SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/1067/92

Applicant: Mr Barrett
94 Station Road
Tydd Gote
Wisbech
Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary, Wisbech
Cambs, PE13 4RN

Description: Proposed change of use of ground floor only of dwelling to health club, leaving first floor for accommodation

Location: 94 Station Road
Tydd Gote
Wisbech
Cambs

Type: FULL

Date received: 19-OCT-92

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

10-OCT-94

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. H21/1067/92

Date Registered 09 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR BARRETT
94 STATION ROAD
TYDD GOTE
NR. WISBECH

Tel. No.

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

PETER HUMPHREY
PORTMAN LODGE, CHURCH ROAD,
WISBECH ST.MARY, NR.WISBECH
CAMBS. PE13 4RN
Tel. No. 0945 410619
(Personal contact name) PETER HUMPHREY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

94 STATION ROAD, TYDD GOTE, NR. WISBECH

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED CHANGE OF USE OF GROUND FLOOR ONLY OF DWELLING TO HEALTH CLUB LEAVING FIRST FLOOR FOR ACCOMMODATION FOR APPLICANT

Please complete

Signed..... Date 7.10.92

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of RE-SUBMISSION (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 Certificates**

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created:	N/A sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	N/A metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	N/A
D. Please state type and colour of roofing materials.	N/A
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.

RESIDENTIAL

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

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

or

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

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

7 NO. CAR PARKING SPACES

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 or 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	NO
D. Foul sewerage will be disposed of to:	N/A

Mains sewer [ ] Cesspool [ ] Septic tank [ ]

PLEASE COMPLETE IN ALL CASES

	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 right of way	YES	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H21/0774/92

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (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 7.10.92

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.

Owner's Name:

Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 7.10.92

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.

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

DONE 29/10 [illegible]

NOTIFY No 84 STANION ROAD TYPED LOTE
No 96 "

Inspected by
Date JM 29/10/92

Notice posted by
Date 29/10/92

Resident Notices required

Sent | Delivered

29/10 [illegible]

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
*	Environmental Serv. *	.....	21/10/08
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

ALSO NEIGHBOUR NOTIFICATION OVERLEAF

Case Officer JOHN BLACKWELL **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 09 OCT 1992

Registration

Reference H21 | 1067 | 92

Cross-Ref N/A

Date 12 | 10 | 92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Previous app 774/92
Type

Discounted fee

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 503A

OS No's

Grid ref 549970 317970

Ward ✓

Parish TSM

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

BRIDLEWAY

Linked to site

Ref

Linked to property 02 79732

Ref

Planning Records:
Earlier apps

774/92 WD.
561/81
655/80

B Reg Records:
Already submitted - Ref
Request
Requested

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/1067/92

Applicant: Mr Barrett
94 Station Road
Tydd Gote
Wisbech
Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary, Wisbech
Cambs, PE13 4RN

Description: Proposed change of use of ground floor only of dwelling to health club, leaving first floor for accommodation
Location: 94 Station Road Tydd Gote
Wisbech Cambs

Type: FULL

18-OCT-94

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:

Mr M Harding
84 Station Road
Tydd Gote
Wisbech
Cambs. PE13 5RD

OBJECTION

Ref/No H24/0624/92

Applicant MR Barrett
94 Station Rd,
Tydd Gote.
NR Wisbech.
Cambs.

MR M C Harding
84 Station Rd,
Tydd Gote.
NR Wisbech.
Cambs.
PE13 5RD

Dear Sir

regarding Planning permission for above Ref/No. Not a health club MR Barrett wants he wants to get the yard & Hedges etc put in order, MR. Smith have a rude No Tydd & see for yourself. the plans is nothing but an eye sore

Yours Faithfully
M C Harding

593. PLANNING APPLICATIONS (Continued)

(d) Applications Director of Planning and Building Control Services Authorised to Approve (Continued)

Plan No. and Applicant	Proposal
H16/0835/94 South Holland District Council	Erect and install radio transmitter aerial for new Housing Sewage Telemetry and Control System at Council Offices, Priory Road, Spalding.

(Subject to a revised siting of the radio transmitter aerial being approved in consultation with the Chairman and Vice-Chairman prior to its erection and installation.)

(e) Applications Approved Subject to Planning Obligations

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

Plan No. and Applicant	Proposal
H13/0651/94 T H Charlton	Bungalow and garage in connection with relocation of stock business at The Chestnuts and Vickers Yard, Fengate, Moulton Chapel.

To ensure (i) that the agricultural buildings to be used for the beef rearing enterprise currently operating from Hallgate, Moulton is constructed within a period of 6 months from the date the dwelling is completed and (ii) that the agricultural building is not used or operated except by the occupiers of that dwelling.

H14/0786/94 M Roberts	O.A.	Agricultural dwelling house at Fengate Road, West Pinchbeck.

(To ensure that the dwelling house remains in the same ownership and occupation as the adjacent agricultural holding.)

(f) Application Filed Away

The following application be filed away and no further action taken thereon:-

Plan No. and Applicant	Proposal
H21/1067/92 Mr Barrett	Change of use of ground floor only of dwelling to health club, leaving first floor for accommodation at 94 Station Road, Tydd Gote, Wisbech.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/1067/92 Type: FULL

Applicant: Mr Barrett
Tel:

Agent: Peter Humphrey
0945 410619

Description: Proposed change of use of ground floor only of dwelling to health club, leaving first floor for accommodation

Location: 94 Station Road
Tydd Gote
Wisbech
Cambs

Valid date:	19-OCT-92	Terminal date:	14-DEC-92
Target dates:		Target Committee:	18-NOV-92
To case officer	24-OCT-92	Report deadline:	04-NOV-92
Inspected by	29-OCT-92		
Extra contacts	03-NOV-92	Case Officer:	
Report if not clear by	23-NOV-92	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Tydd St Mar 0945 583194	26-OCT-92	09-NOV-92
Cllr C J T H Brewis 0406 350818	26-OCT-92	09-NOV-92
Cllr D Dewsberry 0406 350947 (Of	26-OCT-92	09-NOV-92
Owner/Occupier 84 Station Road	29-OCT-92	19-NOV-92
Owner/Occupier 96 Station Road	29-OCT-92	19-NOV-92
Dir of Environmental	29-OCT-92	12-NOV-92
Site/Press Advert MIN	30-OCT-92	20-NOV-92

L.C.C. Ops Attached Tydd 29/10/92

APPLICATION REFERENCE: H21/1067/92 DATE RECEIVED: 9/10/92

TYPE: Full

DESCRIPTION: Proposed change of use of ground floor only of dwelling to health club, leaving first floor for accommodation

LOCATION: 94 Station Road, Tydd Gote, Wisbech

APPLICANT: Mr Barrett AGENT: Peter Humphrey

ADDENDUM

In 1992 the Planning Committee resolved to grant permission for the above application, subject to a 106 Agreement Obligation. Following the Committee's resolution, a draft Section 106 Obligation was sent to the Applicants Agent. To date, no response has been received from the Applicant, despite repeated approaches directly to him and through his Agent, to establish whether he wished to proceed with the Obligation.

In view of the lack of any response, it is considered the planning application ref: H21/1067/92 should now be filed away.

RECOMMENDATION

That the application be filed away and no further action taken on it.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 OCT 1994

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 5TH OCTOBER 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: SECTION 106 OBLIGATION - CHANGE OF USE OF PART OF DWELLING AT 94 STATION ROAD, TYDD GOTE TO HEALTH CLUB.

PURPOSE: **To report the inconclusive negotiations over the Section 106 Obligation.**

1.1 On 8th December 1992 the Committee resolved to grant planning permission for a change of use of the ground floor of 94 Station Road, Tydd Gote to a Health Club, subject to a Section 106 Obligation being entered into restricting occupation of the residential accommodation above to the owner, manager or employee of the proposed health club. Planning application H21/1067/92 refers.

1.2 A draft Section 106 Obligation was subsequently sent to the Applicants Agent but to date no response has been received from the Applicant, despite repeated approaches directly to him and through his Agent, to establish whether he wished to proceed with the Obligation.

1.3 In view of the lack of any response, it is considered the planning application ref: H21/1067/92 should now be treated as withdrawn.

2.0 RECOMMENDATION

That in view of the above, planning application ref: H21/1067/92 be treated as withdrawn.

Background papers: H21/1067/92

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: PBP/KS/PL.662

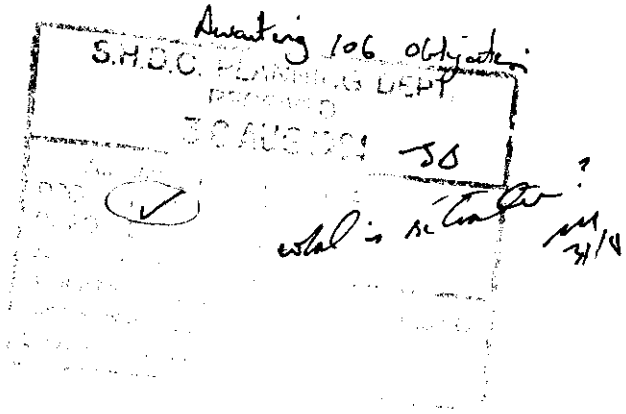
REF:

DATE: 26th August 1994

SUBJECT: PLANNING APPLICATION NO. H21/1067/92 - 94 STATION ROAD, TYDD GOTE (BARRETT)

I refer to my memoranda dated 5th October, 12th November and 10th December 1993 relating to the above. I cannot trace that this matter has been referred back to the Planning Committee for further consideration and I should therefore be grateful if you would let me know the current situation to enable me to update my files.

Director of Administration



Mr. Barrett,
94 Station Road,
Tydd Cote,
WISBECH
Cambs.

J.Blacklock

JB/JH
E21/1067/92

30 June 1994

Dear Sir,

RE: CHANGE OF USE TO HEALTH CLUB - 94 STATION ROAD, TYDD COTE

With reference to the above, I note from my records that I have received no response to my letter to you of 29th December 1993 (copy :: enclosed).

Could you please furnish me with a reply as soon as possible.

Yours faithfully,

p.p. N. R. MIDLEN,
PRINCIPAL PLANNING OFFICER (D.C.)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

REF: JB/LAC/H21/1067/92

REF: JMB/LDS/PL.662

DATE: 29 December 1993

SUBJECT: Planning Application H21/1067/92 - 94 Station Road, Tydd Gote - Mr Barrett.

Thank you for your memo dated 10 December 1993 in connection with the above.

I append copies of correspondence which I trust you will find self-explanatory.

Director of Planning and Building Control Services

Enc

Mr Barrett
94 Station Road
Tydd Gote
Wisbech
Cambs

Mr J Blacklock

JB/LAC
H21/1067/92

29 December 1993

Dear Sir

Change of Use To Health Club, 94 Station Road, Tydd Gote, Near Wisbech.

Further to my letter dated 22 October 1993 (copy enclosed) relative to the above, could you please let me have a reply as soon as possible.

The matter is now of some urgency.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/LDS/PL.662

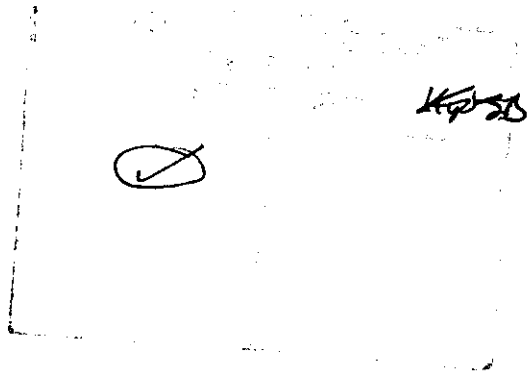
YOUR REF:

DATE: 10th December 1993

SUBJECT: PLANNING APPLICATION NO. H21/1067/92
94 STATION ROAD, TYDD GOTE (BARRETT)

I refer to my memoranda dated 5th October and 12th November 1993 relating to the above, and wonder if you are yet in a position to respond.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: PP/PK/PL.662

REF:

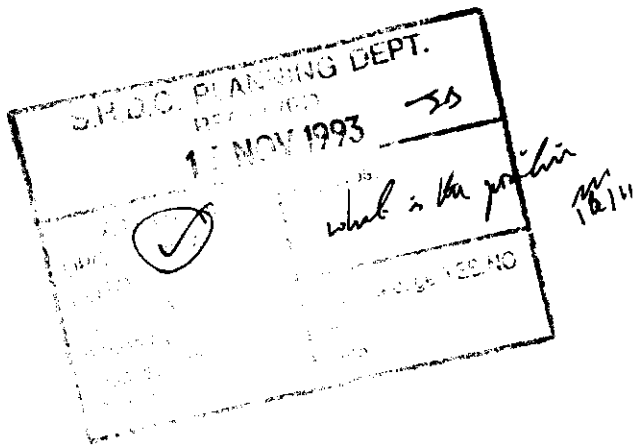
DATE: 12th November, 1993

SUBJECT:- PLANNING APPLICATION NO: H21/1067/92 - 94 STATION ROAD, TYDD GOTE (BARRETT)

I refer to my memoranda dated 3rd June and 5th October, 1993 relating to the above. I cannot trace that this matter has been referred back to the Planning Committee for further consideration and I should therefore be grateful if you would let me know the current situation to enable me to update my file.

R. Gobb

Director of Administration



Mr Barrett
94 Station Road
Tyrd Gote
Wisbech
Cambs

Mr J Blaclock

JP/JK/H21/1067/92

22 October, 1993

Dear Sir

Change of Use to Health Club - 94 Station Road, Nr. Wisbech

With reference to the above, I am advised that no progress has been made on agreement with you concerning a prospective Section 106 obligation.

Could you please advise me whether you wish to proceed further, or whether you wish to withdraw your application.

Yours faithfully

M R MIDLEN
Principal Planning Officer (Development Control)

Peter Humphrey associates

architectural technicians
building design consultants
self build management
design and build

PH/JK/475

18 October 1993

Planning & Building Control
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

Your ref; JB/SAH H21/1067/92

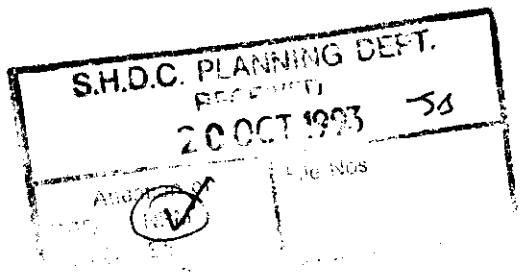
Dear Sir

RE: **94 STATION ROAD, TYDD GOTE**

I refer to your letter of 11 October and would suggest that you deal directly with Mr Barnett.

Yours faithfully

P Humphrey
Principal



J Blacklock

J8/SAH H21/1067/92

PH/JK/475

11 October 1993

Mr P Humphrey
Church Road
Wisbech St Mary
Wisbech
Cambs
PE13 4RN

Dear Sir

Health Club - 94 Station Road, Tydd Gote - Mr Barrett

I refer to my letter of 16 July 1993 (copy enclosed) relative to the above, and write to enquire when you will be in a position to let me have a reply.

I would stress, the matter is now becoming one of some urgency.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Enc.

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/MJP/PL.662

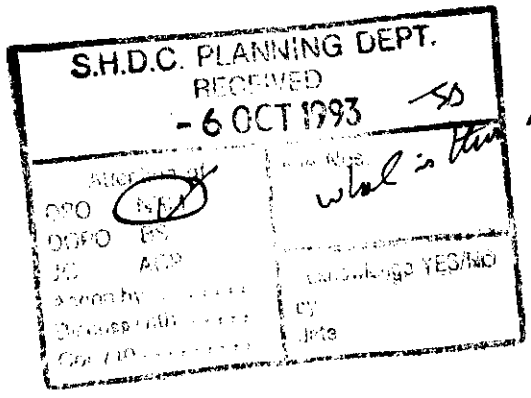
YOUR REF:

DATE: 5th October 1993

SUBJECT: PLANNING APPLICATION NO.H21/1067/92
94 STATION ROAD, TYDD GOTE (BARRETT)

I refer to my memorandum dated 3rd June, 1993 relating to the above. I cannot trace that this matter has been referred back to the Planning Committee for further consideration, and I should therefore be grateful if you would let me know the present situation to enable me to update my file.

Director of ~~Administration~~



Mr P Humphrey
Church Road
Wisbech St Mary
Wisbech
Cambs PE13 4RN

Mr J Blacklock

JB/JP/H21/1067/92

PH/JK/475

16 July, 1993

Dear Sir

Health Club - 94 Station Road, Tydd Gote
Mr Barrett

I spoke to your client, Mr Barrett on 30 June, 1993 concerning the above and received a verbal assurance from him that he would provide me with a written reply as to how he wishes to proceed with regard to the prospective Section 106 obligation. To date, I have received no reply from him. Could you please expedite matters so that the processing of the application can be finalised.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

DPBCS/DDPBCS/JC/NRM/BS/ACP/KW/DF/MP/DC/HC/DJR/JB/DMG/PJU/JH

PLANNING COMMITTEE AGENDA
13TH JULY 1993

1.	Appeals	ST
2.	Enforcements (a) New Reports (b) Progress on outstanding 'major' cases	KW
3.	Long standing applications e.g. S 106 pendings	NRM/ST
4.	Hawthorn Bank (Fesa) report outcome of discussions (Min. 551/92)	DPBCS
5.	Policy for Display of Advert Signs	JC
6.	Listed Buildings at Risk (Min.898/92 (f) refers)	NRM
7.	Policy Statement re Security Grills (Min.916(c)/92 refers)	NRM
8.	Pode Hole (draft report done)	JC
9.	Local Need Policy (Min.101/93)	DPBCS
10.	D. C. Statistics Oct-Dec 1992	ACP
11.	Review of Delegation	DPBCS?
12.	Report of District Audit	DPBCS?
13.	Draft Planning Guidance on Gypsy Sites	NRM
14.	Gamlyn Close, St. Thomas's Road. Con/comp.	PJU
15.	DC/BC update.	NRM/BSTU

N.B. REPORTS TO BE WITH SALLY/JOYCE WEEK COMMENCING 21st JUNE 1993

POLICY & RESOURCES CTTEE: 14TH JULY 1993

1.	Rural Development Programme Review - Funding of Survey. (Min. P&R 761/91).	DPBCS
2.	Footway Lighting (Min. 297(c))	RJS
3.	Spalding & Pinchbeck L.P. Review - Report on consultation with owners of British Sugar and derelict land grant (Min. 900 (i) and (j) refers)	JC
4.	Wardentree (Southern House) (after discussion with County Council and Official Receiver) (Min. 76/93 of P & R refers)	JC
5.	Wardentree - Gatehouse.	JC
6.	Wardentree Lane Ind.Area (Min. 220(c)/93 refers)	JC
7.	Industrial Estate Signage W/Tree Lane, West Marsh Rd, Benner Rd and South Holland Enterprise Park. (Min.350/93 12th May Plan Cttee)	JC

ENVIRONMENTAL SERVICES COMMITTEE 30th JUNE 1993

1.	Footway Lighting (Min. 286(c) Plans)	RJS
2.	Spalding Market Place; car parking (Min.185(c)/93)	RJS

FUTURE PLANNING COMMITTEE

Residents On-Street Parking further report (Min.102(b)/93)	RJS
Geographic Information System (GIS)	ACP
Competitive Management Arrangements for B.C. Service (client/provider roles. Further report from 26.1.93 Cttee. Min. 59/93)	ACP
Local Housing Trust (Min. 62/93)	RJS
Amendments to Applications and Publicity Requirements (further report from 26.1.93 Cttee. Min. 57/93) (25th Jan 94 Cttee)	ACP
Revised Plans/Budgets and report for 6th October Cttee.	ACP

C.A.A.C MEETING (To be arranged)

Long Sutton Conservation Areas	DPBCS

Ref/DC/Misc/p.o.agnda
21.6.93

H.21/ LO67/92

REASON for COMMITTEE CONSIDERATION

RECOMMENDATION

COMMENT

(1). THE COMMITTEE WILL RECALL THAT AT ITS MEETING ON 8 DECEMBER 1992 IT RESOLVED TO GRANT PLANNING PERMISSION SUBJECT TO ~~THE CONCLUSION OF~~ A SECTION 106 ~~AGREE~~ OBLIGATION RESTRICTING OCCUPATION OF THE RESIDENTIAL UNIT ABOVE THE GROUND FLOOR OF THE PROPERTY TO THE OWNER, MANAGER OR EMPLOYEE OF THE PROPOSED HEALTH CLUB.

(2). SUBSEQUENTLY A DRAFT PLANNING OBLIGATION WAS FORWARDED TO THE APPLICANT'S AGENT BUT TO DATE NO RESPONSE HAS BEEN RECEIVED DESPITE SEVERAL REMINDERS.

(3) IN THE CIRCUMSTANCES, IT

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: PC/KS/PL.662

YOUR REF:

DATE: 3rd June 1993

SUBJECT: PLANNING APPLICATION H21/1067/92: 94 STATION ROAD, TYDD GOTE (BARRETT)

As you know, Planning Committee on 8th December 1992 granted planning permission for a change of use of the ground floor of 94 Station Road, Tydd Gote to a health club, subject to a planning obligation restricting occupation of the residential unit above to the owner, manager or employee of the proposed health club. (Minute 916(g)/92 refers).

Subsequently a draft planning obligation was forwarded to Mr Barrett's agents but no reply to my letter has been forthcoming despite several reminders. Finally on 5th April I advised Mr Barrett that unless I heard from him within 10 days I would refer the matter back to yourselves for you to report to Planning Committee as appropriate.

No response to this letter has been received, and I therefore refer the matter to yourself.

Director of Administration

30/6/93.

JS

TELECON WITH APPLICANT (MR BARRETT). EMPHASISED IMPERATIVE NEED FOR REPLY ON SECT. 106 OBLIGATION — MR BARRETT SAID HE WOULD REPLY ASAP.

7/5/93

Spoke to Joaquin Berridge who said Applicant Kidwell answered repeated requests for completion of Section 486 Affidavit Legal to adjust as and applications treated as now determined?

JL

Peter Humphrey
ARCHITECTURAL TECHNICIAN

Church Road, Wisbech St Mary,
Wisbech, Cambs. PE13 4RN

Telephone: 0945 410619
Facsimile : 0945 410813

PH/JK/475 11 December 1992

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

Your ref: H21/1067/92

Dear Sir

RE: **PROPOSED CHANGE OF USE OF GROUND FLOOR OF DWELLING TO HEALTH CLUB, 94 STATION ROAD, TYDD GOTE for MR BARRETT**

I understand that the above application was approved by the Planning Committee subject to a Section 106 Agreement.

I confirm having spoken to my client who is agreeable to a Section 106 Agreement obligation for the provision of the first floor accommodation to be held and occupied in association with the approved Health Club.

Should you require any further information please do not hesitate to contact me.

Yours faithfully

P Humphrey
Principal

S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1992 SB
Attention of
DPO
COFO
JC ACP
Action by .....
Acknowledge ..... Date Nos.
By
Reply

APPLICATION REFERENCE: H21/1067/92 DATE RECEIVED: 09 10 92

APPLICANT: Mr Barrett
94 Station Road
Tydd Gote
Wisbech
Cambs

AGENT: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech
Cambs
PE13 4RN

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

TYPE: Full

DESCRIPTION: Proposed change of use of ground floor only of dwelling to health club, leaving first floor for accommodation

LOCATION: 94 Station Road, Tydd Gote, Wisbech

Parish Council: No comments received.

County Highways: No objection subject to conditions.

Director of Environmental Services: No objection subject to condition regarding hours of operation.

Public Objections: From neighbouring householder complaining that applicant's yard and hedges be put in order.

Information From Applicant: The following facilities would be provided:-

- Jacuzzi, sauna, facials, swimming pool, sun beds, massage, exercise bikes, changing and locker rooms.
- Applications to the club to be via a membership type club - thereby enabling applicant to keep control of members and type of client.
- Anticipated that numbers will be 10/12 members per day with 5/6 cars per day due to the exercise type of club being created.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Planning Policy and Guidance Note No 7 "The Countryside and the Rural Economy."
Circular 1/85 - Planning Conditions.
Circular 16/91 - Planning Obligations.

PREVIOUS DECISIONS
H21/0688/80 - Erection of house and garage - Approved - 3 July 1980.
H21/0561/81 - Erection of house and garage - Approved - 21 May 1981.

PLANNING ISSUES
1 Whether the proposed use would give rise to conditions detrimental to residential amenity.

2 Whether the proposed use would give rise to conditions detrimental to highway safety.

3 The site lies at the eastern extremity of the village on the south side of Station Road.

4 The site comprises the ground floor of the existing residential property (the accommodation to be converted to the health club) and the major part of the garden attaching to the property - an area to be given over to car parking (10 spaces). The first floor of the property would remain in residential use.

5 Access to the site would be via a new vehicular access from Station Road: the existing vehicular access from East Road, to the south of the property, would be used solely in connection with the residential part of the property.

6 To the north of the site, on the opposite side of Station Road, lies open agricultural land. Residential property lies to the east and west of the site but the dwellings on these properties lie at least 21 metres from the site's boundaries. To the south, beyond East Road, lies the North Level Main Drain.

CONCLUSIONS

1 Given the location of the site and the relationship to adjoining residential property, it is not considered the proposed use is environmentally unacceptable, particularly if appropriate conditions are imposed regarding hours of operation and noise amplification.

2 Nor is there considered to be a risk of highway safety. There is adequate visibility at the proposed point of access and parking is to the required standard of 1 space per 10 metres square of sports/leisure facility.

3 The residual residential use, namely the first floor of the existing house, would have a garden of approximately 600 metre square attached to it with two car parking spaces and as already stated, a separate vehicular access from East Road. These arrangements are considered acceptable, particularly if occupancy of the unit of accommodation is covered by a Section 106 Obligation.

RECOMMENDATION - Planning permission be granted subject to the following conditions and the applicant entering into a Section 106 Obligation concerning the occupation of the remainder of the residential property in relation to the proposed use.

1 SC10 - (Change of use only).

2 Before the health club hereby approved is brought into operation the access, including visibility splays, shall be laid out and maintained as shown on the submitted drawing no. 475-1c. Likewise, the car parking and manoeuvring area shown on the said plan shall be laid out and surfaced to the satisfaction of the Local Planning Authority.

4 Prior to the operation of the health club hereby approved, the car parking area attached to the health club shall be fenced off from the private garden and car parking attaching to the associated residential unit of accommodation. Such fencing shall be of a type to be approved by the Local Planning Authority and shall be erected to the satisfaction of the Local Planning Authority.

5 SC21 - (Landscaping Scheme).

6 SC27 - (Implementation of Planting).

7 The health club hereby approved shall not be operated at any time on Sundays nor between the hours of 6.00 pm and 8.00 am on other days.

8 The health club hereby approved shall be operated without detriment to the residential amenities of neighbouring residential properties and adequate sound proofing measures shall be undertaken in accordance with a scheme to be agreed with the Local Planning Authority.

9 This permission shall not authorise the amplification of noise and music external to the building.

10 The occupation of the first floor of the building in which the health club hereby approved is located and the use of the garden, parking spaces and vehicular access associated with that occupation shall be limited to persons engaged full time in the operation and management of the said health club.

Reasons

1 Standard.
2 In the interests of highway safety.
3 In the interests of residential amenity.
4 Standard.
5 Standard.
6 In the interests of residential amenity.
7 In the interests of residential amenity.
8 In the interests of residential amenity.
10 To define the terms of the permission and because the standard of residential amenity attaching to the residual unit of residential accommodation is below that which would normally be acceptable for a conventional residential dwelling.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 29.10.92

OUR REF: JC/SS/PC

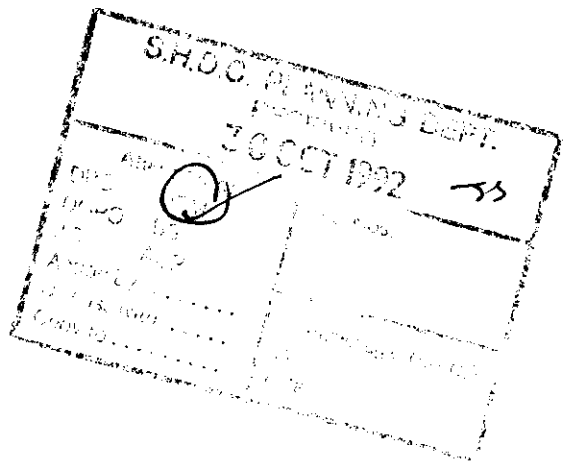
TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H21/1067/92
Health Club, Station Road, Tydd Gote

I write in response to the above and would comment as previously in our memorandum of the 11th August (H21/0774/92).

for Director of Environmental Services

amplified music → condition.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H21 / 1067/92.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

94 Station Road, Tydd Gote

3. Name, classification and number of road

A1

4. *Date application referred* 22-10-92.

5. State whether outline, detailed application etc.

Full.

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

Change of use of ground floor from dwelling to health club.

7. Delete as appropriate

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

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

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

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

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

Date: 22/10/92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) Before the use is commenced the access, including visibility splays shall be ~~provided~~ laid out and maintained as shown on the submitted drawing No 475-1c.

(2) F4

Delete as appropriate

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

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

(1) B6.

(2) F4.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/1067/92

Applicant: Mr Barrett
94 Station Road
Tydd Gote
Wisbech
Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary, Wisbech
Cambs, PE13 4RN

Description: Proposed change of use of ground floor only of dwelling to health club, leaving first floor for accommodation

Location: 94 Station Road
Tydd Gote
Wisbech
Cambs

Type: FULL

Date received: 09-OCT-92

14-OCT-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 new submission cannot be dealt with without a fee unless the current application - Reference H21/0774/92 is withdrawn.

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.

Letter withdrawing 774/92 RC 19/10/92

Yours faithfully

Principal Administrative Officer

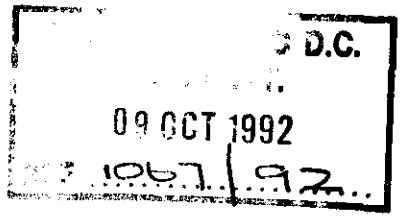
Peter Humphrey
ARCHITECTURAL TECHNICIAN

Church Road, Wisbech St Mary,
Wisbech, Cambs. PE13 4RN
Telephone 0945 ~~81619~~
Facsimile 0945 ~~81813~~

PH/JK/475

8 October 1992

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE



Your ref; H21/0774/92

Dear Sir

RE: PROPOSED CHANGE OF USE OF GROUND FLOOR OF DWELLING TO HEALTH CLUB, 94 STATION ROAD, TYDD GOTE

Further to my recent meeting with your Planning Officer, Mr Blacklock, I now have pleasure in enclosing my new application in respect to the above.

I confirm that the Club will be controlled by a membership system and anticipated opening hours will be 10.30am - 9.30pm.

The site layout has been amended as discussed, i.e. tarmac apron and parking opposite entrance removed.

I trust you will find these acceptable, but should you require any further amendments please do not hesitate to contact me.

Yours faithfully

P Humphrey
Principal

Encls.

Peter Humphrey
ARCHITECTURAL TECHNICIAN

Church Road. Wisbech St Mary.
Wisbech. Cambs. PE13 4RN
Telephone 0945 81619
Facsimile 0945 81813

Please note that due to modernisation of our telephone exchange, from 1st June 1992 our telephone number will be 0945 ...

PH/JK/475

29 July 1992

South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
30 JUL 1992
REF. H21/0774/92

Your ref: H21/0774/92

Dear Sir

RE: **PROPOSED CHANGE OF USE OF GROUND FLOOR OF EXISTING DWELLING TO HEALTH CLUB, FIRST FLOOR TO ACCOMMODATION FOR APPLICANT. 94 STATION ROAD, TYDD GOTE**

Further to your letter of 24 July, I confirm that the following facilities would be available at the health club:-

Jacuzzi, sauna, facials, swimming pool, sun beds, massage, exercise bikes together with associated changing and locker rooms

Applications to the club to be via a membership type club - thereby enabling my client to keep control of members and type of clients.

It is anticipated that members will be 10/12 members/day with 5/6 cars per day due to the exclusive type of club being created.

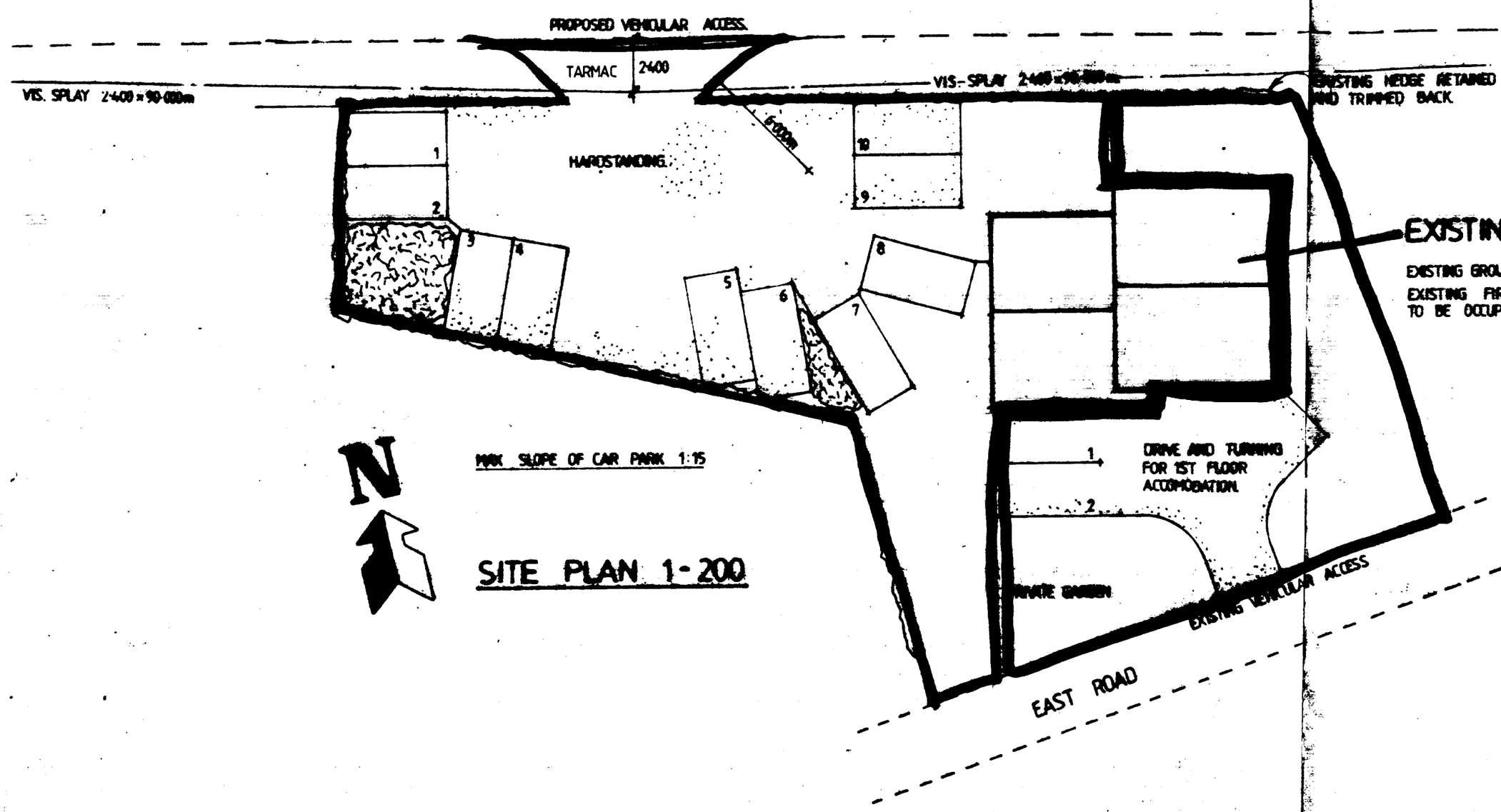
I trust you will find this information acceptable but should you require any further information please do not hesitate to ring me.

Yours faithfully

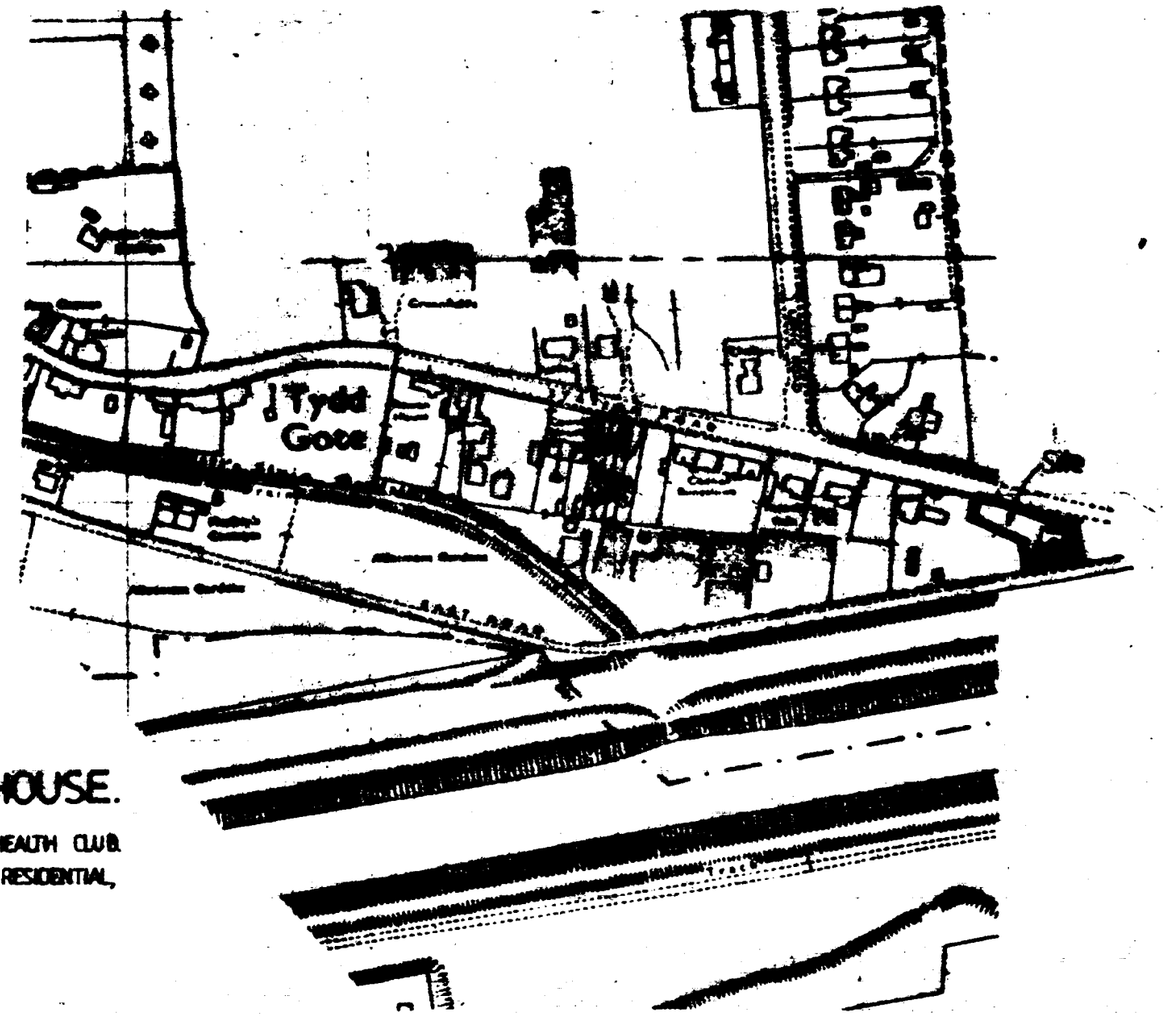
P Humphrey
Principal

21/11/92 Spoke to Mark Cow (Peter Humphrey). Was contacted about decision of Friday 30th applied to create application.

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUL 1992
Allocated to
DPO NMM
JDPO
JC
Files Nos.



SITE PLAN 1-200



LOCATION PLAN 1-2500

SOUTH [illegible] D.C.
PLAN DEPT.
09 OCT 1992
F/P 1067/92

Peter Humphrey
ARCHITECTURAL TECHNICIAN
Church Road, Wisbech St Mary,
Wisbech, Cambs. PE13 4QN
Telephone 0945 410619

PROPOSED CHANGE OF USE OF GROUND FLOOR DWELLING TO HEALTH CLUB.
94 STATION ROAD,
TYDD GOTE,
NR. WISBECH.
for.
MR. BARRETT.

475-1 A pt
1-200
JULY 1992
B- 17-9-92 PLANNING COMMENTS
C- 6-10-92 PARKING AMENDED