SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1188/93 Received:17-DEC-93 Type:FULL

Name: Mr & Mrs S Grimston
SAS Security & Communications
60 Little London
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of dwelling to office

Location : 60 Little London Spalding
Lincs

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

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

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

2 Before development is commenced, the applicants shall submit to and agree with the Local Planning Authority detailed plans showing car parking provision for all vehicles expected to call at the premises, such provision shall be laid out ready for use before the building is used for offices, and shall thereafter be available for use at all times.

Reason: In the interests of highway safety and the amenities of adjoining dwellings.

3 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 The building shall not be demolished unless a formal application has been approved by the Local Planning Authority.

Reason: To ensure the proper planning of the area in the interests of the visual amenities of the locality.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons

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

Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
13-OCT-94 H16/1188/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1188/93

Date Registered 17 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. S. GRIMSTON.
SAS SECURITY & COMMUNICATIONS.
60 LITTLE LONDON.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH.
SPALDING
LINCS

Tel. No. 0406 490800.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6c LITTLE LONDON. SPALDING.

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE of USE of DWELLING to OFFICE.

Please complete

Signed G. R. Merchant

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120
If you consider no fee is payable include a written explanation instead.

Date 10:12:93

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: N/A.

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

B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

N/A.

sq. metres
metres
metres
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.

TERRACED HOUSE

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?

CAR PARKING AREA.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — N/A

B. For estate developments, please state how highway surface water will be disposed of — N/A

C. Please state whether a land drain will be affected — N/A.

D. Foul sewerage will be disposed of to:

Mains sewer [ ] Cesspool [ ] Septic tank [ ] N/A

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. SEE ATTACHED REPORT

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?	2		1
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	OFFICE TO REAR.		
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	OFFICE ONLY.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A.		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES.		
If so, please explain the relationship	OFFICE & WORKSHOP TO REAR		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	TRANSFER OFFICES FROM REAR.		
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)	CAR PARKING AREA.		
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)	VIRTUALLY NONE.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
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?	—		

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).

OWNERS.

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 10.12.93

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 ..... ~~Applicant~~/Agent) Date 10.12.93

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/1188/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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

RDM 22-12

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

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

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:

Case Officer: DJR

Senior Officer Confirmed P.P. DJR Date 22-12 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Dave I don't think we need to go to D.O.T.

Site Inspection Please check, only swapping positions of existing uses

Accuracy :
Neighbours :
Boundaries :
Site Features : C.O.U. of existing dwelling.
See no objection as such
But close to adj dwelling no 61.
New House to East

Inspected by DZ
Date 4/1

Site Notice posted by DZ
Date
Expiry 6/1

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-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 .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date..4/10.

Notes:

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

CONDITIONS/REASONS:

1 TL1

2. Repeat condition 1. for typed. of SCA 16/2/94.

3 R. B21. ~~Provided ... the~~ ~~motor vehicles~~ ... ~~then~~ ... ~~[to be read in the plural]~~.

4 R. The building shall not be demolished unless the written consent of the Council SCB has first been obtained (R. To ensure the proper planning of the area in the interests of the visual amenities of the locality).

NB covering letter to go with Decision.
See attached draft.

Condition monitoring:

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

Determined plans indicated ☐
Departure approval confirmed ☐
Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt No P3644

Date first Rec'd 17 DEC 1993

Registration

Reference H16/1188/93

Cross-Ref R.

Date 20/12

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 £120.

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 219 OS Plots
Grid ref 503383 311410

Ward S 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 ☐
Dist Bound ☐

Linked to property Ref ☐
Other: ☐

O 19784

Planning Records:
Earlier apps

192/87

20.4.71

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

G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Mr D J Roberts

DJR/LAC
H16/1188/93

13 October 1994

Dear Sir

Change of Use of Dwelling To Office, 60 Little London, Spalding, For Mr and Mrs S Grimston.

I enclose the decision notice relating to the above application. I apologise for the delay in forwarding this to you. However as we discussed during our recent telephone conversation the application has been held up in error due to my misinterpreting the previous Committee Minutes, and wrongly concluding that this application could not be issued before the decision on the second application reference H16/1189/93 had been finalised.

I apologise for any inconvenience this may have caused.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

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

H16/1188/93

FULL

Applicant: Mr & Mrs S Grimston
Tel:

Agent: G R Merchant
0406 490800

Description: Change of use of dwelling to office

Location: 60 Little London
Spalding
Lincs

Valid date:	17-DEC-93	Terminal date:	11-FEB-94
Target dates:		Target Committee:	25-JAN-94
To case officer	24-DEC-93	Report deadline:	11-JAN-94
Inspected by	31-DEC-93	Agreed TD Ext:	
Extra contacts	07-JAN-94	Case Officer:	
Report if not clear by 21-JAN-94		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		04-JAN-94	25-JAN-94
Cllr B J Davies	94 380565	22-DEC-93	29-DEC-93
Cllr C Evans		22-DEC-93	29-DEC-93
Cllr M C White		22-DEC-93	29-DEC-93

L.C.C. - No Comments - Trunk Road JRB 5/1/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/1188/93 Received:17-DEC-93 Type:FULL

Name: Mr & Mrs S Grimston
SAS Security & Communications
60 Little London
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of dwelling to office

Location : 60 Little London Spalding
Lincs

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

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

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

2 Before development is commenced, the applicants shall submit to and agree with the Local Planning Authority detailed plans showing car parking provision for all vehicles expected to call at the premises, such provision shall be laid out ready for use before the building is used for offices, and shall thereafter be available for use at all times.

Reason: In the interests of highway safety and the amenities of adjoining dwellings.

3 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 The building shall not be demolished ~~unless the written consent of the Council has first been obtained~~ unless a formal application has been approved by the Local Planning Authority.

Reason: To ensure the proper planning of the area in the interests of the visual amenities of the locality.

05-OCT-94

AD check.....N/A

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

11/10

MINUTE BOOK

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 28th February, 1994.

PRESENT

Councillors:

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

Mr. J.R. Pearl	Mrs. D.F. Davies	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. E.N. Davies	Mr. T.G.M. Tyler
Mrs. P.J. Buffham	Mr. J.T. Davis	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	Mr. M.C. White

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

Apologies for absence were received from or on behalf of Councillors Mrs. E.O. Hall-Patch, N.P. Judge MBE and M.S.L. Rollinson.

117. MINUTES

The Minutes of the meeting held on 7th February, 1994 were signed by the Chairman as a correct record.

118. PLANNING APPLICATIONS

(a) Determinations following site inspections

The following applications were determined as indicated following an inspection of each site:-

Plan No. & Applicant	Proposal
H23/1170/93 Mr & Mrs T Glowczyk	Extension to dwelling at Bottle & Glass, Whaplode Drove.

RESOLVED: Planning permission be refused for the above application, contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that if permitted the proposal by virtue of its scale and massing would adversely affect that part of the street scene and that further consolidation of the building which is already out of character with the area in which it is situated, would exacerbate the current situation.

(It was however noted that there appeared to be sufficient land within the curtilage of the property for an alternative proposal which might prove more appropriate, given the circumstances of the proposed site.)

H16/1188/93 Mr & Mrs S Grimston	Change of use of dwelling to office at 60 Little London, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission in respect of the above development, in accordance with his recommendation, subject to appropriate conditions including the provision of adequate turning facilities, detailed plans showing car parking provision and prohibiting the demolition of the building without the Council's consent.

CHAIRMA INITIAL

Kalamazoo
521560-11 x8½ (A4)

PLANS SUB-COMMITTEE - 28th February, 1994

118. PLANNING APPLICATIONS (Continued)

(a) Determinations following site inspections (Continued)

H16/1189/93 Mr & Mrs S Grimston	Change of use of workshop and office to dwelling at 60 Little London, Spalding.

RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure (i) that the dwelling is only occupied in connection with the business use on the site; (ii) that the dwelling is not occupied until the office use for no. 60 has commenced and (iii) that the use of the building for residential occupation ceases in the event of no. 60 Little London reverting back to residential use or is redeveloped for residential use, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.

H14/1285/92 David Parker Homes Ltd	Residential development off Rose Lane, Pinchbeck.

RESOLVED: That the Director of Planning and Building Control Services be authorised to grant permission for the above development in accordance with the revised plans submitted by the applicant showing the development as built and not as originally approved.

(Councillors C J T H Brewis and Mrs P J Buffham requested that in respect of the above application their votes against the granting of permission be recorded.)

(Councillor T Bray declared an indirect interest in the above application, and left the meeting during consideration thereof. It was also reported that Councillor Bray had declared an interest when the site was inspected, and had remained on the coach during the inspection.)

(b) Other Planning Application Referred to the Sub-Committee for Determination

The following application, which had previously been referred to the Sub-Committee for consideration, was determined as indicated:-

H05/0209/93 D Brown (Building Contractors)	Residential development (25 dwellings) and associated estate road layout at Fleet Road/Cherry Lane, Fleet Hargate.

RESOLVED: That the Director of Planning and Building Control Services be authorised to negotiate improvements to the layout so that it conforms more closely with the alternative layout previously proposed by Officers and, if successful, grant planning permission in accordance with his recommendation.

CHAIRMAN'S INITIALS

78. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

H12/0919/93 Mountains Road Haulage		Proposed use of industrial site for parking of 25 goods vehicles without complying with Condition 2 of H12/1111/85 at Main Road, Lutton Gowts.

(To give the applicants the opportunity to provide further information to support the application and to enable legal advice to be sought if necessary.)

H12/1036/93 Mountains Road Haulage		Change of use from agricultural to land associated with adjacent road haulage use at Main Road, Lutton Gowts.

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

H12/0938/93 Moutains Road Haulage		Convert existing building to goods vehicle maintenance building at Main Road, Lutton Gowts.

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

H21/1115/93 B.D. Groves Transport	O.A.	Dwelling and use of land for goods vehicle operation at White Cross Farm, Sutton St James.

(To give the applicants the opportunity to submit more detailed information to support the application and then to undertake a site inspection to assess the suitability of the site for proposal.)

H23/1170/93 Mr & Mrs T Glowczyk	Extension to dwelling at Bottle & Glass, Whaplode Drove, Spalding.

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

H16/1188/93 Mr & Mrs S Grimston	Change of use of dwelling to office at 60 Little London, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

H16/1189/93 Mr & Mrs S Grimston	Change of use of workshop and office to dwelling at 60 Little London, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

APPLICATION REFERENCE: H16/1188/93 DATE RECEIVED: 17-DEC-93

TYPE: Full

DESCRIPTION: Change of use of dwelling to office

LOCATION: 60 Little London, Spalding

APPLICANT: Mr & Mrs S Grimston AGENT: G R Merchant

APPLICATION REFERENCE: H16/1189/93 DATE RECEIVED: 17-DEC-93

TYPE: Full

DESCRIPTION: Change of use of workshop and office to dwelling

LOCATION: 60 Little London, Spalding

APPLICANT: Mr & Mrs S Grimston AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Creation of dwelling in backland location; amenity/privacy issues.

RECOMMENDATION

H16/1188/93 - Grant permission.

H16/1189/93 -

A. *That the applicant be invited to enter into a Planning Obligation not to occupy the dwelling until the office use for No. 60 has commenced, to restrict occupancy of the dwelling to persons employed in connection with the offices permitted under ref: H16/1188/93 and undertaking to cease the use of the building for residential occupation in the event that No. 60 Little London Road reverts back to residential use, or is re-developed for residential use.*

B. *That upon completion of the planning obligation, the Director of Planning & Building Control Services be authorised to grant permission.*

COMMENTS

1 Both sites owned by applicant who operates a security business from the building at the rear. No objection to H16/1188/93, converting dwelling to offices.

2 The conversion of the present office/workshop to dwelling raises issues of privacy and backland development. Proposed dwelling would be overlooked by frontage houses.

3 Site also adjoins a car valeting building. This was permitted in 1992, subject to a number of conditions. Although there will be an effect on the amenities of the proposed dwelling from this, it is not so serious as to justify refusal.

4 On balance, it is considered that permission for H16/1189/93 can be granted subject to the terms of the Obligation set out above.

REPRESENTATIONS

Environmental Services: No objections in principle to change dwelling to office.
There are commercial premises next door to the workshop which could have an impact on any dwelling unless there are adequate restrictions on use.
If permission is granted, the dwelling layout should be appropriately designed and boundary screened.

Applicant:

- Site is residence of applicants and security and communications business.
- Business operates in building at rear, this was re-built after fire in 1991.
- Existing house is subject to subsidence claim and is uninsurable on these grounds.
- Traffic operation will be minimal as business is run as consultancy only, with few clients visiting site, with no need for a workshop.
- Staff consists of applicant, a secretary and a fitter, operates with two vehicles including applicants car.
- Eventually the aim is to move the business into the town centre and the whole site will return to fully domestic status with possible demolition of the house.

SCHEDULE OF CONDITIONS

H16/1188/93

1 Before development is commenced, the applicants shall submit to and agree with the Local Planning Authority detailed plans showing car parking provision for all vehicles expected to call at the premises, such provision shall be laid out ready for use before the building is used for offices, and shall thereafter be available for use at all times.
Reason: In the interests of highway safety and the amenities of adjoining dwellings.

H16/1189/93

1 Before any development is commenced, the applicants shall submit to and agree with the Local Planning Authority details of a scheme to provide a 2 metre high screen fences along the side and front boundaries of the site. Such fencing as may be approved shall be provided on site before the building is occupied for residential purposes.
Reason: To safeguard the privacy of existing dwellings.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 18.1.94

OUR REF: JC/SS/PC

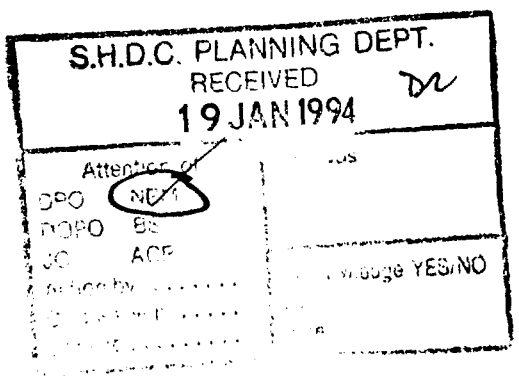
TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/1188/93
H16/1189/93
Workshop/office/dwelling, Little London, Spalding

Whilst I have no objections in principle to the change of use of the dwelling to an office, there are commercial premises next door to the workshop which could obviously have an impact on any dwelling unless there are adequate restrictions on its use.

If notwithstanding this you are mindful to grant permission then the dwelling layout should be appropriately designed and the boundary screened.

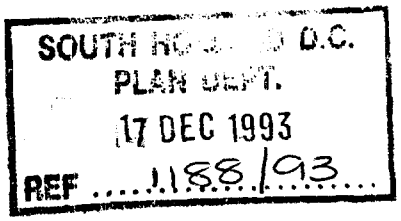
for Director of Environmental Services



REF; SAS

CHANGE OF USE OF HOUSE TO OFFICE

AT



60 LITTLE LONDON,

SPALDING,

LINCS.

FOR

MR & MRS S.J. GRIMSTON

TRADING AS

SAS SECURITY & COMMUNICATIONS.

G.R. Merchant, I.Eng. AMICE. FIWO.
Unit 3,
12A Park Road,
Holbeach,
Spalding,
Lincs.

Tel; 0406 490800

REF;SAS

CHANGE OF USE OF HOUSE TO OFFICE,
60 LITTLE LONDON, SPALDING, LINCS.

REFER TO DRAWING SAS.1

The application site is the private residence of Mr & Mrs S.J. Grimston and their business which trades as SAS Security and Communications. At present the residence fronts onto Little London and is part of a former terrace block, the business is operated from a building to the rear, this building was rebuilt after a fire in 1991.

The existing house is the subject of a subsidence claim and is therefore un-insurable on these grounds.

The application is to change the use of the house to office accommodation with car parking to the side, the rear single storey annex will be demolished as this is surplus to requirements and affected by subsidence.

Traffic generation to the site will be minimal as SAS Security & Communications is now a consultancy business with only a few clients visiting the site, with no need for a workshop. The staff consists of Mr Grimston, a secretary and a fitter and operating with 2 No. vehicles, including Mr Grimstons car.

Eventually the aim is to move the business into the town centre and the whole site will return to fully domestic status.

G.R. Merchant. I.Eng.AMICE.FIWO.
16th December, 1993.

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3644
Date received : 17-DEC-93

Received from

S J Grimston

Address

60 Little London
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed..... K. Lowe
(Authorised Collector)

FILE COPY