FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0487/92 Received:01-MAY-92 Type:FULL

Name: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Agent: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Description: Change of use to storage and distribution of mail order automotive parts for business and office
Location : 16 Surfleet Road Surfleet
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 There shall be no deliveries or collections at the premises between 6.00 pm and 8.00 am Monday to Saturday and from 12 noon on Saturday until 8.00 am on the following Monday. There shall be no deliveries on Bank Holidays.

Reason: In the interests of the residential amenities of the adjoining houses.

3 There shall be no outside storage.

Reason: In the interests of the residential amenities of the adjoining houses.

4 Before the use is commenced space shall be provided within the site as shown on the submitted plan for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Surfleet Road.

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

Director of Planning and Building Control Services
26-JUN-92 H17/0487/92

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)

H.M. LAND REGISTRY

TITLE NUMBER

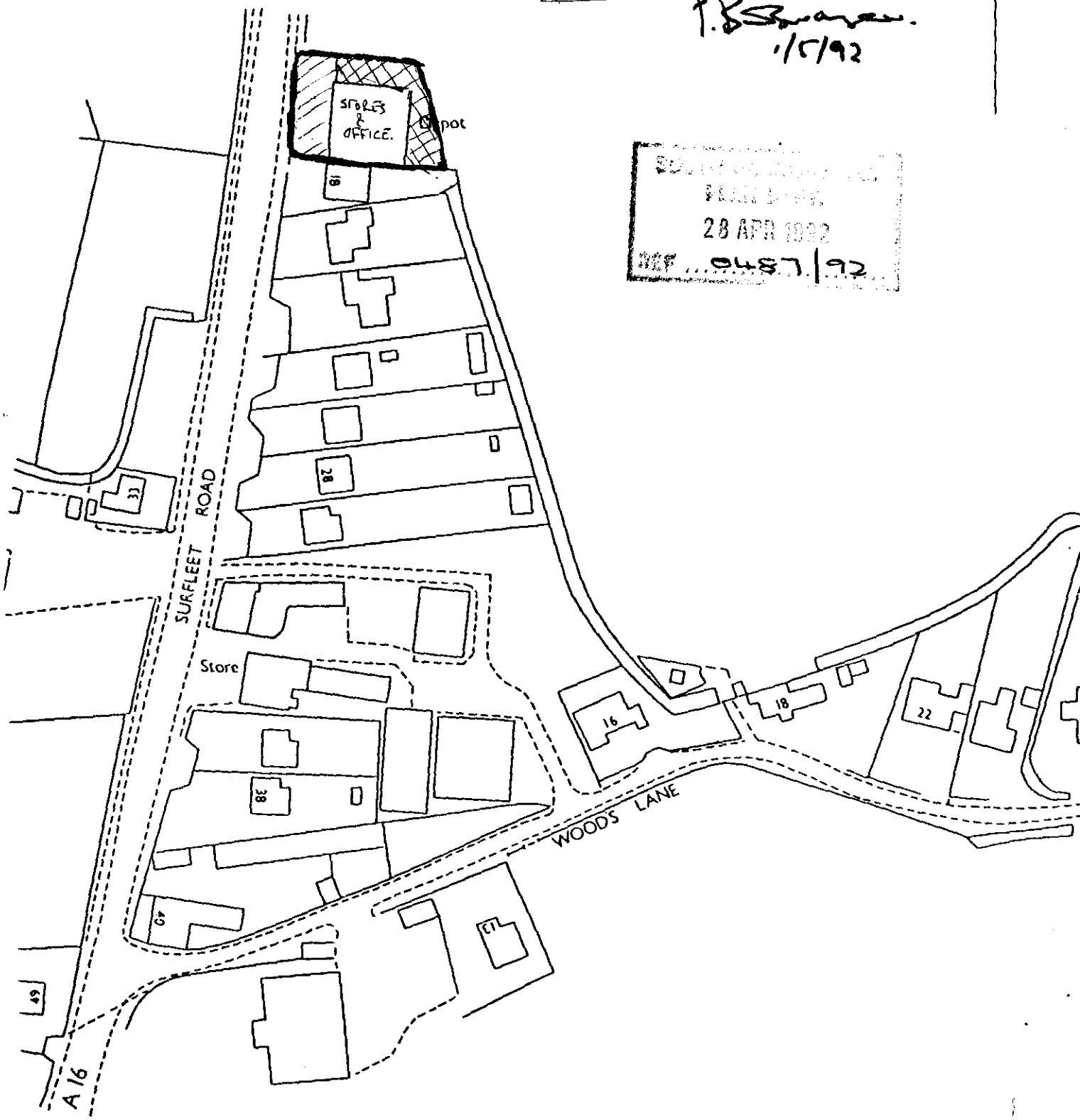
LL67495

ORDNANCE SURVEY PLAN REFERENCE	TF 2527	SECTION A	Scale 1/1250 Enlarged from 1
COUNTY LINCOLNSHIRE	DISTRICT SOUTH HOLLAND		© Crown copyright

OPERATION AREA FOR DELIVERIES, PICK UPS ETC.

CAR PARKING AREA

P. B[illegible]
1/5/92



[illegible]
28 APR 1992
REF ...0487.92

PLANNING APPLICATION

For office use only

Application No. H17/0487/92

Date Registered 23 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PAUL BINSWANGER
2/4 MILL LANE
GOSBERTON
NR. SPALDING
LINCS PE11 4NN

Tel. No. 0775 840522

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

NONE

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

16, SURFLEET ROAD. SURFLEET, SPALDING. LINCS PE11 4AG

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT Change of use to allow storage and distribution of mail order automotive parts for a mail order parts business and office. (admin)

Please complete

Signed. P. Binswanger

Date. 26th April 1992

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

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

2. **TYPE OF APPLICATION**

(✓)

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

5. GENERAL INFORMATION Please complete each section

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

Storage & Industrial workshop including offices
Planning Consent H17/1232/86

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

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

or

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of: AS BEFORE

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: AS BEFORE

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. 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?	3	/	3
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	5 Staff To be transferred from 2 Mill Lane, Gosberton, Nr. Spalding		
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	NOT APPLICABLE		
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	NOT APPLICABLE		
Is the proposal related to an existing use on or near the site?	State Yes or No: NO		
If so, please explain the relationship	/		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	The present premises in Gosberton are too small. I am considering re-using them for another business - or convert back to residential use		
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)	The existing provisions are suitable - see plan		
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)	MIN 2 - MAX 5		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	AS BEFORE		
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?	PROVISION ALREADY EXISTS		

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).

PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

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

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

State Name and address of owner: MR. Ridley. C/O MERLIN 16, Sutfleet Rd., Sutfleet. Nr. Spalding

State Date notice served: *27/4/92

Signed P. Burgwanger (Applicant/~~Agent~~) Date 27th April 92

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 P. Burgwanger Applicant/Agent) Date 1/5/92

OR

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

INITIAL

Submitted Fee £ ..110..

Receipt Issued ..... No. P1073

Date First Received 1992

REGISTRATION

REFERENCE ..H17/0487/92.....

Cross-Ref N/A.....

Date..29/4/92

VALIDATION Date 29/4/92

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

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

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

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate ☑
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐
- S65 Advert required ☐ Expiry date .....

Fees:
- Nil fee – previous app ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....
- Correct fee £ 110 Additional £ ..... Receipt no. .....
- Refund £ ..... Issued .....

CONSTRAINTS Date..5.5.

Index Sheets ..111.. OS Nos ..... Grid Ref S 395130 I 379770

Ward ..Ll.. Parish ..SURBITON

Inside CBD ..YES Inside CP Area..NO

TR Rural	☐	C1	☑	Grade
TR Bypass	☑	L3	☐	
Level crossing	☐	TPO	☐	
Footpath	☑	Other:		

Linked to site.....Ref..... Linked to property.....Ref. 0.25555

Planning Records:
Earlier apps
- 1132/86 3506
- 1077/96 1366/90
- 1076/96 609/90
- 769/94

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 19-5

Existing premises to be change of use to storage at ground floor level with flat above in Goshen

Case Officer Conclusions (issues)

Building in the Forecourt also provided access to N. Code + rear - Fall back Hours & Deliveries

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

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? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Other info. viz: Signed ..... / Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

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

APP :ATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PSA 7-5

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 18 +14 Swfleet Rd, Swfleet

DONE 21/5

Residents (Delivery):

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 A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

MOTO-BINS

The independent supplier of parts for B.M.W. Motorcycles Mail Order Specialist

2 MILL LANE, GOSBERTON, NR. SPALDING, LINCS PE11 4NN
Tel: (0775) 840522

Mr. Udy
The Planning Department
South Holland District Council
Priory Road
Spalding
Lincs.

26th April 1992

REF: CHANGE OF USE ON 16 SURFLEET ROAD

Dear Mr. Udy,

I am hoping to re-locate my business to the above commercial premises in Surfleet. These are presently for sale and the vendor has accepted my offer which is provisional on planning permission being granted from yourselves.

I believe that Angela Newton from AP Sales has spoken to you previously in order to establish that planning for a change of use is in fact required. I am have completed the enclosed application forms to the best of my ability and I hope that I have answered all the questions correctly.

I moved my family business to this area from Reading 4 years ago in order to find freehold premises. At that time only my wife and I worked in the business. Since then the family has grown, we have put down roots and I employ 3 other workers. The business has outgrown our present premises and the property at Surfleet would seem to be ideal for our present and future requirements. It will allow me to take on another worker immediately with the intention of employing 6 by the year end.

My business specializes in supplying BMW motorcycle parts nationally by mail order. Our present Catalogue is out of print but I am enclosing a previous one which will give you a more complete picture of the business. Obviously we have the occasional rep. calling as well as a postal delivery and pick up, however we discourage personal callers. As far as deliveries go these are usually brought to us by van as the size of a motorcycle part is fairly dimunitive in comparison to the equivalent item for a car. This is is why our customers prefer a fast postal service.

I hope that you will look upon my application favourably - I know that approval by the Council would pave thae way Merlin to realize their plans for relocation to a larger site as well.

If you have any questions I would be pleased to answer them and I am sure you would not hesitate to contact me. You might like to arrange a meeting if this would be helpful.

I look forward to hearing from you in due course.

Yours sincerely

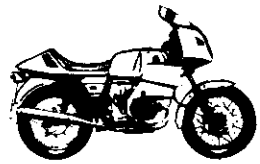
Paul Bienwanger

Paul Bienwanger (Proprietor)

VAT No. 363 4203 76

MOTO-BINS

The independent supplier of parts for B.M.W. Motorcycles Mail Order Specialist



Tel: 0775 85881
Fax: 0775 85860 / 840680
16 Surfleet Road,
Surfleet,
Spalding,
Lincolnshire,
England.
PE11 4AG

The Planning Officer
The Planning Department
South Holland District Council
Priory Road
Spalding
Lincs

7th January 1993

REF: PLANNING PERMISSION NO H17/0487/92

Dear Sir,

I am writing to inform you that as of 1st January 1993 my property at 2-4 Mill Lane has reverted to domestic use only. The business has now been entirely relocated to the above address.

I believe that you require this information in order to update your records.

Yours sincerely

Paul Binswanger.

Paul Binswanger.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JAN 1993
Acknowledge YES/NO

Town and Country Planning Act etc

DRAFT DECISION

Reference: H17/0487/92 Received:01-MAY-92 Type:FULL

Name: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Agent: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Description: Change of use to storage and distribution of mail order automotive parts for business and office
Location : 16 Surfleet Road Surfleet
Spalding Lincs

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 There shall be no deliveries or collections at the premises between 6.00 pm and 8.00 am Monday to Saturday and from 12 noon on Saturday until 8.00 am on the following Monday. There shall be no deliveries on Bank Holidays.

Reason: In the interests of the residential amenities of the adjoining houses.

3 There shall be no outside storage.

Reason: In the interests of the residential amenities of the adjoining houses.

4 Before the ~~building~~ use commenced is ~~in use~~ space shall be provided within the site as shown on the ~~attached~~ submitted plan ~~(drawing no. XXXXXXXXXXX dated XXXXXXXXXXX)~~ for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Surfleet Road.

Authorised to issue:

26-JUN-92 H17/0487/92 AD..M.....DC..M.....

JJ/6

APPLICATION REFERENCE: H17/0487/92 DATE RECEIVED: 28 04 92

APPLICANT: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs
PE11 4NN

AGENT:

TYPE: Full

DESCRIPTION: Change of use to storage and distrubution of mail order automotive parts for business and office

LOCATION: 16 Surfleet Road, Surfleet

Parish Council:

Ward Member: Support.

County Highways: No comments. Trunk Road.

Public Consultations: Letter received from 14 and 18 Surfleet Road.
- Previous occupier had deliveries/collections and storage on forecourt infringing planning permission.
- Working hours should be between 8.00 am and 5.30 pm, and five deliveries per day as stated on form.
- Vehicles should be vans, not lorries, operational area should be for deliveries only, not storage.
- No recognition of right of way on left hand side
- Immediate attention should be given to subsidence in drainage area.
- All deliveries parking should be on the operational area not on the roadside and planning permission is not excuse for constant stream of motorcycles.

Environmental Services No objections subject to light industrial classification retaining condition relating to hours of operation.

Information From Applicant:
- Moved from Reading 4 years ago.
- Specialize in supplying BMW Motorcycle parts nationally by mail order.
- Occasional representative visits as well as postal delivery and pick up.
- Discourage personal callers.
- Deliveries usually by van.
- 6 staff to be employed, 5 staff to be transfered from Mill Lane, Gosberton.
- Present premises too small.
- Vehicles 2-5 per day.
- No hazardous materials.

PREVIOUS DECISIONS

H17/0285/81 - Erection of tyre workshop and associated accommodation - Granted.
H17/0709/84 - Advertisement - Granted.
H17/1076/86 - Alterations to external appearance - Granted.
H17/1077/86 - Section 53 determination - Change of use from tyre centre to mail order constitutes development.
H17/1232/86 - Change of use to stores, light industrial workshop - Granted.

PLANNING ISSUES

1 The applicant currently operates from premises at Mill Lane Gosberton at is junction with High Street.

2 The business is mail order and therefore the traffic generated should be limited to the Post office delivering and collecting orders, the delivery of parts and the movements of the staff employed.

3 The use in my opinion does not fall within any of the defined use classes, being a mixture of A1 (shops) and B8 (Storage and distribution). Legislation advises that business uses should not be made to fit a class if they do not readily do so. The use therefore is "sui generis", which will mean that any subsequent user of the premises, which is not mail order, will need a change of use.

4 The points raised by the public consultations have been considered and some of those have been acted upon. However, it would be unreasonable to limit the type of vehicles including the arrival of motorcycles and the number of deliveries, since the former is an operational decision and there are no means of controlling the latter, but the applicant has said personal calls are discouraged. The right of way is a Civil matter.

RECOMMENDATION - Grant Permission.

1 TL1

2 1 There shall be no deliveries or collections at the premises between 6.00 pm and 8.00 am Monday to Saturday and from 12 noon on Saturday until 8.00 am on the following Monday. There shall be no deliveries on Bank Holidays.

3 2 There shall be no outside storage.

4 3 F7...use.

Reasons

1 In the interests of the residential amenities of the adjoining houses.

2 In the interests of the residential amenities of the adjoining houses.

4 F7...Trunk Road.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H17/0487/92 Type: FULL

Applicant: Paul Binswanger
Tel: 0775 840522

Agent: Paul Binswanger
0775 840522

Description: Change of use to storage and distribution of mail order automotive parts for business and office

Location: 16 Surfleet Road
Surfleet
Spalding
Lincs

Valid date:	01-MAY-92	Terminal date:	26-JUN-92
Target dates:		Target Committee:	24-JUN-92
To case officer	06-MAY-92	Report deadline:	10-JUN-92
Inspected by	11-MAY-92		
Extra contacts	16-MAY-92	Case Officer:	
Report if not clear by	05-JUN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Surfleet PC 0775 85 319	06-MAY-92	20-MAY-92
Cllr J A Dobney	06-MAY-92	20-MAY-92
Owner/Occupier 14 Surfleet Road	21-MAY-92	04-JUN-92
Owner/Occupier 18 Surfleet Road	21-MAY-92	04-JUN-92

L.C.C. - No Comments - Trunk Road JA 08 1/6/92

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Lincolnshire. PE11 2XE

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Terminal date: 26-JUN-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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	Sent	Expiry
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Cllr J A Dobney	06-MAY-92	20-MAY-92

L.C.C. - No Comments - Trunk Road ✓ CS 11/5/92
(would suggest F7)

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

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SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

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Applicant: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Agent: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Description: Change of use to storage and distribution of mail order automotive parts for business and office
Location: 16 Surfleet Road Surfleet
Spalding Lincs

Type: FULL

07-JUL-92

Dear Sir/Madam,

PLANNING APPLICATION

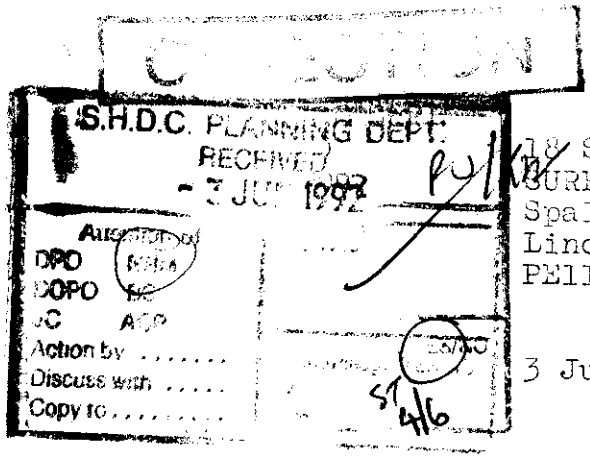
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) C S G English
14 Surfleet Road
Surfleet
Spalding
Lincs. PE11 4AQ

(2) R Courtenay
18 Surfleet Road
Surfleet
Spalding



18 Surfleet Road
SURFLEET
Spalding
Lincolnshire
PE11 4AG

3 June 1992

FAO Mr P J Udy
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

APPLICATION NO H17/0487/92
APPLICANT Paul Binswanger
2/4 Mill Lane Gosberton
Spalding Lincolnshire PE11 4NN
CHANGE OF USE 16 Surfleet Road Surfleet

With reference to the above I would like to enter a number of caveats with regard to this application.

When planning permission was given to MERLIN a number of statements were made by them with regard to use and frequency of deliveries which, in effect, proved to be a travesty of what actually happened, ie steel delivery/collection lorries arriving both very early in the morning and very late at night, invariably causing serious obstruction both to our entrance and, more importantly, to the main road. Storage of steel was made in the open area in front of MERLIN and against both adjoining fences causing damage to the fences. Whilst I found relationships with MERLIN both courteous and good, these were infringements of the original planning permission.

It is for this reason that I feel that the Council should insist upon and enforce the following:

1 that business should be carried on between normal business hours, ie 8.00 pm-5.30 pm

2 that the number of deliveries should be kept within the maximum stated bounds, ie 5 per day

3 that the vans <u>be vans</u> and <u>not lorries</u>

4 that the operation area be used for deliveries only, NOT for storage

5 there is no recognition on the plans of the RIGHT OF WAY which exists on the left-hand side of the property, facing in from the road

Planning and Building Control Department
APPLICATION NO H17/0487/92

3 June 1992

6 that immediate attention be given to the subsidence of the drainage area in the operation area

7 that all parking for deliveries should be on the operation area and not on the roadside as the difficulties caused by roadside parking are considerable, especially between the hours of 8.00-10.00 am and 4.30-6.30 pm, the road concerned being the main A16

8 in view of the nature of the business that it be emphasized that the planning permission be not seen as an excuse for a constant stream of motor cycles.

Whilst I accept completely that this is a commercial property and is entitled to be used as such, I think it perfectly fair that the Council should ensure that the remit it is giving should be adhered to, especially as the property is now in the middle of a residential area.

Yours faithfully

R COURTENAY

OBJECT

S.H.D.C. PLANNING DEPT.
RECEIVED
28 MAY 1992
Attention of
DPO
DOPO
AC ACP
Logged by .....
Checked with .....
Signed .....
File Nos.
Acknowledged YES/NO

14 Main Road
Sunfleet
Spalding
Pell 4TQ
25.05.92

Dear Sir,

I am in receipt of your letter dated 21.5.92, regarding planning application H17/0487/92, and have visited your office to inspect the plans.

As my property ajoins No 16, I would like to raise the following points:-

The nat. av. of vehicles stated as 5 per day making deliveries and or collections. If these vehicles are lorries and not vans, I would suggest that parking on the main road would present a traffic hazard which although not affecting my property could lead to congestion at peak times.

I would also like to know the exact opening times, i.e normal office hours to include Saturday mornings? If this is the case I would consider this acceptable. Also, in the event of customers collecting goods themselves, which I have no doubt some do, are we going to have hoards of very noisy motor cycles descending on Sunfleet?

Finally I assume the applicant is aware of the footpath which runs alongside the property on the northern side, and that this will be kept free from any obstructions.

Yours faithfully

C.S.G. ENGLISH

B. [illegible]SMITH Dip TP MRTPI
Direct : 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: H17/0487/92

Applicant: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Agent: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Description: Change of use to storage and distribution of mail order automotive parts for business and office

Location: 16 Surfleet Road Surfleet
Spalding Lincs

Type: FULL

Date received: 01-MAY-92

06-MAY-92

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 16-MAY-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

YES O.K

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAY 1992
File Nos.
Acknowledge YES/NO
Date

Signed: J A Dobney

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 12.5.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H17/0487/92
Storage and distribution, Surfleet Road

I write with reference to the above and would confirm that subject to the light industrial classification retaining the condition relating to hours of operation I have no objections to the proposal.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAY 1992

Attention of
DPO NHM
DOPO GS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
note

BR SMITH Dip TP MRTPI
Dire f 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: H17/0487/92

Applicant: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

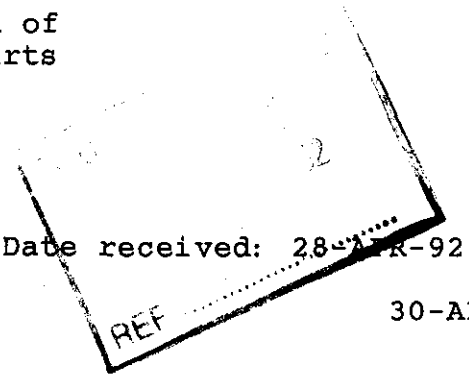
Agent: Paul Binswanger
2/4 Mill Lane
Gosberton
Spalding
Lincs, PE11 4NN

Description: Change of use to storage and distribution of mail order automotive parts for business and office

Location: 16 Surfleet Road
Surfleet
Spalding
Lincs

Type: FULL

Date received: 28-APR-92



30-APR-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

The whole of the site relating to the application needs to be edged red.
Please clarify the use of the "operation" area as marked on the enclosed plan and whether the building shown on the plan is to be used for the business and office accommodation. See plan
The enclosed certificate needs to be signed where marked.
Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

A R Maxwell

Principal Administrative Officer

485. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant	Proposal
H14/0450/92 Mr & Mrs W A F Workman	Extension to house at 118 Spalding Road, Pinchbeck.
H16/0499/92 Mrs Bownes & Mrs Genever	Extension to existing residential home for the elderly to provide an additional 9 bedrooms at 156 Park Road, Spalding.

(The applicant be informed that the planning permission relates to the amended plans now received.)

H06/0459/92 Kings Quality Homes	Seven dwellings adjoining The New Inn, Gedney Drove End.

(Subject to proposals for rendering of the properties at first floor level being deleted.)

H17/0487/92 Mr P Binswanger	Change of use to storage and distribution of mail order automotive parts for business and office at 16 Surfleet Road, Surfleet.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H08/0433/92 Ansells Ltd	Advertisement consent for brewery road-side directional sign to "Axe and Handsaw", Quadring Eaudyke at Boston Road, Gosberton.

(It was also agreed that legal proceedings be initiated under the provisions of Section 224 of the Town and Country Planning Act 1990 to secure the removal of the advertisement displayed in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1992, if the unauthorised sign is not removed within a period of 6 weeks from the date of the decision notice.)

H23/0461/92 Metfield Estates Ltd		24 dwellings, comprising five bungalows and 19 detached, semi and terraced houses, including new access road at Cobgate, Whaplode.
H06/0465/92 Mr P Webb		Garage and conversion of existing garage to study at Trinity House, Pinstock Lane, Gedney.
H16/0486/92 P C Arnold Group	O.A.	Dwelling including details of means of access at Monkshouse Lane, Spalding.
H12/0489/92 Mr D Osborne		Advertisement consent for directional freestanding board sign at The Old Forge, Black Barn Corner, Lutton Marsh, Spalding.

Mr P J Udy

John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs

SAW/NRM/SAS
H17/0487/92

23 December 1997

Dear Sir

ALTERATIONS AND EXTENSIONS TO MOTOBINS, SURFLEET

I write further to you visiting my Planning Assistant, Mr Udy, on 22 December 1997.

During that meeting you asked for advice as to whether your client should apply for his extensions and alterations as one application or two. I advise that it would be preferable for your client to apply for two applications, since that will give the Local Planning Authority some flexibility when making its decisions.

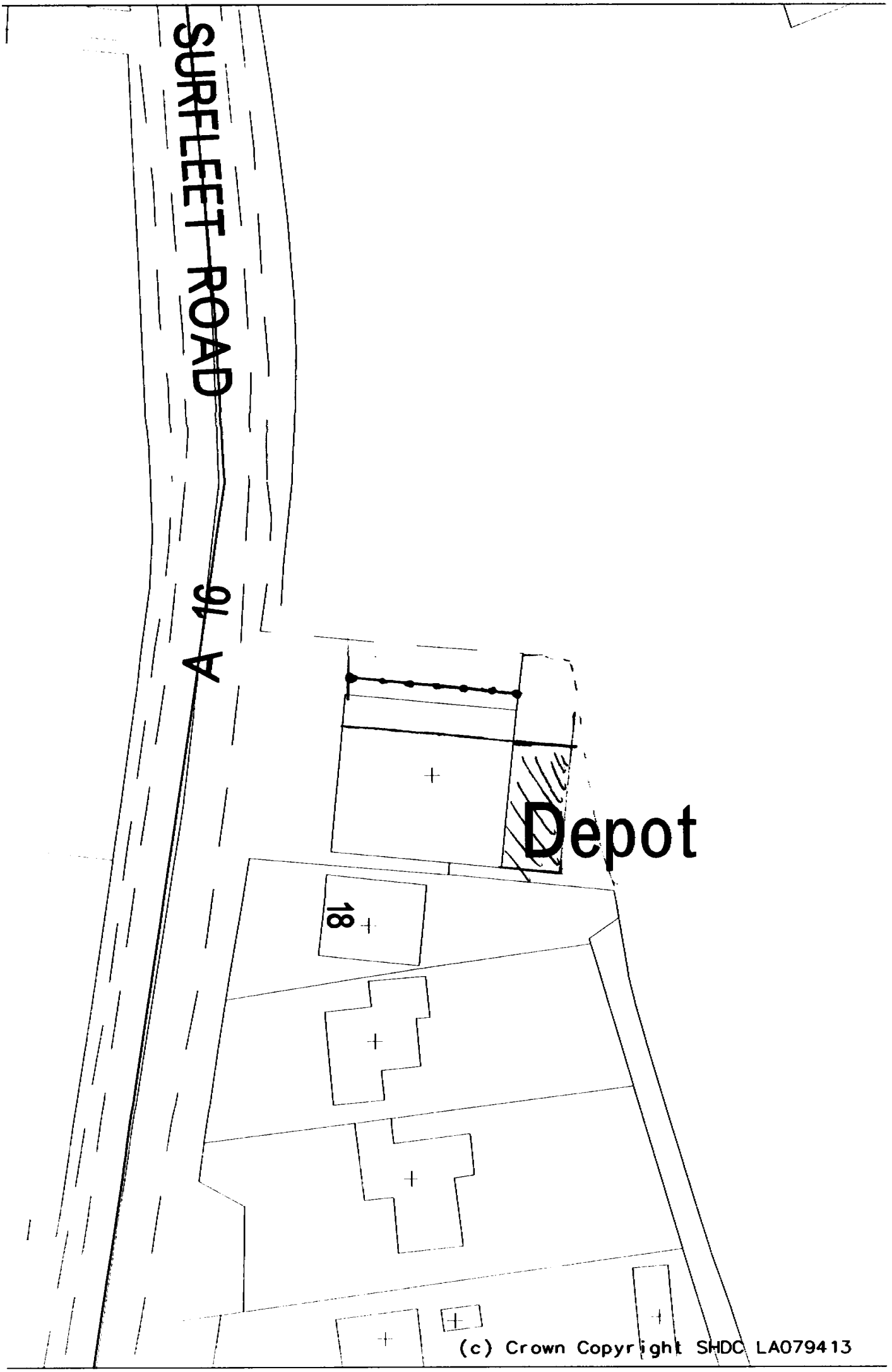
I add however, that I am concerned about the extent of the proposed extensions since it will take away virtually all car parking space to the rear of the site and make the use of the northern side of the site for car parking difficult. This may well result in employees parking on the forecourt which will then result in delivery lorries parking on the highway. This scenario would be unacceptable.

I therefore suggest that if your client wishes to proceed with his proposals, a block plan needs to be submitted showing how my fears can be overcome, but I do question whether your client may have outgrown the site and should instead be thinking of moving elsewhere.

Yours faithfully

N R Midlen
Development Control Manager

(c) Crown Copyright SHDC LA079413


SURFLEET ROAD
A 16
Depot
18
(c) Crown Copyright SHDC LA079413

notes

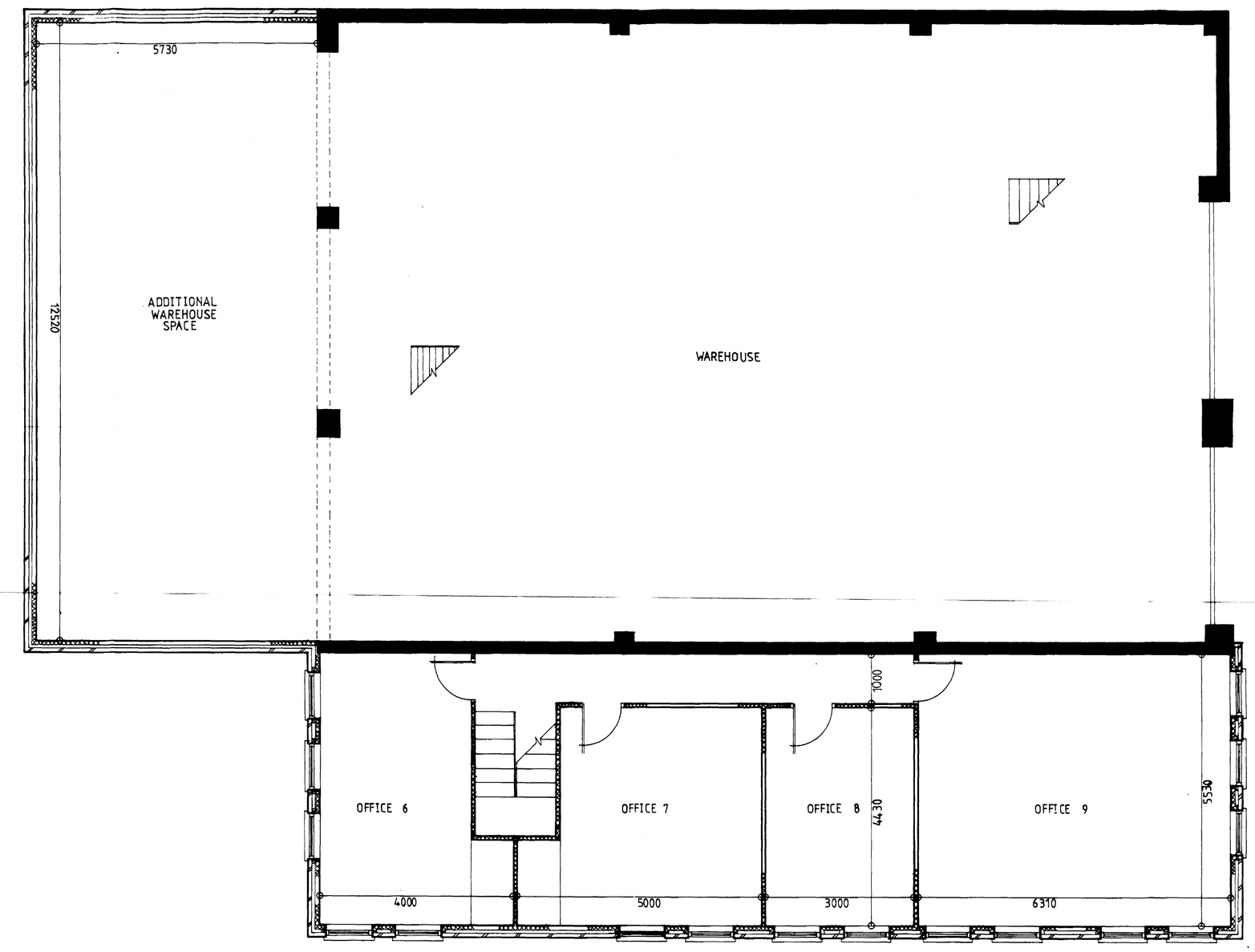
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision | date



FIRST FLOOR

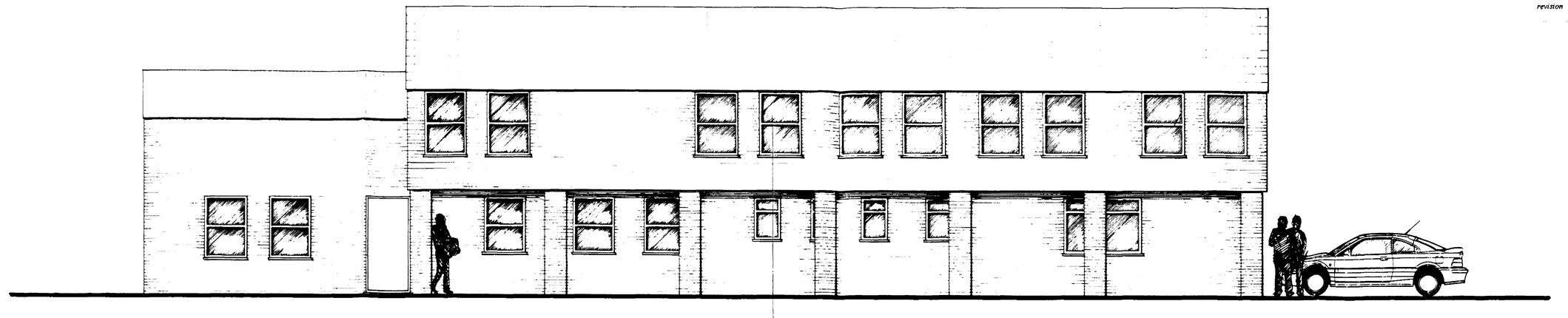
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing

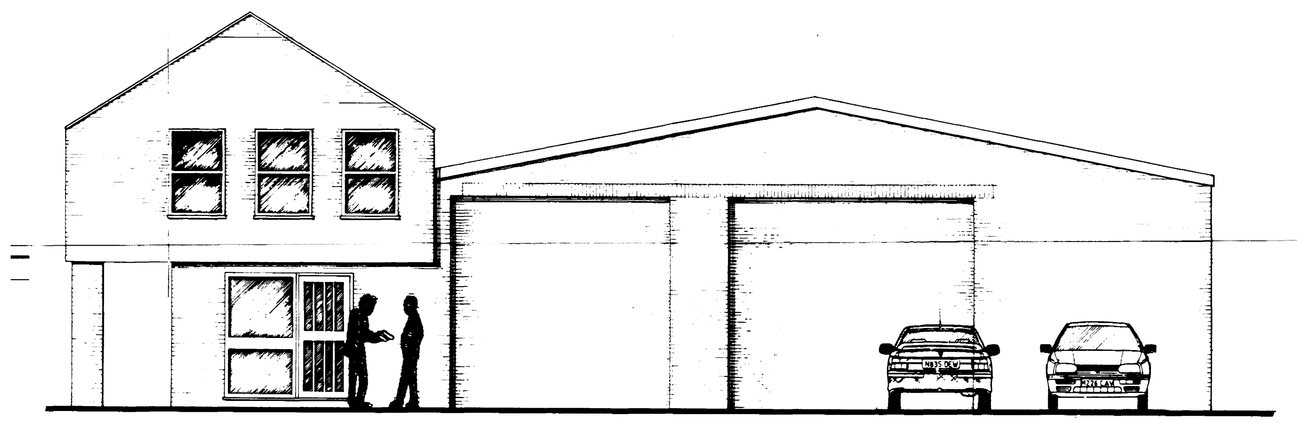
ALTERATIONS AND EXTENSION TO MOTOBINS. SURFLEET.

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project no.		drawing no
1416		AB/4

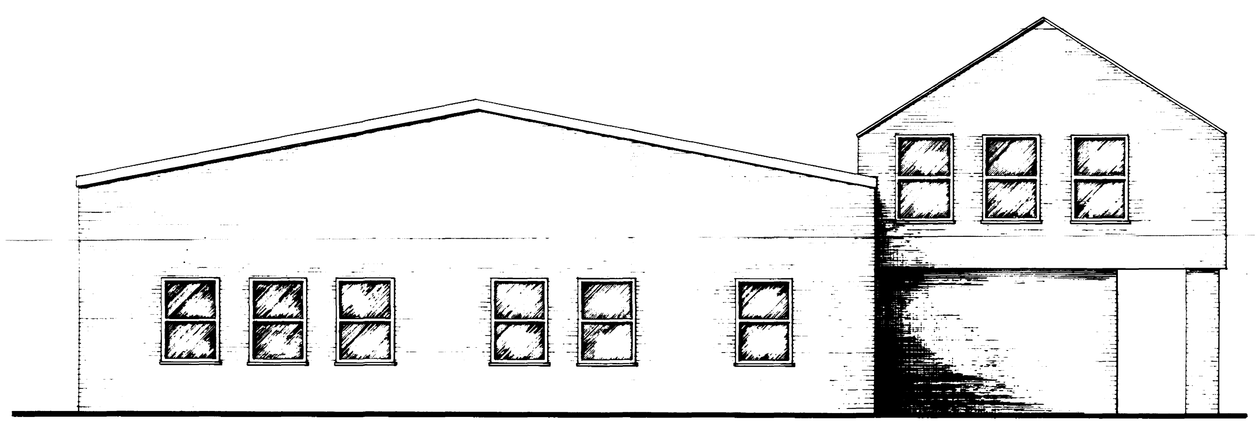
revisions



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

note:

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revision	date

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CHARTERED ARCHITECTS

project / drawing

ALTERATIONS AND EXTENSION TO MOTOBINS. SURFLEET.

scale	date	drawn
1:50	NOV 97	NBS
project no.		drawing no
1416		AB/5

revisions

notes

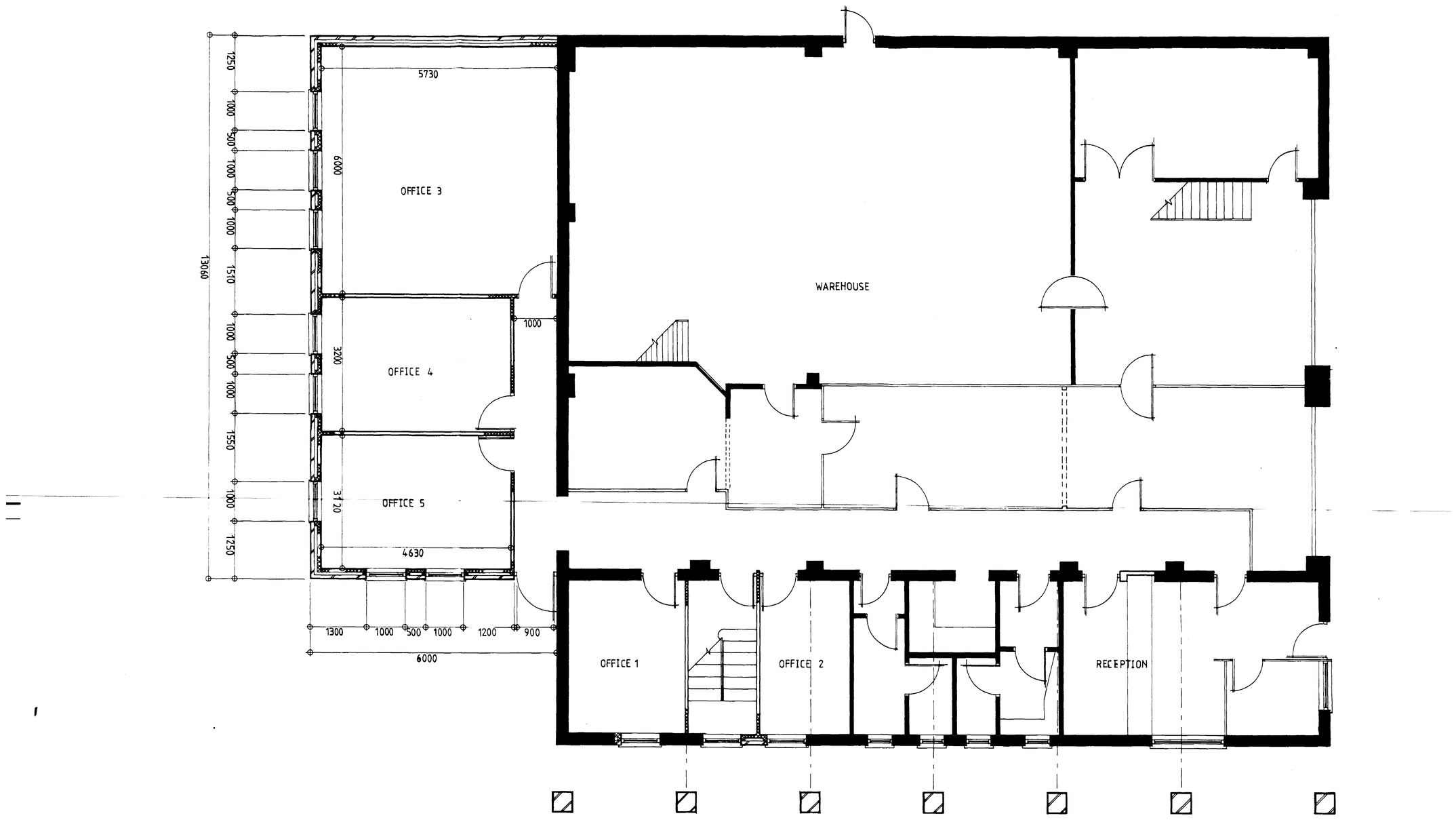
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revision date



GROUND FLOOR

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing

ALTERATIONS AND EXTENSION TO MOTOBINS. SURFLEET.

scale	date	drawn
1:50	NOV 97	NBS
project no.		drawing no
1416		AB/3

revisions