SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1347/91 Received:17-DEC-91 Type:FULL

Name: Messrs D P Bargains
42 Winsover Road
Spalding
Lincs

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

Description: Proposed extension to form a store to existing shop

Location : 42 Winsover 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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

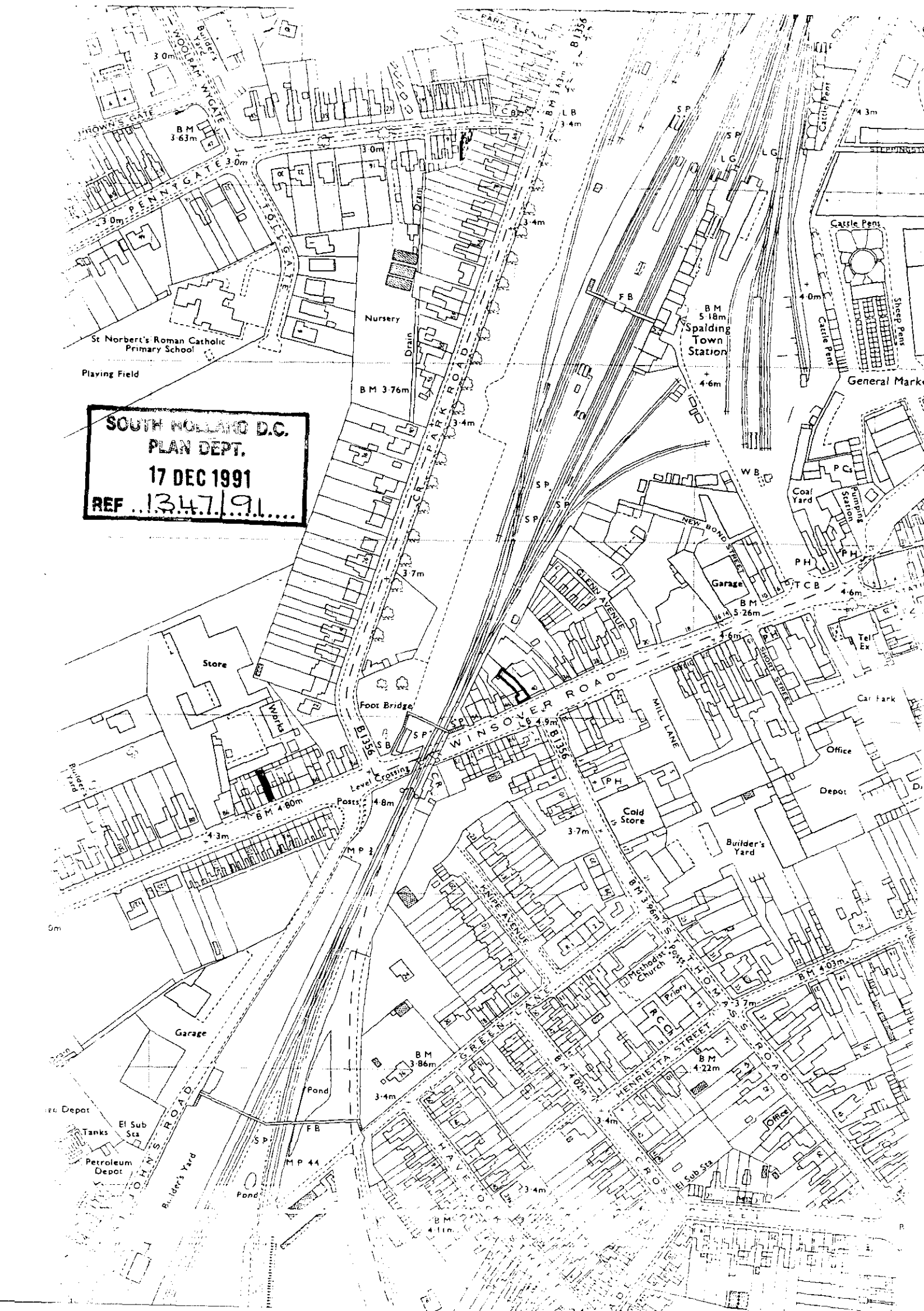
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
18-FEB-92 H16/1347/91

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)


SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1991
REF ..1347/91.....
Spalding Town Station
St Norbert's Roman Catholic Primary School
Playing Field
Nursery
Store
Garage
Foot Bridge
Level Crossing
Cold Store
Builder's Yard
Office
Depot
Car Park
Methodist Church
Priory
Petroleum Depot
Tanks
El Sub Sta
Pond
Coal Yard
Pumping Station
Cattle Pens
Sheep Pens
General Market
Tel Ex
PENNYGATE
TOLLGATE
CROWLAND ROAD
WINSOVER ROAD
NEW BOND STREET
GLENN AVENUE
MILL LANE
SLOTH STREET
KNIPE AVENUE
GREEN LANE
HENRIETTA STREET
HAVELOCK ROAD
JOHN'S ROAD
Drain
B1356
B M 3·63m
B M 3·76m
B M 5·18m
B M 5·26m
B M 4·80m
B M 3·86m
B M 4·22m
B M 4·03m
B M 4·11m
3·0m
3·4m
3·7m
4·0m
4·3m
4·6m
4·8m
4·9m
MP 1
MP 44
SP
FB
LB
PH
TCB
WB
PCs

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

Enforcement Plate a
Thos. Clr Hawkins
Informal needs
checking?

CONSULTATION/PUBLICITY REQUIRED PM 2-1-91

02 6/1

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 :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJM
date: 15-1-97

Residents notified on site visit: 40 + 44

Case Officer Conclusions (issues)

Wooden fencing to rear of Site existing.
In fact to building to No 44
Built off wall to No 40 This appears to be rebuild of one currently exists

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 Any objection received? No
If yes, is any obj. material? No
Yes Yes ____ No ____
[Reason:

Other circumstances needing Committee decision Yes ____ Signed by Senior Officer
Signed ..... No ____
[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on those applic. No ____ Tel. text (not about Submission)
Other info. viz:
Signed ..... Yes ____

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Esc/Lnt. recommended .....

Delegation confirmed by Senior Officer
JR 13/2
.....

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46.00

Receipt Issued ..... No. P353

Date First Received 17 DEC 1991

REGISTRATION

REFERENCE H16/1347/91

Cross-Ref B16/0736/91

Date 16/12/91

VALIDATION Date 19/12/91

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

Site area ..... No. of dwellings ..... Floorspace 85

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.12.91

Index Sheets 201 OS Nos ..... Grid Ref 534310 322620

Ward R Parish SPALDING

Inside IBD YES Inside LP Area YES

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade ☐

Linked to site.....Ref..... Linked to property.....Ref. 923107

Planning Records:
Earlier apps 500/90
231/84

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

Inputs completed.....

PLANNING APPLICATION

For office use only

Application No. H16/1347/91

Date Registered 17 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS. D. P. BARGAINS,
42 WINSOVER ROAD,
SPALDING,
LINCS.

Tel. No.

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

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

OFFICE COPY

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

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

42 WINSOVER ROAD, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO FORM A STORE TO EXISTING SHOP.

Please complete

Signed ..... Poddingtons

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46.00 If you consider no fee is payable include a written explanation instead.

Date 17th December 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: 35.00 sq. metres

B. Please state size of any new structure:- (a) max. height: 2.4 metres

(b) max. length: 10.71 metres

(c) max. width: 3.50 metres

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

D. Please state type and colour of roofing materials. SPA CHIPPINGS

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

5. GENERAL INFORMATION Please complete each section

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

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? NONE

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 TO EXISTING COMBINED SYSTEM.

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

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

D. Foul sewerage will be disposed of to: N/A

Mains sewer [ ] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

7. INDUSTRI , 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 63 sq. m. Previous total gross floorspace 28 sq. m.

This new total includes the following net floorspace:

Retail 28 sq. m. Office sq. m. Industrial sq. m. Warehousing sq. m.

Other 35 sq. m. ➡ If so, please state use: STORAGE FOR SHOP

	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?			3 ALL EXISTING
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	TO FORM A STORAGE AREA FOR THE EXISTING SHOP.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	NONE		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	SAME AS EXISTING.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	WASTE PAPER & PACKING MATERIALS TO BE ~~COLLECTED BY LOCAL AUTHORITY.~~		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	NONE		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

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:
Mr. H. Wood,
10 Maple Grove, Spalding, Lincs. PE11 2LE.

State Date notice served:
17th December 1991.

Signed Poddingtons (~~Applicant~~/Agent) Date 17th December 1991

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1

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

Signed Poddingtons Applicant/Agent) Date .....

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 .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1347/91 Received:17-DEC-91 Type:FULL

Name: Messrs D P Bargains
42 Winsover Road
Spalding
Lincs

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

Description: Proposed extension to form a store to existing shop

Location : 42 Winsover 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.

Authorised to issue:

14-FEB-92 H16/1347/91 AD..AJ.....DC.22.1/2

BRIAN SMI 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: H16/1347/91 Type: FULL

Applicant: Messrs D P Bargains
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed extension to form a store to existing shop

Location: 42 Winsover Road
Spalding

Valid date: 17-DEC-91
Target dates:
To case officer 22-DEC-91
Inspected by 27-DEC-91
Extra contacts 01-JAN-92
Report if not clear by 21-JAN-92

Terminal date: 11-FEB-92
Target Committee: 21-JAN-92
Report deadline: 07-JAN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

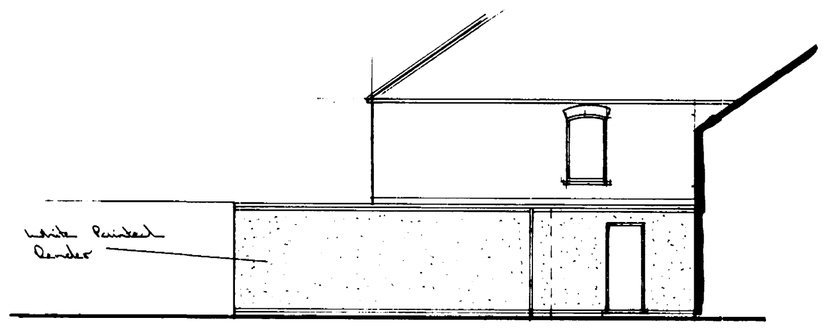
Size: 35 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

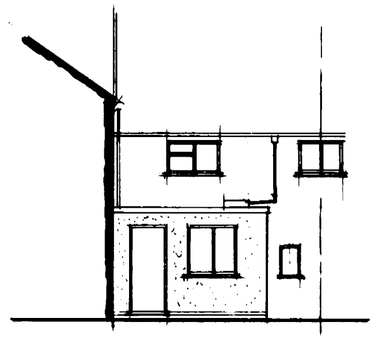
		Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of	30-DEC-91	13-JAN-92

C.C.C - No objections JE 6 2-1-92

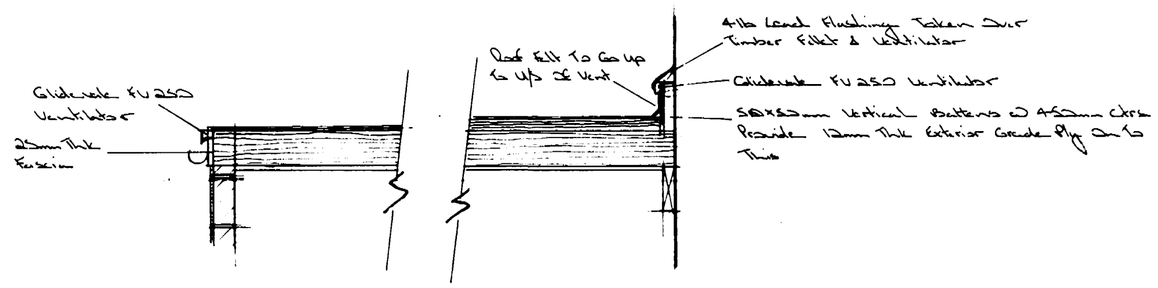
Residents 17 JAN 92 31 JAN 92



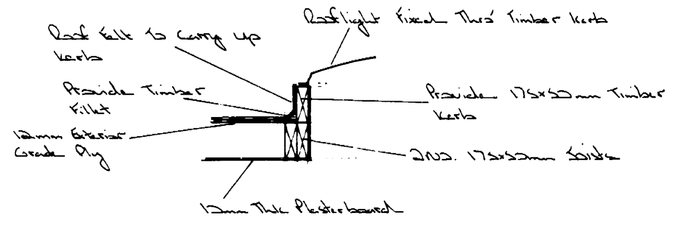
WEST ELEVATION



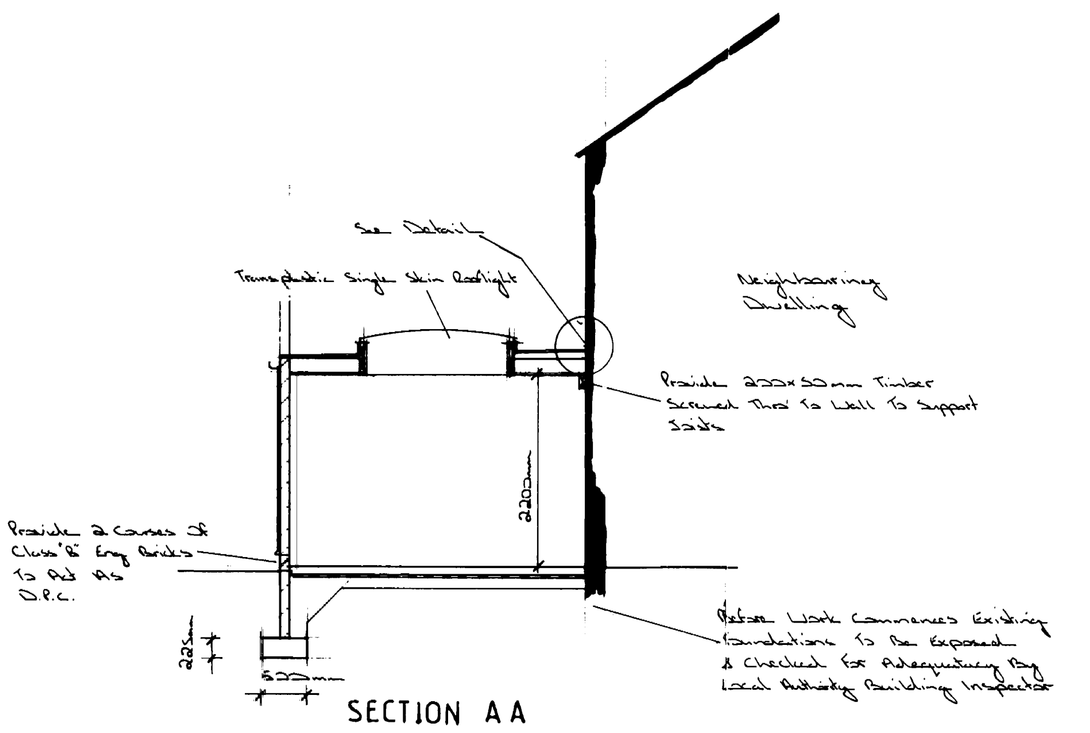
NORTH ELEVATION



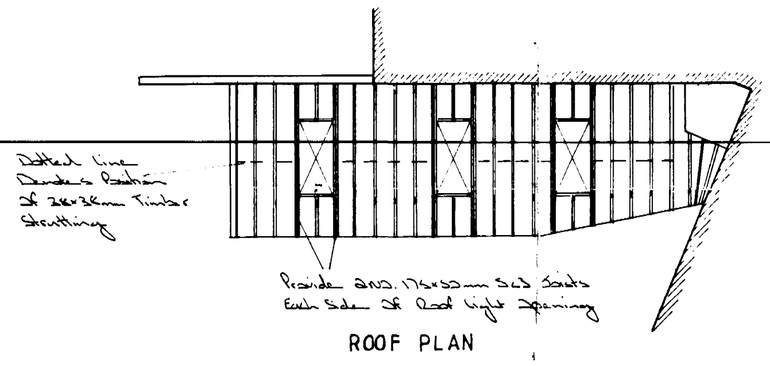
ROOF VENT DETAILS



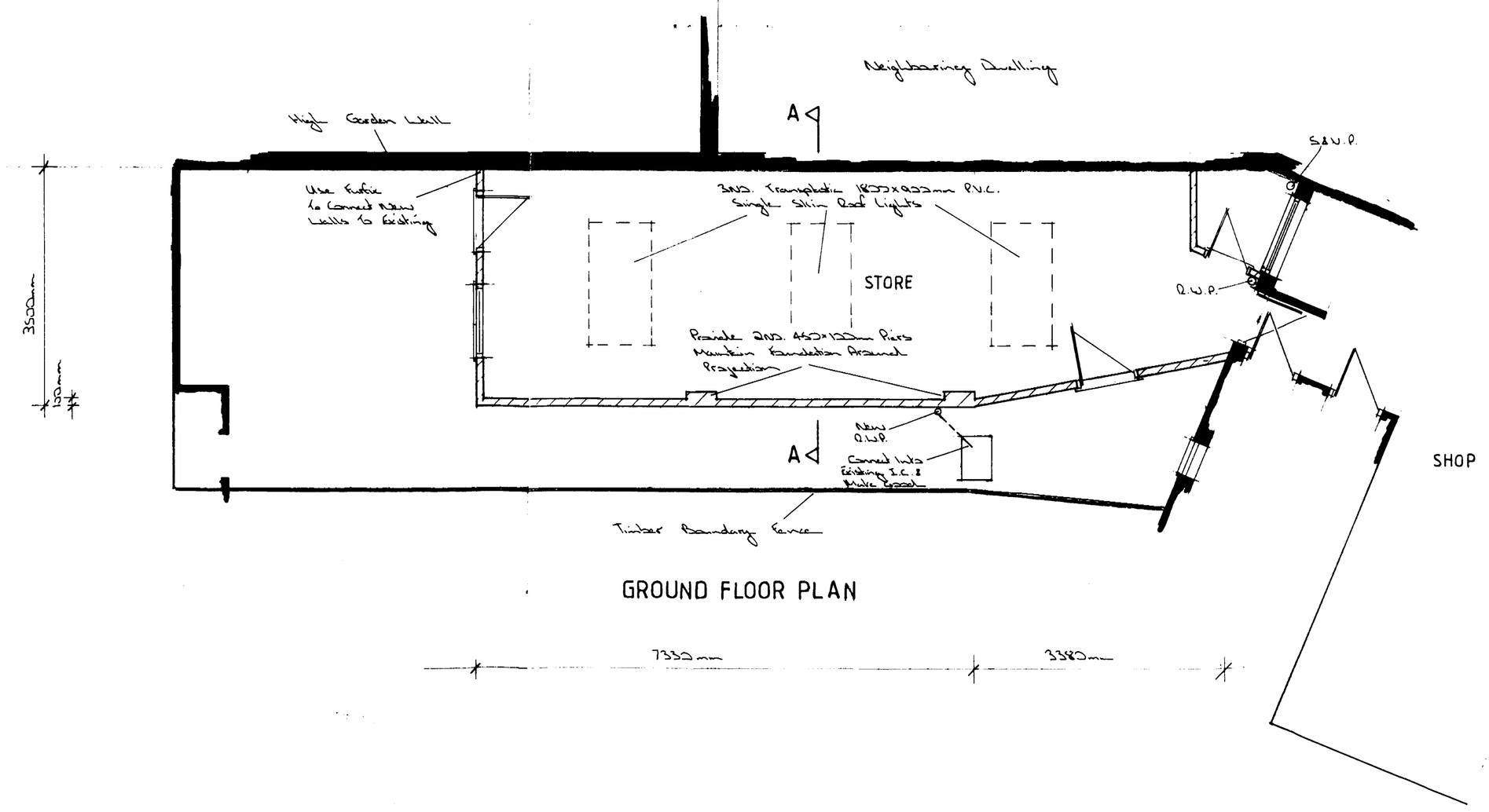
ROOFLIGHT DETAIL



SECTION A A



ROOF PLAN



GROUND FLOOR PLAN

Flat Roof

Provide 13mm Thk Layer of 5/8in Chippings On Built Up Felt Covering (2 Layers) On 12mm Thk Exterior Grade Ply Wood On 0 to 60mm Thk Timber Tapering Strips On 175x50mm SC3 Grade Joists @ 450mm Ctrs. Provide 100mm Thk Fiberglass Rockwool Quilts. Provide 50x5mm M/S Straps @ Max 2m Ctrs Roof Lights To Be 2No. 1800x900mm Perspex Single Skin P.V.C. Provide 175x50mm Timber To Act As Kerb See Detail. Trim Both Sides of Rooflight Opening With 2No. Joists. Provide 12mm Thk Plasterboard Ceiling. Provide Glidevale Fv 250 At Both Eaves & Pleasmount.

External Walls

Provide 13mm Thk Sand & Cement Render On 100mm Thk Blank Walls. Provide 2 Courses of Class 'B' Engineering Bricks @ Ground Level to Form D.P.C. Form Fallmouth Drip @ Base of Render.

Windows & Doors

Provide 1No. 1200x1200mm Window & 2No. 2100x900mm Doors In Positions Shown To Be In Softwood. Provide Pre-Stress Concrete Lintels Over In 2 No. Light 100mm Brick Lintels.

Floor

Form New Floor At Same Level As Existing Constructed As Follows 100mm Thk C15P Concrete On 1200 Gauge Polythene To Be Lapped Into Eng Bricks D.P.C. On 150mm Hardcore & well Consolidated Surface.

Foundations

Provide 500x225mm Thk C15P Concrete Foundations To All New Walls To Be Taken Down To Suitable Loadbearing Strata As Determined On Site With L.A. Inspector. Walls Below Ground To Be In Class "B" Dense Blocks.

Storm Drainage

Provide 100mm ϕ H/P P.V.C. Gutter Fixed To Fascia Provide 1No. 63mm ϕ Downpipe In Position Shown. Storm Water To Discharge Into Existing Inspection Chamber New Section Of Storm Pipework Downpipe & Chamber To Be 100mm ϕ P.V.C. Laid At A Fall Of 1:100 Surrounded In 100mm Thk Concrete.

Heating

Provide Low Level Background Heating Which Is To Be Electric & Not Exceed 4No.3 Watts (50 Watt Per M²)

SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1991
REF 1347/91....

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init	revision details

PODDINGTONS
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 761856 768296
architectural design consultants

project
Proposed Extension
At:
92 Windsor Road, Spalding.
For:
D.P. Berrying

drawing
Plan As Proposed

scale	drawing no
1:50 1:100 1:20	92/2466/1
date: December 91	drawn: [illegible]
	checked