,RIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H22/1009/91 Received:04-DEC-91 Type:FULL

Name: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Agent: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Description: Change of use to car sales servicing and mechanical repair of cars

Location : 192 Broadgate Weston Hills
Spalding

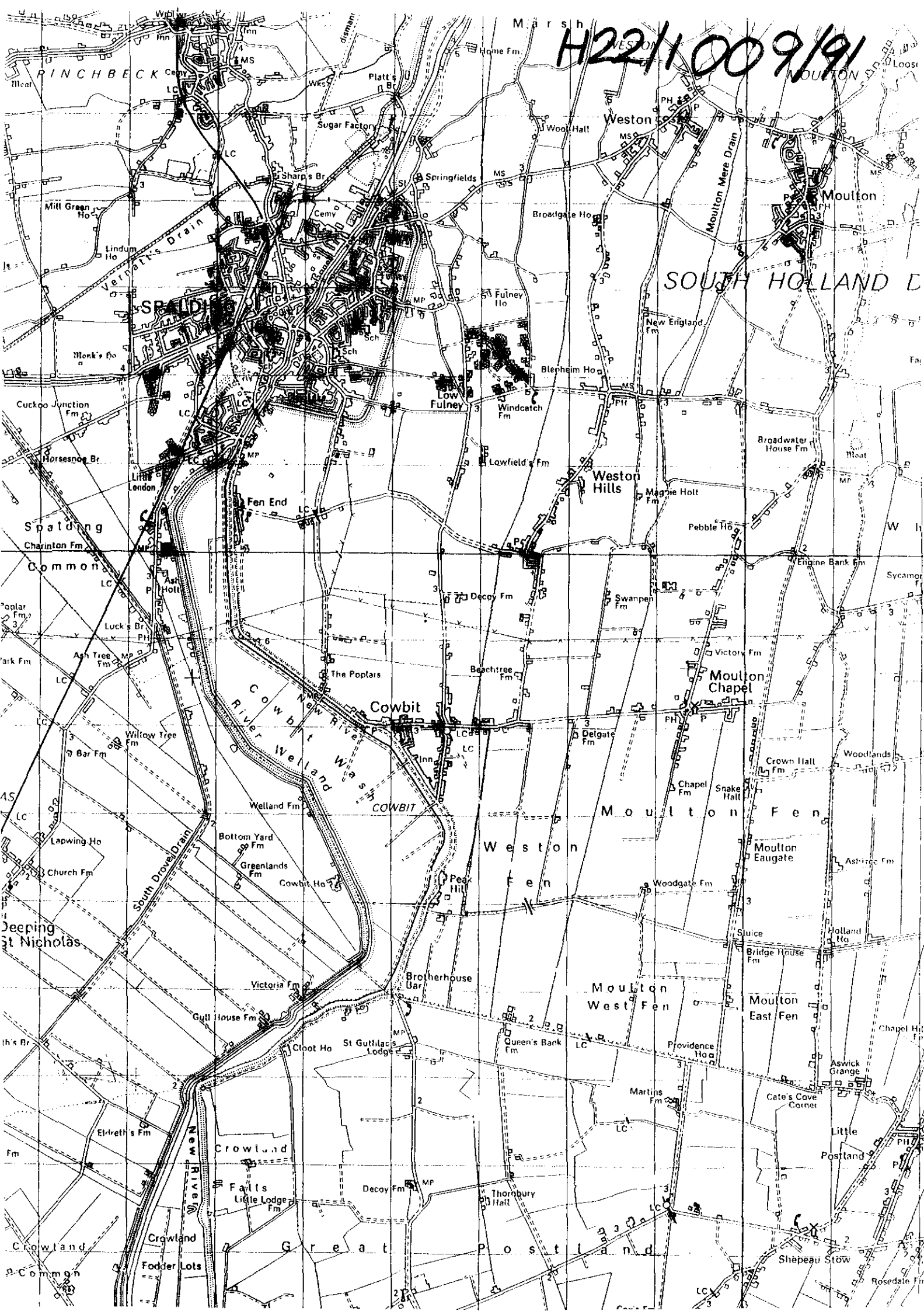
South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the proposed use of the site for car sales, servicing and repairs would establish a use which would be out of character with the surrounding rural area and cause material detriment to the neighbouring dwellings. The use is contrary to the Lincolnshire County Structure Plan Policy 18 which requires the use to be shown to be essential in that location.

Director of Planning and Building Control Services
23-JAN-92

H22/1009/91

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.


H22/1009/91
PINCHBECK
Marsh
MOULTON
Weston
Moulton
SOUTH HOLLAND D
SPALDING
Sugar Factory
Springfields
Mill Green Ho
Lindum Ho
Verna's Drain
Broadgate Ho
Moulton Mere Drain
Fulney Ho
New England Fm
Monk's Ho
Blenheim Ho
Low Fulney
Windcatch Fm
Cuckoo Junction Fm
Horsesnog Br
Little London
Fen End
Lowfield's Fm
Weston Hills
Maggie Holt Fm
Broadwater House Fm
Pebble Ho
Spalding Common
Charlton Fm
Engine Bank Fm
Decoy Fm
Swanpen
Luck's Br
Ash Tree Fm
The Poplars
Beachtree Fm
Victory Fm
Moulton Chapel
Cowbit
Cowbit New River
River Welland West
Delgate Fm
Willow Tree Fm
Bar Fm
Crown Hall Fm
Woodlands
Chapel Fm
Snake Hall
COWBIT
Welland Fm
Moulton Fen
Lapwing Ho
Bottom Yard Fm
Greenlands Fm
Cowbit Ho
Weston Fen
Moulton Eaugate
Church Fm
South Drove Drain
Woodgate Fm
Deeping St Nicholas
Sluice
Holland Ho
Bridge House Fm
Victoria Fm
Brotherhouse Bar
Moulton West Fen
Moulton East Fen
Gull House Fm
Cloot Ho
St Guthlac's Lodge
Queen's Bank Fm
Providence Ho
Aswick Grange
Martins Fm
Cate's Cove Corner
Eldreth's Fm
Crowland
New River
Little Postland
Falls
Little Lodge Fm
Decoy Fm
Thornbury Hall
Crowland Common
Fodder Lots
Great Postland
Shepeau Stow
Rosedale Fm

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/1009/91

Date Registered 2 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MARK CRAIG,
192, BROADGATE,
WESTON HILLS
SPALDING,
LINCS PE12 6DQ.

Tel. No. 0406 380123

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

192, BROADGATE, WESTON HILLS, SPALDING PE12 6DQ.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO CAR SALES, SERVICING & MECHANICAL REPAIR OF CARS.

Please complete

Signed. ..... Date. 16-10-91

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

MILK RETAILING + VEHICLE MAINTENANCE DEPOT.

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

AS EXISTING

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.	[ ]	➡ Date: Consultee:
Is this application related to a previous submission	[ ]	➡ Application No:

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

Continue on separate sheet if necessary.

7. 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?	0	0	1
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
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	MECHANICAL REPAIR OF VEHICLES, VEHICLE INSPECTION PIT ALREADY EXISTS SO NO NEED FOR RAMP OR OTHER PLANT INITIALLY		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? State Yes or No	YES		
If so, please explain the relationship	EXISTING USE WAS THE UPKEEP AND MAINTENANCE OF MILK DELIVERY VEHICLES (x5)		
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)	PROVISIONS FOR PARKING + DISPLAYING VEHICLES ON SITE IS QUITE ADEQUATE AND COULD BE EXTENDED, SHOULD THE NEED ARISE ON EXISTING FRONT GARDEN.		
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)	5/7 MOVEMENTS PER DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	—		
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No	NO		
What provision is being made for access to the premises for the disabled?	NONE NEEDED.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant/~~Agent~~) Date 16-10-91

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

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/~~Agent~~) Date 7-11-91

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at 192, BROADGATE, WESTON HILLS SPALDING
Take notice that application is being made to South Holland District Council by M. CRAIG
for planning permission for [redacted] CHANGE OF USE TO CAR SALES, SERVICE & REPAIR

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date 16-10-91

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92...

Receipt Issued ..... No. 2119

Date First Received 21.10.91

REGISTRATION

REFERENCE H22/1099/91.....

Cross-Ref .....

Date 23/10/91

VALIDATION Valid application

Date 24/10/91

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

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

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 £ 92.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets ..... OS Nos ..... Grid Ref 5 3

Ward ..... Parish .....

Inside IBD ..... Inside LP Area.....

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

Linked to site.....Ref..... Linked to property.....Ref. 238237

Planning Records:
Earlier apps

186/61 Dwelling.

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ok Neighbours Yes Other

Boundaries Hedges / Fences Site Features Marsh + grading

Inspected by: PDM
date: 28-12-11

Residents notified on site visit: Various

Case Officer Conclusions (issues)

long thin site. Mixture of landscape character. Some marshy vegetation and a little tree cover. Views across.

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 ---- Flagged by Senior Officer
Signed .....
No ----

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ---- Nil fees (not first Submission)

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

Yes ----

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

Delegation confirmed by Senior Officer

.....

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

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

APPLICATION REF:

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:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

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

Telephone (0406) 380168

227 Broadgate
Weston Hills
Spalding
Lincolnshire
PE12 6DQ

S.H.D.C. PLANNING DEPT.
RECEIVED
6 JAN 1992
P.D.
Environ. Services
SOUTH HOLLAND DISTRICT COUNCIL

3. JANUARY 1992

FOR THE ATTENTION OF MR. OR MS. P. J. UDY

REGARDING PLANNING APPLICATION No. H22/1004/91

I write to object to the proposal to carry on a car sales, servicing, and mechanical repair business at 192 Broadgate.

My house is quite close to the premises concerned, and both my own amenity and the value of my property would be adversely affected by the proposed business.

This section of Broadgate is residential in nature, with - of course - the

surrounding agricultural activity. The latter produces occasional noise, but is only occasional, and nothing like as constant as that which must be made in the proposed business. Agriculture is part of the nature of the area: car servicing and repair is not.

Regarding Amenity.

Car servicing generates noise from the use of tools and machines, as well as from the testing of engines. It cannot be expected to be sufficiently suppressed, and I would expect that noise and the noise of car movements to would penetrate my garden easily and largely to remove my enjoyment of that amenity. (Of course, traffic regularly passes on the road outside my

garden, but the character of the noise is not as annoying as that of the new noises which would be generated.)

In addition, the new car movement (customers' other cars, as well as those being serviced), taking place in a small area, add an additional noticeable hazard to the public road in this vicinity.

Regarding Property Value

The proposed activity is out of character with the area, and would produce the nuisance described. This is found adversely to affect the value of the immediately neighboring property at a time when values are already seriously depressed. At this time

a special factor is the slow-moving property market, and the proposed activity would aggravate the situation in this area. My personal interest is that I am a close neighbour.

Regarding the Future.

If the business succeeded, which presumably is the intention, it would generate pressure for further development on the same site. The adverse effects for neighbouring properties are therefore likely to increase progressively.

Could the above objections please be brought to the attention of the Planning Committee?

Yours sincerely

J. Tippler

J. TIPPLER

ADDRESS DURING JANUARY/FEBRUARY
c/o M. BERG
FLEMINGATAN 26 (4 tr)
S-112 26 STOCKHOLM
SWEDEN.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H22/1009/91

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

192 BOSTON GATE, WESTON HILLS.

3. Name, classification and number of road

III

4. Date application referred 12/12/91

5. State whether outline, detailed application etc.

FULL.

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

CHANGE OF USE TO CAR SALES, SERVICING & MECHANICAL REPAIR OF CARS.

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: 12/12/91 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) Space shall be provided within the site at all times the premises are in use for the parking of 4 customer vehicles details of which shall be submitted for approval by the L.P.A

(2) F5

Delete as appropriate

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

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

(1) F4

(2) F5.

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/1009/91

Applicant: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Agent: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Description: Change of use to car sales servicing and mechanical repair of cars
Location: 192 Broadgate Weston Hills
Spalding

Type: FULL

10-FEB-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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

J Tippler
227 Broadgate
Weston Hills
Spalding
Lincs. PE12 6DQ

(posted to Stockholm) & J. W. Walkers.

Orchard House
229 Broadgate
Weston Hills
Spalding
Lincs

5/1/92

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JAN 1992
1009/91

Attention of
DPO MRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By SF
Date 7/1

Incorporated PDN 8-1-92.

Dear Sir,

Reference:- Planning Application
Mr. M. Craig Broadgate, Weston Hills
Change of Use.

As a neighbour who would be adversely affected by the above mentioned planning application I wish to register my objection to the granting of said application.

The premises in the application are outside the development boundary of the village so I would have thought that granting the application would be in direct contradiction of the Council's policy of only allowing building where an agricultural need was established.

Previous use of the premises as a dairy were of course compatible with the other agriculturally based activities of this quiet rural area and involved very few vehicle movements i.e. one small lorry 3-4 times per week and 3 or 4 vans going out every other day early in the morning and returning by lunch time. Because the dairy was operated by Mr. Davis who lived on the premises the noise was kept to a minimum and there was no disruption to our enjoyment of peace and quiet at the weekend and evenings. If however this application is granted our peace and quiet is bound to be disturbed by customers

....continued

....Continuation

coming e going at all times of the day and night, especially weekend, to view and test drive vehicles that are for sale.
As a rural area this is a road that is frequently used by horse-riders who would also be adversely affected by the increase in traffic that such a change of use would generate.
In addition to the increased noise and disturbance we would undoubtably experience there is little doubt that the value of surrounding properties would decrease considerably. Surely when we as ratepayers have helped to fund the development of industrial areas such as Wardentree Lane we should be encouraging the use of that area and not private houses for the development of businesses such as this.

Yours sincerely

J.W. Walkers

J. W. WALKERS.

F.A.O. Mr. P.J. Udy
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Mr Craig 28-9-92

Considering how he could secure ~~for~~ P P for some form of car based use.

What he would want is sale of vehicles to trade from the building which has been used for a diary. This has stopped - abandoned.

Use is contrary to policy but PP's may provide some help but use would have to be small + able to be controlled. Certainly wouldn't want many cars on frontage.

After speaking to J. Blacklock although an part of the store is an improvement the use could not be quite legitimated into what was refused by virtue that cars would be purchased + sales could not be enforced to trade only.

Rory

58. PLANNING APPLICATIONS (Continued)

(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
H22/1009/91 Mr M Craig		Change of use to car sales servicing and mechanical repair of cars at 192 Broadgate, Weston Hills.
H18/1050/91 Cooper Architectural Design	O.A.	Six two-bedroomed and fourteen one-bedroomed apartments including details of siting, means of access and landscaping at West Bank, Sutton Bridge.
H14/1053/91 Mr J Bryan	O.A.	Bungalow in connection with business use at Northgate Farm, Northgate, Pinchbeck.
H14/1060/91 Elsoms (Spalding) Ltd	O.A.	Class B1 & B2 industrial distribution units and Class A1 food and non food retail development with garden centre on land off Wardentree Lane, Pinchbeck.
H05/1083/91 Mr & Mrs G W Payne		Change of use of agricultural land to garden area with pond at Washway Road, Fleet.
H09/1092/91 Mr I B McEwan		Block of up to 8 flats and vehicular parking at Fishpond Lane, Holbeach.
H06/1098/91 Kings Quality Homes		19 dwellings including estate road and landscaping on land off Kings Gate, Gedney.
H13/1103/91 G H Myers Ltd		Change of use from barn to residential at Austendyke Road, Austendyke, Moulton.

(Councillor M.S.L. Rollinson declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H11/1248/91 Sandra Worts	Listed building consent for a proposed fascia sign with logos at Fenland House, 39-41 Market Place, Long Sutton.

(It was also agreed that legal proceedings be initiated under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1989 if the unauthorised sign is not removed within a period of one month from the date of the decision notice.)

RIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

CJM

Application no: H22/1009/91 Type: FULL

Applicant: Mr M Craig
Tel: 0406 380123

Agent: Mr M Craig
0406 380123

Description: Change of use to car sales servicing and mechanical repair of cars

Location: 192 Broadgate
Weston Hills
Spalding

Valid date: 04-DEC-91 Terminal date: 29-JAN-92
Target dates: Target Committee: 02-JAN-92
To case officer 09-DEC-91 Report deadline: 19-DEC-91
Inspected by 14-DEC-91
Extra contacts 19-DEC-91 Case Officer:
Report if not clear by 08-JAN-92 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Weston PC	0406 370669	15-NOV-91	29-NOV-91	Weston Hills
Cllr T Barker	0406 380787	15-NOV-91	29-NOV-91	Can't see it

LCC CRS Attached for CS 18/12/91

Owner/Occupier 227 Broadgate, Weston Hills 23 DEC 91 06 JAN 92
Owner/Occupier Newlands Broadgate " " 23 DEC 91 06 JAN 92

Newlands returned by PO Non-contacted 146 redelivered 30 DEC 91 - 13 Jan 92

APPLICATION REFERENCE: H22/1009/91 DATE RECEIVED: 22 10 91

APPLICANT: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs
PE12 6DQ

AGENT:

TYPE: Full

DESCRIPTION: Change of use to car sales servicing and mechanical repair of cars

LOCATION: 192 Broadgate, Weston Hills

Parish Council: Restrict hours of work.

County Highways: Request conditions.

Public Objections: Two letters received from 227 & 229 Broadgate, (Summarised).

- Effect my amenity and value of property.
- Residential in character plus agriculture.
- Cannot expect its noise to be sufficiently suppressed.
- Extra traffic/hazard on road, used by horse riders.
- Outside development boundary contrary to policy.
- Previous use as a dairy compatible with agriculture, few vehicle movements - 1 lorry 3-4 times per week. 3-4 vans every other day early in morning, back by lunch. Dairy was operated by Mr Davis who lived on site, noise kept to a minimum.
- As rate payers have helped fund industrial estates where this should be.

Information From Applicant:

- Existing use milk retailing and vehicle maintenance depot.
- One person to be employed.
- Adequate parking and display area to front.
- Estimate 5 to 7 vehicle movements per day.
- No wastes from the operations to be disposed on site.
- Oils etc delivered in sealed containers and wastes removed similarly.
- No bulk storage of flammable/noxious materials.
- Existing windows to boundary side to be double glazed to increase sound deadening.
- Existing workshop and immediate rear yard only to be used.

- Repairs/servicing in workshop to utlise existing inspection pit, work to be general vehicle maintenance, minor body repairs, spraying. No continuous large scale welding/grinding/spraying operations.
- Tools/plant to be "small scale" equipment housed within workshop, generally hand operated.

PLANNING POLICIES/DOE ADVICE
PPG 1, "General Policy And Principles."
PPG 7, "Rural Enterprise And Development."
Lincolnshire County Structure Plan Policy 18.

PREVIOUS DECISIONS
SR 186/61 - Dwelling - Granted.

PLANNING ISSUES

1 The site has a large house and workshop upon it which the applicant states has been previously used as a dairy maintenance depot. The only apparent planning application on the site was for a dwelling in 1961.

2 It is not stated when the dairy maintenance use ceased but from the road the character of the property is that of a large residential property. There is no evidence of a commercial use.

3 Planning Policy Guidance Note 7 advises that the re-use of redundant rural buildings should be encouraged in order to reduce demands on new development. Planning Policy Guidance Note 1 advises that the material question is whether the proposal would affect the locality generally and unacceptably affect amenities that ought in the public interest be protected. The County Structure Plan Policy 18 provides a general presumption against new industrial development in the open countryside except if it can be shown to be essential in that location.

4 It is my opinion that the building is not a redundant rural building. The proposal would establish an unacceptable use in this position which would cause detriment to the surrounding dwellings and is contrary to the Structure Plan Policy 18 and Planning Policy Guidance Note 1.

RECOMMENDATION - Refuse Permission.

In the opinion of the Local Plannign Authority the proposed use of the site for car sales, servicing and repairs would establish a use which would be out of character with the surrounding rural area and cause material detriment to the neighbouring dwellings. The use is contrary to the Lincolnshire County Structure Plan Policy 18 which requires the use to be shown to be essential in that location.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE:
OUR REF: JC/SS
TO: DISTRICT PLANNING OFFICER YOUR REF:

Re: Proposal - Environmental Considerations

The above proposals may have some effect on the environment or may be affected by neighbouring activity or potential development nearby. To assist us could you please arrange, through the applicant or otherwise, for the following information to be provided.

From the Applicant

A.1. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties.

A.2. Site layout giving details of proposed
- i) construction and use of buildings
- ii) construction of road and yard surfaces
- iii) loading/unloading areas.

A.3. Activities to be undertaken on site including hours of operation of respective activities.

A.4. General hours of operation envisaged.

A.5. Number and type of vehicles and hours of operation.

A.6. B.S. 4142 1990 noise assessment including details of all types of plant and equipment to be used, noise levels at appropriate noise sensitive boundaries relative to the operation and siting of such plant and equipment together with details of frequency spectrum as appropriate.

A.7. Details of any noise attenuation measures to be implemented including construction and performance of any screening, enclosure etc., in relation to A6.

A.8. On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell etc.

A.9. Detailed information on methods of disposal of noxious wastes.

A.10. Details of noxious or hazardous materials to be used/stored on site.

From Planning Dept

P.12. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties and declaring any relevant outstanding planning consents for development on or near to the applicant site as indicated on site plan.

P.13 Any further relevant environmental technical data provided by the applicant or others.

P.14. Copies of any relevant objections received.

Chief Environmental Health Officer

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/910091

Your ref H22/1009/91

10-DEC-91

Dear Sir,

Proposal : CHANGE OF USE TO CAR RETAIL SALES, SERVICING, REPAIRS
Location : 192 BROADGATE, WESTON HILLS, SPALDING
Applicant: MARK CRAIG

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

If the Applicant proposes to discharge any "Trade Effluent" to the public sewerage system from these proposals, then prior written consent of Anglian Water is required under the provisions of the Public Health (Drainage of Trade Premises) Act 1937 and the Public Health Act 1961.

The consent of Anglian Water for the discharge of trade effluent to the foul sewer as result of this development is not implied by these observations.

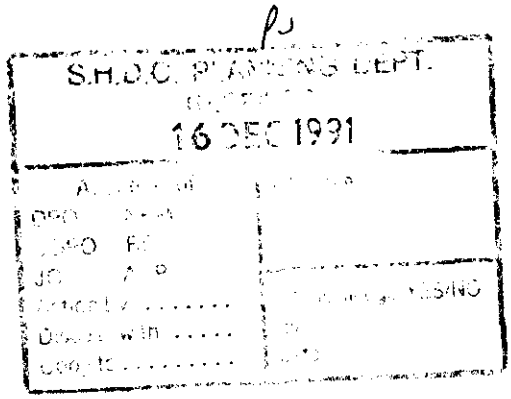
From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)



Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-B/1009/91/JAM **Your Ref.**

Date 20 November 1991

Dear Sir,

FULL PLANNING APPLICATION - 192 BROADGATE, WESTON HILLS
CHANGE OF USE TO CAR SALES AND SERVICING ETC.

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration.

I understand that no new buildings are proposed at this time but should future expansion be contemplated, the following advice should be borne in mind.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Wheatmere Drain situated some 450 metres to the West.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

In the event that soakaway drainage systems are intended I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J.D. Ebey

ENGINEER TO THE BOARD

Mr. M. Craig,
192 Broadgate,
Weston Hills,
Spalding, Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
21 NOV 1991
Attention of
DPO NRM
LOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Ack. Req.
Acknowledge YES/NO
By

SOUTH HOLLAND DISTRICT COUNCIL PLANN

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

APPLICATION REFERENCE: H22/1009/91 DATE RECEIVED: 22 10 91

APPLICANT: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs
PE12 6DQ

AGENT:

DESCRIPTION: Change of use to car sales servicing and mechanical repair of cars

LOCATION: 192 Broadgate, Weston Hills

19 November 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR FURTHER INFORMATION TO BE SUBMITTED

The South Holland District Council are of the opinion that the information contained in the above application for planning permisssion is insufficient to enable the Local Planning Authority to determine the application. Under the provisions of the Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 you are therefore requested to supply the following details:

Please provide a 1:500 block plan of the site showing the proposed layout of uses on the site i.e. parking, display, turning areas etc and existing buildings. What mechanical equipment will be used i.e. drills, grinders etc and will the processes give rise to dust, fumes, noise etc. What will the hours of operation be? How will any noxious waste i.e. thinners, solvents etc be disposed of?

If you have been sent a notice of receipt, the time limit referred to for the determination of the application should be ignored as the time limit will now have to be calculated from the date when I receive the further information required.

SOUTH HOLLAND D.C.
PLANNING DEPT
[illegible] DEC 1991
REF 1009/91

Yours faithfully

P.P. Principal Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number.

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1991

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/1009/91

Applicant: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Agent: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Description: Change of use to car sales servicing and mechanical repair of cars

Location: 192 Broadgate Weston Hills
Spalding

Type: FULL

Date received: 08-NOV-91

15-NOV-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 30-NOV-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Weston PC
33 Small Drove
Weston
Spalding Lincs
PE12 6HS

FOR PARISH COUNCIL USE ONLY

Comments: PASSED BUT WITH RESTRICTED HOURS OF WORK.

Signed: J. M. Allen
Chairman Weston P.C.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991 Ag 4

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

NRA

National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/91/1/SH/237

Dear Sir

PLANNING APPLICATION NO. H22/1009/91
CHANGE OF USE TO CAR SALES SERVICING AND MECHANICAL REPAIR OF CARS AT 192 BROADGATE, WESTON HILLS, SPALDING, FOR MR M CRAIG

With regard to the above-mentioned application received on 20 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

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

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

Yours faithfully

R F Morgan
Planning Engineer

cc. Mr M Craig, 192 Broadgate, Weston Hills, Spalding, Lincs, PE12 6DQ

DES

DR KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN5 7TF
Tel: 0522 513700
Fax: 0522 513720

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/1009/91

Applicant: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Agent: Mr M Craig
192 Broadgate
Weston Hills
Spalding
Lincs PE12 6DQ

Description: Change of use to car sales servicing and mechanical repair of cars

Location: 192 Broadgate
Weston Hills
Spalding

SOUTH ... D.C
PLA...
08 NOV 1991
REF.....

Type: FULL

Date received: 22-OCT-91

25-OCT-91

Dear Sir/Madam

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

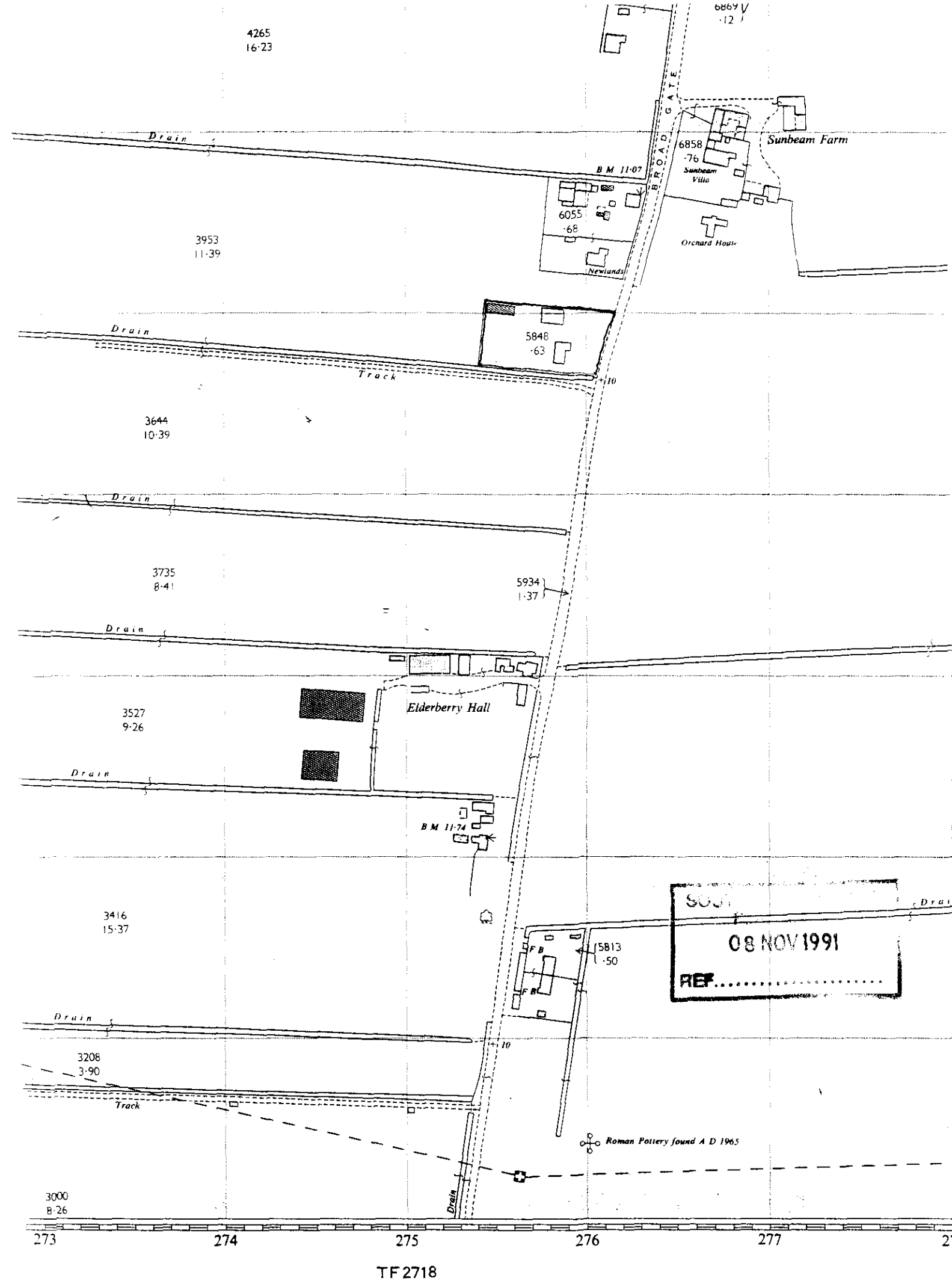
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The enclosed form needs to be completed where marked.
The enclosed certificate relating to ownership needs to be completed.
Four copies of a 1:2500 site location plan are required, showing the site clearly outlined in red, and any other land in the applicants ownership outlined in blue. (Copies can be purchased from this office.)


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

Principal Administrative Officer



08 NOV 1991
REF.....


Conc. Yard
Lawn