SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0122/92 Received:29-JAN-92 Type:SECTION 63

Name: Mr R T Tointon
Winham
High Road
Whaplode
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Continued use of garage/ workshop for domestic lawn mower and garden machinery repairs and servicing
Location : Winham High Road
Whaplode Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

1 At the expiration of a period of 2 years from the date of this permission, the land/buildings shall cease to be used for the purpose hereby permitted.

Reason: Experience has shown that with expansion of businesses and changes in the processes involved, initially small and harmless industrial uses can become a considerable source of annoyance to the community and the Local Planning Authority wish to be in a position to carry out a review of the effect which industry and the site is having on other property in the locality.

2 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays, nor between the hours of 6.00 pm and 8.00 am on other days.

Reason: To protect the amenities of the locality.

3 No material alterations to the external appearance of the building shall be carried out.

Reason: No such details have been submitted.

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
24-APR-92 H23/0122/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0122/92

Date Registered 29 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. T. TOINTON
"WINHARU"
HIGH ROAD,
WHAPLODE, SPALDING. LINCS

Tel. No.

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

STATUS DESIGN
4, PRIORS ST
HORNCASTLE, SPALDING. LINCS

Tel. No. 0406-24343
(Personal contact name) M. R. GAUNTLETT

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

"WINHARU" HIGH ROAD, WHAPLODE, SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF CATTLE BUILDING TO PREMISES FOR DOMESTIC LAWN MOWER & GARDEN MACHINERY REPAIRS & SERVICING

Please complete

Signed ..... Date. 21-1-92 .....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110-00 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: NOT APPLICABLE 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.

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC LAWN MOWER & GARDEN MACHINERY WORKSHOP

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?

SEE DRAWING

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: EXISTING SOAKAWAYS

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:

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	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):

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.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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 24-1-92

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.

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 24.1.92

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.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

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

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..110..

Receipt Issued ..... No. 8558

Date First Received 29 JAN 1992.

REGISTRATION

REFERENCE ..H23|0122|92.....

Cross-Ref N/A.....

Date 31/1/92.

VALIDATION Date 31/1/92

Type ~~Permit~~ SEC 63 Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

HM:-	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 £ 55 Additional £ ..... Receipt no. .....

Refund £ 55 Issued Feb 92

CONSTRAINTS Date 31/1/92

Index Sheets 1223 OS Nos ..... Grid Ref 530820 173740

Ward Rural Parish .....BRIDE

Inside IBD NO Inside LP Area NO

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

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

Planning Records: 1371/87 ✓
Earlier apps 1384/89
2112/92

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Removal within garage. In open countryside. House to east. Photos taken

Inspected by: DMG
date: 14/2

Residents notified on site visit: House to east - Highfield Hurst

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals

Confirmed by Case Officer

Departure from policy — Yes ___ No ___

Parish member request — Yes ___ No ___

Recommend approval against material objections

any objections received? No
If yes, is any objection material? No
Yes No
Yes ___ No ___

Reason:

Other circumstances needing Committee decision

Yes ___ Signed by Senior Officer
Signed _____ No ___

Reason: Act or above

Recommended refusals

Refusal on adopted policy grounds on these applications

No ___ All text (more things in Conclusion)
Yes ___

AND ONE OF ABOVE: Other info. from
Signed _____

Committee report:
Sub-Committee item?
SV recommended _____
Ward Text recommended _____

Delegation confirmed by Senior Officer
_____

Recommendation/draft report received

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

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

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED DMG 6/2

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 .....

282. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H14/0185/92 H Hargrave & Co Ltd	O.A.	Meat processing complex including abbattoir with lairage, office accommodation and parking at Brunel Road, South Holland Enterprise Park, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services discuss with the applicant the precise position of an adjoining roadway to the south in relation to the development as proposed.)

H04/0189/92 M Burrell Esq	O.A.	Bungalow with garage and access at Holme Lea, Park Lane, Donington.
H07/0246/92 Gedney Hill Parish Council		Change of use from agriculture to burial ground rear of Church, Hillgate, Gedney Hill.
H17/0202/92 Mr & Mrs K Napper	O.A.	House and garage (Renewal of Outline H17/1761/88) at Wedgewood, 1 Seas End Road, Surfleet.
H23/0258/92 Mr & Mrs T Overson		Extension forming garage, bedroom and bathroom at Driftwood House, High Road, Whaplode.
H16/0226/92 Mr & Mrs J M Pearson	O.A.	Dwelling and garage at Orchard House, Spalding Drove, Clay Lake, Spalding.
H14/0238/92 G M Motors		Change of use of existing garden to car sales standing area at 76 Milestone Lane, Pinchbeck.
H04/0247/92 Walter Smith (Cressy) Ltd	O.A.	Residential development and demolition of existing warehouse building at Quadring Road, Donington.
H01/0275/92 Exec Mrs H Batterham Dec'd	O.A.	Dwelling with garage and access adjacent 35 Backgate, Cowbit.
H23/0122/92 Mr R T Tointon		Continued use of garage/workshop for domestic lawn mower and garden machinery repairs and servicing at Winham, High Road, Whaplode.
H08/0285/92 T & A C Green		Use of garage for chipping potatoes at "Strahd", High Fen, Gosberton.
H09/0316/92 Mr H & Mrs W Mill	O.A.	Dwelling (Renewal of H09/1306/88) at 48 Hallgate, Holbeach.
H14/1351/91 Cecil Francis Ltd		Cold store at 13 Knight Street, Pinchbeck.

(Councillor M D Booth left the meeting during consideration of the above application.)

BRIAN SMIT. Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Comm

Application no: H23/0122/92 Type: SECTION 63

Applicant: Mr R T Tointon Agent: Status Design
Tel: 0406 24343

Description: Continued use of garage/ workshop for domestic lawn mower and garden machinery repairs and servicing
Location: Winham
High Road
Whaplode
Spalding

Valid date: 29-JAN-92 Terminal date: 25-MAR-92
Target dates: Target Committee: 25-MAR-92
To case officer 03-FEB-92 Report deadline: 11-MAR-92
Inspected by 08-FEB-92
Extra contacts 13-FEB-92 Case Officer:
Report if not clear by 04-MAR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Whaplode PC		05-FEB-92	19-FEB-92	Comments
Cllr S W Hoyes	0406 370408	05-FEB-92	19-FEB-92	
L.C.C. — See Attached		JC CS 6/2/92.		
Environmental Health		06 FEB 92	20 FEB 92	
Residents		17 FEB 92	2 MAR 92	

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0122/92 Received:29-JAN-92 Type:SECTION 63

Name: Mr R T Tointon
Winham
High Road
Whaplode
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Continued use of garage/ workshop for domestic lawn mower and garden machinery repairs and servicing
Location : Winham High Road
Whaplode Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

1 At the expiration of a period of 2 years from the date of this permission, the land/buildings shall cease to be used for the purpose hereby permitted.

Reason: Experience has shown that with expansion of businesses and changes in the processes involved, initially small and harmless industrial uses can become a considerable source of annoyance to the community and the Local Planning Authority wish to be in a position to carry out a review of the effect which industry and the site is having on other property in the locality.

2 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays, nor between the hours of 6.00 pm and 8.00 am on other days.

Reason: To protect the amenities of the locality.

3 No material alterations to the external appearance of the building shall be carried out.

Reason: No such details have been submitted.

Authorised to issue:

15-APR-92 H23/0122/92 AD..AW.....DC.AW.....
23/4 23/4

APPLICATION REFERENCE: H23/0122/92 DATE RECEIVED: 29/1/92

APPLICANT: Mr R T Tointon
Winham
High Road
Whaplode
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

TYPE: SEC63

DESCRIPTION: Continued use of garage/workshop for domestic lawn mower and garden machinery repairs and servicing

LOCATION: Winham, High Road, Whaplode, Spalding

Parish Council: Have not received any complaints to date about this business. We therefore accept a continued use.

County Highways: Does not wish to restrict the grant of permission.

Environmental Health: Notwithstanding that we have had no complaints in relation to this business, I remain of the opinion that such operations immediately adjacent to another dwelling could give rise to disturbance from noise, odour, etc. Would be better located within the proposed new workshop (H23/1373/89) on the opposite side of the site.

Should you consider that another temporary consent is acceptable, then this should be restricted to 2 years without further renewal.

Public Objections: Letter received from Owner/Occupiers of dwelling immediately to the east (summarised)

- Would still like it to be on a short term basis as originally planned, since it

could devalue our property.

Information from applicant:

- Applicant is now the sole proprietor of this business and has been so since June, 1990. Presently has a lease of a property in the curtilage of Baytree Nurseries at Weston which does not expire until September, 1994. Applicant spends approximately 50% of his time at Baytree Nurseries selling his lawnmowers and garden machinery, 25% of his time at customers homes and the remaining 25% of his time at his own premises servicing and repairing lawnmowers.
- Important that continue business activities from home as do not have facilities anywhere else.
- Intend to erect single storey building in accordance with Outline planning permission, but this has been delayed due to the present economic climate.
- Important at present to get garage/workshop permission re-approved in order that I can legally carry on operating from the premises. When the general business climate is more favourable, plans will be submitted.

PLANNING POLICIES/DOE ADVICE

Structure Plan Policy 16 - Planning permission will normally be restricted to craft workshops and other small-scale industrial undertakings and industrial development shown to be essential in that location, providing there are no infrastructural or environmental constraints.

Structure Plan Policy 18 - General presumption against new industrial development in the open countryside, accept where it can be shown that the proposed development is essential in that location.

PPG4, 1988 - Industrial and Commercial Development and Small Firms.

Structure Plan Policy 19 - Planning permission will not normally be forthcoming for new industrial development which is likely to cause, or for the extension of existing industries which are already creating significant environmental problems. The Local Planning Authorities will, where appropriate and practical, make provision for the relocation on more suitable sites of existing undertakings which are causing significant environmental or access problems.

PREVIOUS DECISIONS

H23/1371/89 - Full - Change of use of garage/workshop to domestic lawnmower and garden machinery repairs and servicing - permitted 9 February, 1990 for a 2 year period.

H23/1372/89 - Outline - Erection of a single-storey building for servicing and repairs of domestic garden machinery - Permitted 9 February, 1990.

PLANNING ISSUES

1 The determining issue in this particular case is whether circumstances have changed to such an extent as to justify a non-continuation of the use.

2 Planning permission was granted for the use of the domestic garage/workshop for domestic lawnmower and garden machinery repairs and servicing in 1990 (for a 2 year period). The applicant has now applied for an extension of this for the

reasons outlined earlier in the report.

3 The site is located in open countryside and a residential dwelling is located immediately to the east.

CONCLUSIONS

1 The proposal is an existing use and it is my opinion that it does not conflict with the objectives of Structure Plan Policy to such an extent as to justify refusal.

2 Environmental Health have suggested that temporary consent should be given for a further 2 years without further renewal. This would then give the applicant oppportunity to construct the workshop on the opposite side of the dwelling for which he has Outline consent.

RECOMMENDATION - Grant permission.

1 At the expiration of a period of 2 years from the date of this permission, the land/buildings shall cease to be used for the purpose hereby permitted.

2 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays, nor between the hours of 6.00 p.m. and 8.00 a.m. on other days.

3 No material alterations to the external appearance of the building shall be carried out.

Reasons

1 Experience has shown that with expansion of businesses and changes in the processes involved, initially small and harmless industrial uses can become a considerable source of annoyance to the community and the Local Planning Authority wish to be in a position to carry out a review of the effect which industry and the site is having on other property in the locality.

2 To protect the amenities of the locality.

3 No such details have been submitted.

---

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAR 1992 DG

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Liaise with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 11th March 1992

The person dealing with this matter is: M. Glauser

For the attention of Mr N Midlen

Our Ref: 771600/MRG/AEW

Your Ref: DMG/JP/H23/0122/92

Dear Sir,

Re: Planning Application H23/0122/92 - Continued Use of Garden/Workshop for Domestic Lawnmower and Garden Machinery Repairs and Servicing, Winham, High Road, Whaplode for Mr R C Tointon

In respect of the above, I am in receipt of your letter dated 10th March, 1992, of which the contents are noted.

Outline Planning Permission H23/1372/89 was granted on 9th February, 1990 by your authority and thus, Mr. Tointon is able to submit an Approval of Reserved Matters application within a three year period, namely by 9th February, 1993, whereas Planning Permission H23/1371/89, again granted by your authority on 9th February, 1990, has in fact expired and my client wholly intends to erect a single storey building in accordance with his Outline Planning Permission, but has delayed doing so due to the present economic climate, which I am sure you will appreciate is a difficult time for all small businesses. The important point in Mr. Tointon's affairs, I believe, is to get his garage/workshop permission reapproved in order that he can legally carry on operating from the premises and I am informed that when the general business climate is more favourable plans will be laid down and put before your authority for the aforementioned new building.

I trust that the contents of this letter adequately answer the points that you raised and I look forward to a favourable determination of the current change of use application.

Yours faithfully

M. R. Glauser F.F.B.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H23/0122/92.

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

WINTHAM, HIGH ROAD, WITHAPLODE

3. Name, classification and number of road

I (A151)

4. Date application referred

6-2-92

5. State whether outline, detailed application etc.

SEE 63.

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

CONTINUED USE OF GARAGE/WORKSHOP FOR DOMESTIC LAWN MOWER & GARDEN MACHINERY REPAIRS & SERVICING

7. 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:–

Delete as appropriate

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: 6/2/92. Signed: J E Mercer CB
Director of Highways and Planning

AN 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
21 FEB 1992
DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0122/92

Applicant: Mr R T Tointon
Winham
High Road
Whaplode
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Continued use of garage/ workshop for domestic lawn mower and garden machinery repairs and servicing

Location: Winham High Road
Whaplode Spalding

Type: SECTION 63

Date received: 29-JAN-92

05-FEB-92

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 20-FEB-92. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: HAVE NOT RECEIVED ANY COMPLAINTS TO DATE ABOUT THIS BUSINESS, WE ~~SEE~~ THEREFORE ACCEPT THE CONTINUED USE.

Signed:

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 9.3.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H23/0122/92
Renewal of temporary consent from Lawnmower repair business
High Road, Whaplode

I write with reference to the above renewal and notwithstanding that we have had no complaints in relation to this business I remain of the opinion that such operations immediately adjacent to another dwelling could give rise to disturbance from noise, odour etc., and would be better located within the proposed new workshop (H23/1372/89) on the opposite side of the site.

Should you consider that another temporary consent is acceptable then this should be restricted to 2 years without further renewal.

pp Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAR 1992 DG

Attention of
DPO NRM
DDPO DS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs PE12 7PB

Mr D M Cedney

DMG/JP/H23/0122/92

771600/MRG/ASW

10 March, 1992

Dear Sir

Planning Application H23/0122/92 - Continued use of garden/workshop for domestic lawnmower and garden machinery repairs and servicing, Winham, High Road, Whaplode

I refer to the above planning application submitted by yourself on behalf of Mr R T Tointon.

In respect of the original application (ref. H23/1371/89), planning permission was granted on the basis that the applicant would be shortly erecting a single storey building on the other side of the bungalow in association with his business. It is noted that no further reference has been made to this, and I would consequently be pleased if you could outline the applicants intentions in respect of this within the next 10 days, so that I can be in a position to proceed with the application.

Yours faithfully

N R MIDLEN
PRINCIPAL PLANNING OFFICER

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

District Planning Officer
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date

The person dealing with this matter is: M. Glauser

SOUTH HOLLAND D.C.
PLAN DEPT.
29 JAN 1992
REF. H23/0122/92

Our Ref: 771600/MRG/AEW

Your Ref:

Dear Sir,

Re: Resubmission of Temporary Planning Permission - Change of Use of Garage/ Workshop to Domestic Lawnmower and Garden Machinery Repairs and Service At High Road, Whaplode for Mr R C Tointon

In respect of the above, I enclose herewith the following documents:-

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771416/1
3. Cheque to the value of £110.00 in respect of submission fee.

The application contained herein relates directly to a present planning permission granted by your authority on 9th February 1990 under reference H23/1371/89. This planning permission was for the Change of Use of a Garage/Workshop to Domestic Lawnmower and Garden Machinery Repairs and Servicing at the property 'Winham', High Road, Whaplode, Spalding, Lincs and was granted for a period of two years, thus expiring on 9th February this year. At the time when this application was made the applicant had commenced a business and was intending to purchase the property subject to obtaining the necessary planning consent and, because the consent was granted, albeit for a two year period only, he proceeded and bought the property and has implemented the planning permission since his occupation to the current date. Mr. Tointon now wishes to re-apply to obtain a further planning consent to continue to use part of the premises for the repair and servicing of domestic lawnmowers and garden machinery and is quite content to accept suitable conditions as are listed on the current permission.

It is only fair, however, to make you aware of slight differences within Mr. Tointon's business than those which existed when the original application was made. Mr. Tointon is now the sole proprietor of this business and has been so since June 1990. He presently has a lease of a property within the curtilage of Baytree Nurseries at Weston which does not expire until September 1994. Mr Tointon spends approximately 50% of his time at Baytree Nurseries selling his lawnmowers and garden machinery, 25% of his time at customer's homes either demonstrating or undertaking garden duties and the remaining 25% of his time at his home premises servicing and repairing the lawnmowers and other relevant machinery. It is of paramount importance that Mr. Tointon be able to continue

Continued...

771600/MRG/AEW

some of his business activities from his home premises as he does not have facilities at Baytree Nurseries or elsewhere to carry out the repairs and servicing and it is for this purpose, therefore, that we submit to you the present application to extend the temporary permission for a further two years.

To this end, should there be any other information that you require of Mr. Tointon's business in order to determine the application do not hesitate to contact the writer.

Yours faithfully

M. R. Glauser F.F.B.

Enc.

OBJECTION

S.H.B.C. PLANNING DEPT.
RECEIVED
27 FEB 1992 DG

DPO
COPO
AOP

H 22/0142-2

Wright Rd
Whaplode.
Spalding
Lincs
PE12 6UA.

87/22/2

Dear Sir

I understand the planning application of J. R.T. Taylor at Wrikam Wright Rd. Whaplode is shortly to be renewed. We would like it to be on a short term basis as originaly planned, as it was Mr. Taylor's own word when he told us it ~~would~~ could devalue our property so I feel we have to protect ourselves

Yours faithfully
W. N. Kingston.

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: H23/0122/92

Applicant: Mr R T Tointon
Winham
High Road
Whaplode
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Continued use of garage/ workshop for domestic lawn mower and garden machinery repairs and servicing
Location: Winham High Road
Whaplode Spalding

Type: SECTION 63

30-APR-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.

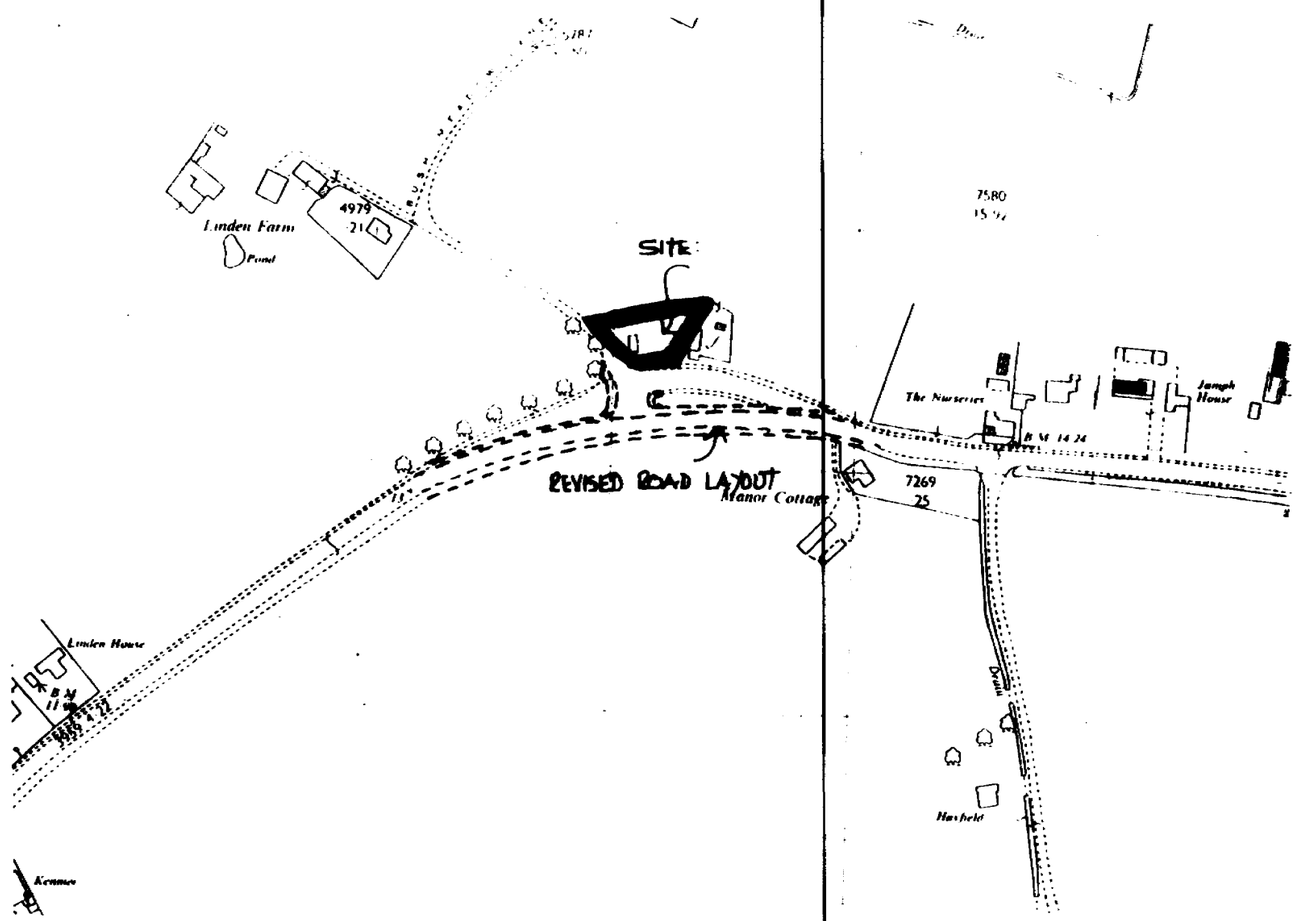
The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY SENT TO:-

W Kingston
High Road
Whaplode
Spalding
Lincs. PE12 6UA

LOCATION PLAN:



SITE PLAN:

