council
Planning Department
Council Office
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sir

APPLICATION NO. H16/1007/91

With reference to this application I wish to state my interest in the driveway which serves the Highways Depot. This driveway is in fact shared by No's 346 and 348 Bourne Road and this property.

It is not clear whether the plans have any implication for the driveway. My concern is that the driveway is kept clear of parked vehicles at all times of the day and night. A large number of vehicles including HGV's use the Depot every day. At night emergency call out situations may arise throughout the year in addition to the manning of the Depot during the winter maintenance period. Therefore it is crucial that the driveway is kept clear of obstructions.

Please ensure my concern is fully considered.

Your faithfully

Divisional Surveyor
South Division

S.H.D.C. PLANNING DEPT.
27 JAN 1992 DR

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

S.H.D.C. PLANNING DEPT.
30 DEC 1991
REF

27th December 1991

Dear Sirs,

H16/1007/91
land adjacent to
346, Bourne Road, SPALDING.

Further to your letter of the 17th December, the answers to the points raised are :-

1. The business is storage of boats/caravans and associated parts;
2. The repairs would be carried out by the owners;
3. The light engineering materials would be small spare parts;
4. The maximum number stored would be 8 and this would be year round;
5. There are no defined hours of work as the business is not labour oriented and there are no processes. The only equipment would be hand tools.

The project is simply to make use of a vacant piece of land in excess to that required by the occupants of the property fronting onto Bourne Road. Although it has been called a business it is more to use the land for storage, and when a boat or caravan is stored there, there will be a time when minor repairs are carried out, but this will be on a do-it-yourself basis and it is not part of the main use for the site.

REF

Yours faithfully

A. Roffe.

FILE COPY

AN 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: H16/1007/91

Applicant: Mr & Mrs J Bryan
346 Bourne Road
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Change of use to include Class B1/B8 for storage of light engineering materials or caravans and associated work

SOUTH HOLLAND D C
PLAN DEPT
30DEC1991
REF

Location: 346 Bourne Road
Spalding

Type: FULL

Date Received: 22-OCT-91

31-OCT-91

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

In your letter dated 18 September 1991 you mention that your clients wish to start a business. It is not clear what this business is. Is it the storage of caravans/boats etc or something else?

Are the repairs to be carried out by your client as part of his business, or are they to be carried out by the owners of the caravans/boats stored on the site?

What is meant by light engineering materials?

How many caravans/boats etc can be stored on the site and is this year round or for wintering?

Re letter SM 19/12

What a..e the proposed working hours and what equipment and processes will be involved?

If vou have been sent a Notice of Receipt, the time limit for determining the a_ ication should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY.

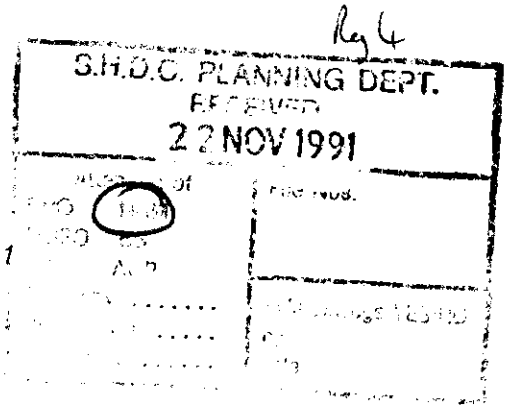
Yours faithfully

Peter Udy

Principal Planning Officer

SOUTH HOLLAND D.C.
PLAN DEPT
30DEC1991
REF.....

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



NRA

National Rivers Authority
Anglian Region

19 November 1991

Our Ref: GT/91/1/SH/0225

Dear Sir

PLANNING APPLICATION NO. H16/1007/91
FOR PROPOSED C/U TO INCLUDE B1/B8 USE
BY MR & MRS J BRYAN OF 346 BOURNE ROAD SPALDING.

With regard to the above-mentioned application received on 7 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objection to the use of a septic tank(s) at this location provided that:

a) *The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.*

b) *The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.*

c) *The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.*

d) *The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.*

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

/cont....

/cont....

NRA

Our Ref: GT91/1/SH/0225

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Yours faithfully

R F Morgan
Planning Engineer

HER

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

17th October 1991

Dear Sirs,

Invalid 1710 : Change of use,
346, Bourne Road, SPALDING.

Further to your letter of the 24th September, I return three copies of the application form duly amended. The application is principally for storage, but if any repairs are required then both classes are necessary, as discussed with the planning office and referred to in my letter of the 18th September forwarded with the application.

SOUTH HOLLAND DC
PLAN DEPT
22 OCT 1991
REF.....

Yours faithfully

A. Roffe.

South Holland District Council,
Planning Department.

c.c Mr and Mrs Bryan

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

18th September 1991

Dear Sirs,

246, Bourne Road, SPALDING.

We enclose an application for change of use in respect of part of the above property - the site being too large for the applicants and following the refusal of application H16/1087/89 for residential use, the owners are interested in starting a small business and have no objection to it being linked to the occupants of the house.

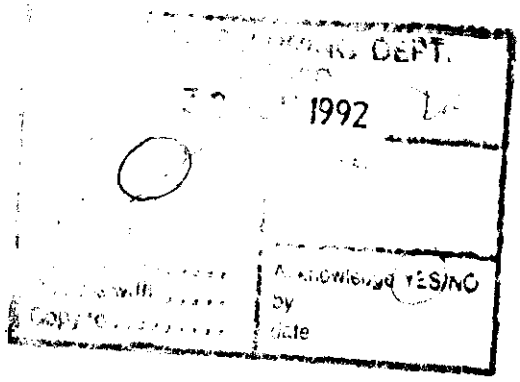
The inclusion of Class B8 is to enable the site to be used for the storage of caravans / boats, a rising need in view of the objections and restrictions to people parking in front of property on residential estates.

Yours faithfully

A. Roffe.

South Holland District Council,
Planning Department.

344 Bourne Road
Spalding
Lincs
PE11 3LL



30 June 1992

Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs.
PE11 2XE

Application no: H16/1007/91

Applicant: Mr & Mrs J Bryan
346 Bourne Road
Spalding
Lincs.

Description: Change of use to storage of domestic caravans and boats

Location: 346 Bourne Road Spalding

Dear Mr D J Roberts,

PLANNING APPLICATION

We would like to voice our concern regarding the above.

If up to eight caravans/boats are stored on this site (as indicated on original plan) then presumably up to eight caravans could be moved out and in on any one day. This would be particularly so at weekends and on days such as bank holidays and often entails very early starts and late returns. This will undoubtedly involve a certain amount of manouvering and noise.

Also any repairs or maintenance work would most likely be done done over the weekend.

Once this sight has been hard-cored as it would need to be, it would be difficult to ever return it to a garden again. This also puts the onus on any new owner to have to decide what to do with the site, and us to have to write with our concerns. Mr. & Mrs. Bryan live and work away and the house is let and we understand the property might be sold as soon as the housing market improves. They also would not have the inconvenience or any disturbance.

As a matter of interest we live next door to a noisy sheet metal fabrication factory on one side and the county council highways depot on the the other, with gritters operating during the winter months and tarmac lorries warming loads at 5.30 am during the summer months so peaceful weekends are especially important to us.

If however this application should be granted we would ask that :

a. There is no access to the site from the premises at 344 Bourne Road

b. There is no light industrial or associated work carried out on site.

c. The site be enclosed with a six foot high solid fence for security and appearance.

Yours sincerely

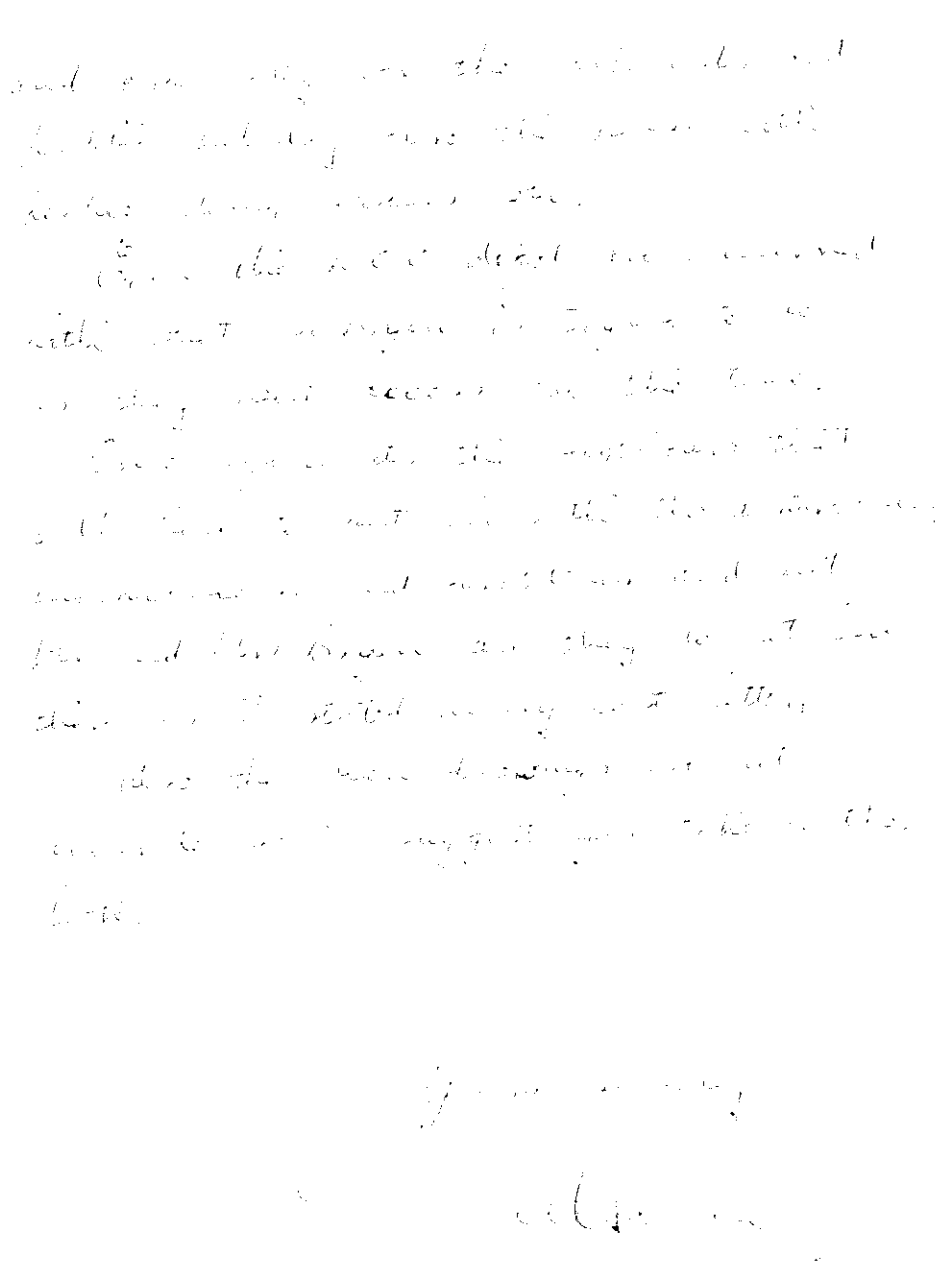
P. de Leeuw.

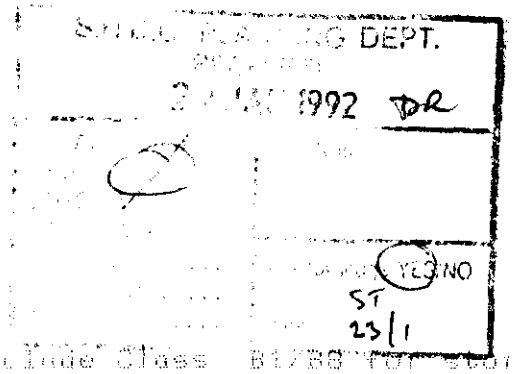
Mr. & Mrs. P de Leeuw

DR

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUL 1992

COLLECTION





344 Bourne Road,
Spalding.
PE11 3LL.
21st Jan 92

Change of use to include Class B1/B8 for storage of light engineering materials or up to 6 caravans and assoc work.

346 Bourne Road, Spalding.

Application no. H16/1007/91

Dear Sir,

We would object to the above application as a whole if there was any access from our property.
If the application for storage alone is granted we would ask that the site be completely screened with a 6' high solid fence.

a) For security reasons as our packing shed, vans and equipment are only a few yards away.

b) For the general appearance of the site.
We do feel that there would be some nuisance in the summer with caravans returning quite late at weekends and manoeuvering into position.

We do object to the light engineering and associated work clause being granted.
These are the points we would like to raise.

1. Once this clause is granted it is very difficult to rescind and covers such a wide range of commercial businesses.

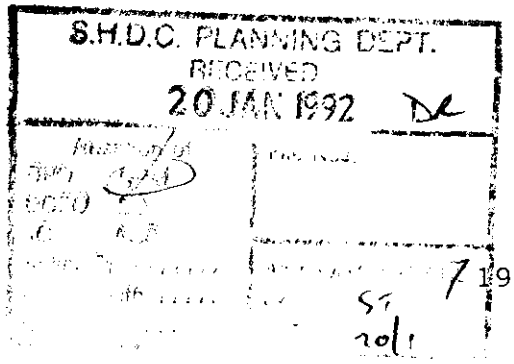
2. The site could be let, and re-let any number of times with this clause attached, or the site sold off separately. The whole property could be advertised as having 'Commercial Potential'. We mention this as Mr. & Mrs. Bryan live and work away and already rent out the property, nor would they have any inconvenience.

3. If, however, the council grants this application we would at least ask for some restrictions on the hours worked. At the moment it is for all year at any time. We would ask that there is no late evening, Sunday or public holiday working and that this restriction stays with the site and not just this particular application.

Yours faithfully

P de Leeuw

Mr. & Mrs. P de Leeuw.



Application no: H16/1007/9

Owner: Mr A A Harvey
348 Bourne Road
Spalding
Lincs

19-JAN-92

Dear Sir or Madame,

In reply to your letter, application no. H16/1007/91 I am extremley disturbed by the proposal to change 346 Bourne Road into class B1/B8 for storage of light engineering materials or boats/caravans and associated work.
Having looked at the plans they are planning to use the LCC. Depot road and I can see a lot of problems as well as trouble. Firstly there is no opening from 346 Bourne Road which means they will have to cut down the high hedge to make an opening. That means we will have an unsightly view from our living-room, kitchen and back bedrooms of a caravan site or boat-yard.
It will also cause problems with the road into our driveway and L.C.C.depot.The road is not a wide one and there is constant traffic coming to and from the L.C.C.depot. If a vehicle parks opposite our driveway it prevents entry as you need room to swing in.
The L.C.C. depot closes its gates at 12 noon on Saturday till Monday morning and quite often one of there vehicles turns up after the gates are closed therefore it parks just past our driveway.
If 346 opens there hedge up it will mean L.C.C. vehicles will have to park further up the road which will then cause congestion also leaving not enough room for there trailers to swing into the depot.
Also if there are caravans/boats there,its going to be parking problems at week-ends as the owners will be coming around to do work and repairs, there could be half a dozen or more cars on the L.C.C.depot road.

That I do not relish, the idea of cars and caravans coming and going at all hours of the night.

Secondly there will be the problem of noise. As people work during the week they will be coming around at the week-ends to do the work and repairs and Sunday is the only day in the week that the L.C.C. depot is closed and I like to enjoy our Sundays in peace and quite.

continue-

continued.

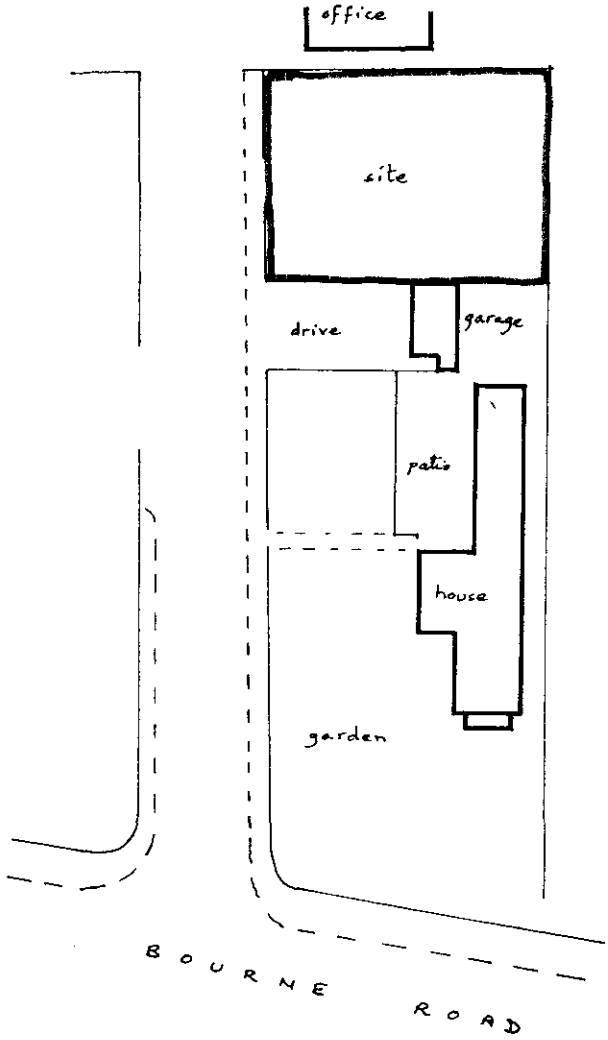
If they have any boats or houseboats not only will they be unsightly stuck high up on trailers but they will need wooden planks replacing and engines overhauled.

If you give 346 the right to store light engineering materials and associated work, in the future if the building is sold someone else could start up a car repair business etc.and 1 did not buy my property to have some unsightly and noisey business premises next door.

The owner of 346 Bourne Road who is applying for the change will not be affected by any of this unsightlyness, noise or parking problems as they do not live there, they have rented it out to a young couple sotherefore 1 strongly oppose any change that effects the neighbourhood as it is at present.

If we are unfortunate to have it go through which 1 hope does not happen, 1 would want clauses in stating no work or repairs carried out on any evening after 6pm, Sundays or any Public holidays' and also to have the place screened from view.

Yours faithfully
A A Harvey



SITE PLAN

SOUTH HOLLAND D.C.
PLANNING DEPT
30 DEC 1991
REF 1007/91

Mr and Mrs J. Bryan,
346, Bourne Road,
SPALDING, Lincolnshire

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
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