SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0252/94 Received:14-MAR-94 Type:FULL

Name: R B Mayer
Kar-Wayne
4 Malten Lane
Whaplode
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of existing fruit store to enable fruit to be sold retail
Location : Off Middle Road Whaplode
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

2 Before the use is commenced, details of screening along both the eastern and western boundaries of the site (including position, type and height) shall be submitted to and approved by the Local Planning Authority, and implemented in full.

Reason: In the interest of the amenities of the locality.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 Before the use is commenced, the access/parking area shall be laid out in accordance with the plan accompanying the application (drawing no.

SOUTH HOLLAND DISTRICT COUNCIL

RMB.1E) and also hardsurfaced in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of safety and convenience of traffic using the adjacent road.

6 The premises shall only be used between the hours of 8.00 am and 7.00 pm Mondays to Fridays and between 9.00 am and 5.00 pm on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of the amenities of the locality.

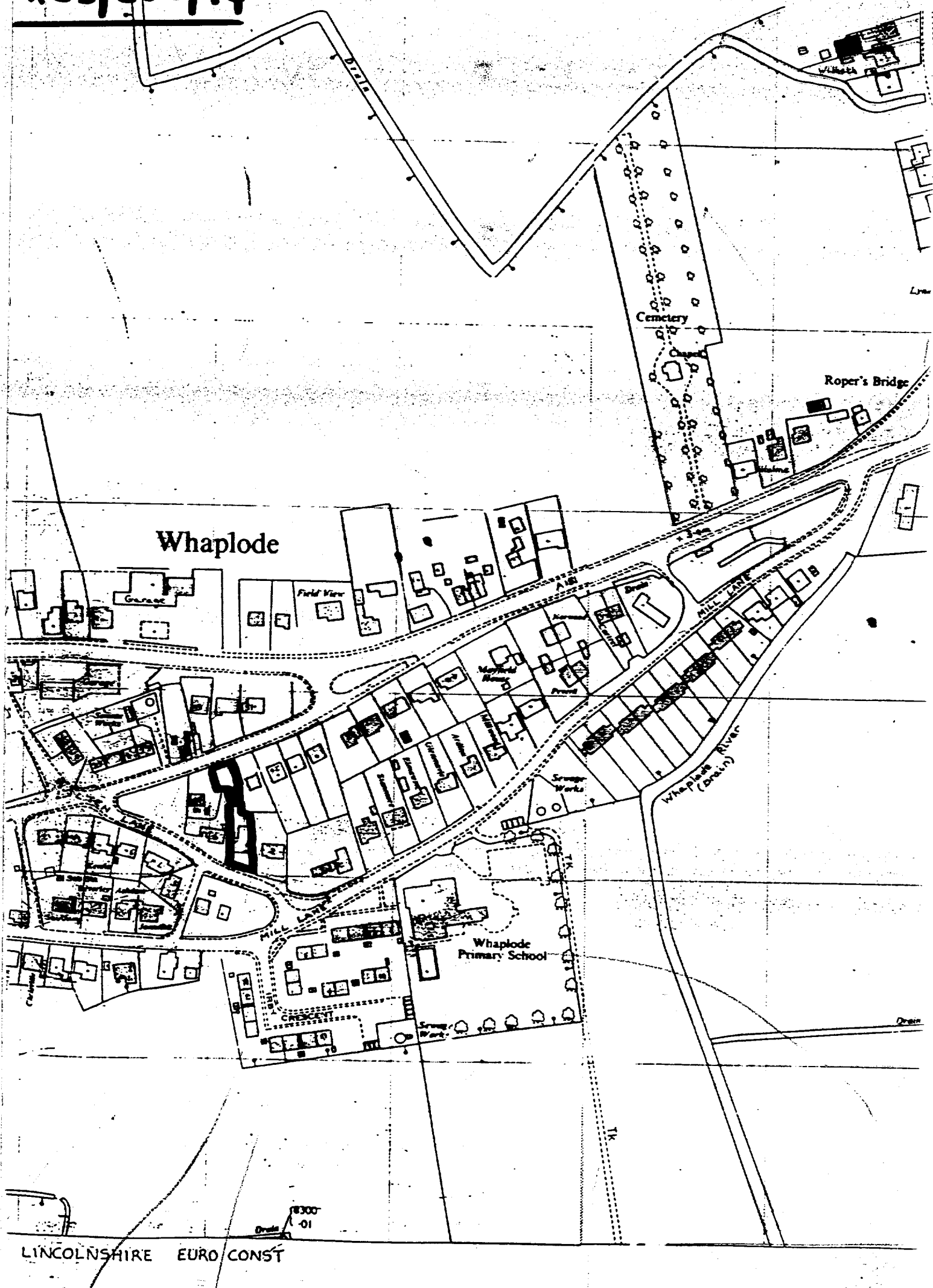
Director of Planning and Building Control Services
15-JUN-94 H23/0252/94

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)

1123/252/94


Cemetery
Roper's Bridge
Whaplode
Garage
Field View
A151
MILL LANE
Whaplode River (Drain)
Sewage Works
Whaplode Primary School
CRESCENT
Tk
Tk
Drain
Drain
LINCOLNSHIRE EURO CONST

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0252/94

Date Registered 14 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. B. MAYER.
"KAR-WAYNE".
4 MALTEN LANE.
WHAPLODE.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH.

Tel. No. 0406 490800.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OFF MIDDLE ROAD, WHAPLODE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF EXISTING FRUIT STORE TO ENABLE FRUIT TO BE SOLD RETAIL.

Please complete

Signed G. R. Merchant

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140 If you consider no fee is payable include a written explanation instead.

Date 7.3.94

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

FRUIT STORE.

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?

CAR PARKING.

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:
Mains sewer ☐ Cesspool ☐ Septic tank ☐ N/A

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

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

Continue on separate sheet if necessary.

SEE ATTACHED REPORT.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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 floor space		sq. m.	
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	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?	AS	EXISTING. MR & MRS. MAYER.	
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.	N/A.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A.		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES.		
If so, please explain the relationship	EXISTING FRUIT STORE.		
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)	EXISTING AS SHOWN ON PLAN.		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	MR. MAYERS SMALL VAN SEVERAL TIMES/DAY. SAY 2/3 CARS/DAY. PROBABLY THE MAJORITY WILL BE PEDESTRIANS.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?	TOTAL ACCESS.		

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 G. K. Marchant (~~Applicant~~ / Agent) Date 7.3.94.

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 G. K. Marchant (~~Applicant~~ / Agent) Date 7.3.94

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 140 .

Receipt No P4010

Date first Rec'd 14 MAR 1994

Registration

Reference H23/0252/94

Cross-Ref /

Date 15-MAR-94 JAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/(Use)/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees
Correct fee £ 140

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 168 OS Plots
Grid ref 5 32800 34330

Ward Z Parish WHAPLODE

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –
Dist Bound
Other: AREA OF PITS + PONDS

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 2004

Linked to property Ref

Planning Records:
Earlier apps
109/91
198/89
327/91
~~374/90~~
1345/87

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H23/0252/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	..... DONE 18-MAR-94	
Drainage	~~NRA~~	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DAVID GODLEY

Senior Officer Confirmed ..... Date..... 18/3/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Existing building.
Neighbours :
Boundaries : Red brick and brown concrete pantile roof.
Site Features : New house to east. Bungalow to west.
Properties to rear.

Inspected by DMF
Date 23/3

Site Notice posted by
Date
Expiry DMF 23/3

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

~~Telephone/Visitor Record~~

Date	Conversation with	Conclusion
21/4	J. Chapman	No objections subject to screening.
19/5	Cllr Tyler.	He stated that he had had complaints from local residents. Advised him that application going to Committee, probably on 7/6

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda 9/6

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks ☑

use restricted

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4010
Date received : 14-MAR-94

Received from

R B & J M Mayer

Address

Kar-Wayne
4 Malten Lane
Whaplode
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

Signed.....K. Lowe
(Authorised Collector)

-- DRAFT --

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0252/94 Received:14-MAR-94 Type:FULL

Name: R B Mayer
Kar-Wayne
4 Malten Lane
Whaplode
Spalding Lincs

Agent: G R Merchant
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Reason: In the interests of safety and convenience of traffic using the adjacent road.

6 The premises shall only be used between the hours of 8.00 am and 7.00 pm Mondays to Fridays and between 9.00 am and 5.00 pm on Saturdays, Sundays and Bank Holidays.

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Director of Planning and Building Control Services
10-JUN-94 H23/0252/94

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.

AS 14/6

AS

372. PLANNING APPLICATIONS (Continued)

a) Applications Granted (Continued)

H20/0132/94 F S Campling		Indoor bowling building with car parking from existing access with use seven days per week at Fishergate, Sutton St James.

(The permission to include use on Sundays and Bank Holidays between the hours of 8 am and 11 pm.)

H15/0139/94 Mr R Marshall		Steel framed agricultural building at Quadring Bank Farm, Quadring Bank,
H15/0158/94 Mr R Marshall		Extension to steel framed agricultural building at Refrigerated Store, Quadring Bank, Quadring.
H16/0183/94 Mr K Blundell	O.A.	Dwelling at Fen End Lane, Spalding.

(Councillors J.A. Dobney and M.C. White declared indirect interests in the above application, and left the Council Chamber during consideration thereof.)

H08/0214/94 Mr D Cordner		Temporary change of use from residential to residential and offices at "Jensalbry", Boston Road, Gosberton.
H11/0221/94 Mr N N Law		Change of use from agricultural potato store to carpenters workshop at Seagate Road, Sutton Crosses, Long Sutton.

(Recommended Condition 4 was amended by the deletion of the word "nor" in line two and its substitution by the words "and only".)

H11/0235/94 Pledgers		Radio mast at 26 Market Place, Long Sutton.
H23/0252/94 R B Mayer		Change of use of existing fruit store to enable fruit to be sold retail off Middle Road, Whaplode.
H14/0300/94 Broadgate Builders Ltd		Landscaping east of Spalding Road, Field Nos. 7572 and 9352, Pinchbeck.

(Councillor C J T H Brewis requested that his abstention from voting on the above application be recorded.)

(Councillor N.H. Pepper declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H14/0301/94 Broadgate Builders Ltd		Landscaping on land between Spalding Road (A16) and Enterprise Way, Pinchbeck.

APPLICATION REFERENCE: H23/0252/94 DATE RECEIVED: 14-MAR-94

TYPE: Full

DESCRIPTION: Change of use of existing fruit store to enable fruit to be sold retail

LOCATION: Off Middle Road, Whaplode

APPLICANT: R B Mayer AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Public representations received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

1 Structure Plan Policy 25A states a presumption in favour of small-scale shopping proposals to meet the needs of local communities within villages, provided access and car parking requirements are satisfactory and the development is compatible with the residential or village environment.

2 It is my opinion that a use of this nature will not materially affect the residential amenity of neighbouring, subject to conditions relating to screening and hours of use.

3 The majority of the "forecourt" area presently consists of gravel. It is my opinion, however, that this should instead be a hard surface and that this should instead be a hard surface and that a strip should be reserved along the northern and eastern boundaries to accommodate landscaping, as shown on the submitted plans. This will help to "soften" the development and although the access shown on the plans is not ideal, it is considered acceptable in this instance, given the likely usage of the site.

REPRESENTATIONS

Parish Council: Support - would be an asset to the village.

County Highways: Request conditions, including widening of the existing access across the whole of the frontage.

Environmental Services: Primarily a residential location. Whilst there would inevitably be some loss of

residential amenity to the adjoining dwelling, boundary screening, yard surfacing and hours of operation condition should ensure that the impact was sufficiently mitigated to preclude complaints.

Public: Received from 26 Middle Road (summarised)

- No objections to changing store to shop. However, should be retail only and not wholesale, otherwise problems likely to arise with vans and lorries coming and going all hours.
- If it develops into something larger, it could create problems.

Applicant: (summarised)

- Fruit store erected under terms of H23/0109/91, but under increasing pressure from neighbours and residents in Whaplode to sell fruit products on a retail basis.
- Application is to enable retail selling of produce to take place to supplement existing small business, which has been established for some 4 years, with little or no disturbance to neighbours. Accept that any approval would be for own use as owner/occupier of 4 Malten Lane, as stated in terms of existing approval.

SCHEDULE OF CONDITIONS

1 TL1

2 1 SCA Before the use is commenced, details of screening along both the eastern and western boundaries of the site (including position, type and height) shall be submitted to and approved by the Local Planning Authority, and implemented in full.
Reason: In the interest of the amenities of the locality.

3 2 SC21 (Landscaping scheme).

4 3 SC27 (Implementation of planting).

5 4 SCB Before the use is commenced, the access/parking area shall be laid out in accordance with the plan accompanying the application (Drawing no: RBM. 1E) and also hardsurfaced in accordance with details to be submitted to and approved by the Local Planning Authority.
Reason: In the interests of safety and convenience of traffic using the adjacent road.

6 5 SCC The premises shall only be used between the hours of 8 a. m. and 7 p. m. Mondays to Fridays and between 9 a. m. and 5 p. m. on Saturdays, Sundays and Bank Holidays.
Reason: In the interests of the amenities of the locality.

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SOUTH HOLLAND DISTRICT COUNCIL

H23/0252/94

FULL

Applicant: R B Mayer
Tel:

Agent: G R Merchant
0406 490800

Description: Change of use of existing fruit store to enable fruit to be sold retail

Location: Off Middle Road
Whaplode
Spalding
Lincs

Valid date:	14-MAR-94	Terminal date:	09-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	21-MAR-94	Report deadline:	05-APR-94
Inspected by	28-MAR-94	Agreed TD Ext:	
Extra contacts	04-APR-94	Case Officer:	
Report if not clear by	18-APR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~29~~ 23-MAR-94	~~19~~ 13-APR-94
Clerk to Whaplode PC 0406 26739	18-MAR-94	01-APR-94
Dir of Environmental	18-MAR-94	01-APR-94
Cllr A Biggadike	18-MAR-94	25-MAR-94

L.C.C. Obs Attached 31/3/94.
~~Attached~~ 24/3/94

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Type: FULL

17-JUN-94

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) Mr D T Disdel
26 Double D
Middle Road
Whaplode
Spalding, Lincs.

(2) Mr P Kelk
33 Middle Road
Whaplode

26 Middle Road, Whaplode
33 Middle Road, Whaplode.
7 June '94

Dear Councillor,

We are writing to you regarding application H23/0252/94 change of use of existing fruit store, R.B. Mayer, on the agenda for tonight's meeting.

We, as near neighbours, having seen the applicant's comments on the schedule of applications, strongly refute that there has been little or no disturbance. He does not comply with his current planning conditions and there is little hope that he will comply with any others.

It is a matter of police record that there has been a great deal of disturbance, indeed this applicant has made our, and our family's, lives a total misery and we live in terror of his violent and irrational behaviour. We have no wish to stop anyone earning a living but can anything be done to help us live in comparative peace by limiting sunday trading hours to mornings only and by insisting that the conditions imposed are adhered to?

Yours faithfully,

PETER KELK
DAVID DISDEL

P Kelk
D. T. Disdel

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JUN 1994

Attention of
DPO NRM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Remitted to DPBCS at 7-6 Ltr.

Acknowledge YES/NO
by
date

H23/252/94

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DG

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

File Nos.

Acknowledge (Y) (N)
By SY
Date 18/4

Mr D.T. DISDEL
26 DOUBLE, D,
MIDDLE ROAD
WHAPLODE,

Dear sir

I am wrighting to you about Mr R.B. MAYER of Malten lane Whaplode,
I have no objection of changing a store to a shop, A shop shold be retail only and not Wholesale, otherwise you are going to get Problems with vans and lorrys comeing and going all hours, and orther local Peaple have the same comments;
Application Reference H23/0109/91
Date 13/2/91.

The Parish council comments where if it develops into something larger, it could create problems, and that is the garage should become a Domestic garage again

D. J. Dodd

LATE OBS: Off.... Date.....
Salient points highlighted

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 13.5.94

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H23/0252/94
Retail store, Middle Road, Whaplode

This is primarily a residential location and whilst there would inevitably be some loss of amenity to the adjoining dwelling, boundary screening, yard surfacing and an hours of operation condition should ensure that the impact was sufficiently mitigated to preclude complaints.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAY 1994
Attention of
DPO MJM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File No. 7/6
Acknowledge YES/NO
by
date

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: H23/0252/94

Applicant: R B Mayer
Kar-Wayne
4 Malten Lane
Whaplode
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of existing fruit store to enable fruit to be sold retail

Location: Off Middle Road Whaplode
Spalding Lincs

Type: FULL

Date received: 14-MAR-94

18-MAR-94

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 01-APR-94. 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
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Support — would be an asset to the Village.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1994 DG

Signed: R J Biggadike

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0252/94

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

Off Middle Road, Northcote

3. Name, classification and number of road

4. Date application referred 17-3-94

5. State whether outline, detailed application etc.

Full

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

Change of use of existing fruit store to enable fruit to be sold retail

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. (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: 28-3-94 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 proposed use is commenced the existing access shall be widened to the full length of the site frontage to Middle Road ~~and~~

(2) The area fronting the boundary (between the highway and the store) shall be made available for the parking of customer vehicles at all times the building is in use for retail

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.

REF: RBM

CHANGE OF USE OF EXISTING FRUIT STORE TO ENABLE FRUIT TO BE SOLD RETAIL.

R.B. Mayer has erected his fruit store under the terms of Application H23/0109/91, but is under increasing pressure from neighbours and residents in Whaplode to sell his fruit products on a retail basis.

The application is to enable retail selling of his products to take place to supplement his existing small business which has been established for some 4 years with little or no disturbance to neighbours.

If necessary written support from neighbours & Whaplode residents could be provided.

Mr Mayer accepts that any approval would only be for his own use as the owner and occupier of 4 Malten Lane, Whaplode, as stated in the terms of the existing approval.

G.R. Merchant,
March 1994.



Mr. R.B. Mayer,
4 Maltern Lane,
Whaplode,
Spalding.

Mr. G.A. Dawson

GAD/JMC/FS

3rd March, 1994.

Dear Sir,

Food Safety Act 1990
Food Hygiene (General) Regulations 1970 (As Amended)
Proposed Sale of Fruit & Vegetables
Middle Lane, Whaplode

I refer to the recent on site discussion between yourself and Mr. G.A. Dawson regarding the above.

At the time of the visit it was indicated by yourself that you wish to sell fruit and vegetables from the newly constructed building at the above location.

1. Listed below are items which need your attention to gain compliance with the minimum requirements of the above Legislation together with recommendations where appropriate.

2. Food rooms must be so constructed so as not to expose food to risk of contamination.

   a) Floors should be smooth, impervious and easy to clean. It is recommended that wall-floor junctions are coved to facilitate cleaning.

   b) Walls must be smooth, impervious and easy to clean. You are recommended to consider the types of wall finishes available, particularly food grade plastic wall cladding.

   c) Ceilings must be smooth, impervious and easy to clean.

3. All equipment and surfaces must be constructed of durable, impervious materials and so designed as to facilitate effective cleaning.

4. It is necessary to provide a single sink unit supplied with hot and cold water and connected to a drainage system for the washing of equipment.

5. The wash hand basin located in the W.C. compartment must be provided with hot and cold water supplies (or a supply of hot water at a suitably controlled temperature). The wash hand basin shall also be provided with soap (preferably bactericidal in a dispenser), a nail brush and hand drying facilities (disposable towels are most appropriate).

The Food Premises (Registration) Regulations 1991 require that Food Premises (with certain exemptions) are registered with the District Council and that application for registration must be received by the District Council at least 28 days before the premise is brought into use. Failure to register is an offence under these Regulations.

Finally, if it is your wish to sell any other food items than those already mentioned please advise the Department immediately in order that they can be discussed and agreed before being made available.

I trust that the above is self explanatory but should you wish to discuss any of the above matters please contact Mr. G.A. Dawson.

Yours faithfully,

Director of Environmental Services

c.c. Director of Planning Services

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H23/0252/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0606/94 Received:22-JUN-94 Type:CONDITION COMPLIANCE

Name: R B Mayer
Kar-Wayne
4 Malten Lane
Whaplode
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Details of screening and landscaping (Conditions 2 & 3 of H23/0252/94)

Location : Off Middle Road Whaplode
Spalding Lincs

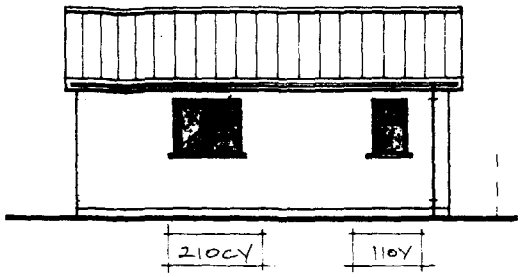
South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted as revised by Drawing no: RBM.1K received by the Local Planning Authority on 20 October, 1994.

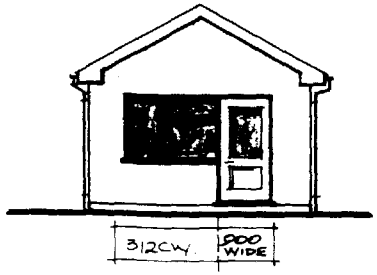
sgd B SMITH
Director of Planning and Building Control Services

17-NOV-94 H23/0606/94

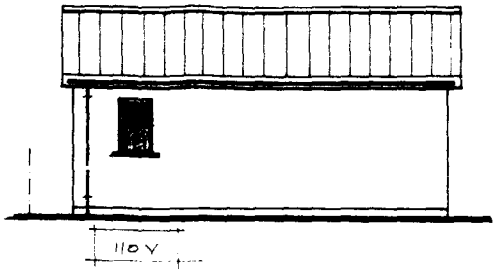
BRICKS - NOTTINGHAM SUNSET RUSTIC
TILES - SANDTOFT DOUBLE PANTILES - SMOOTH RED



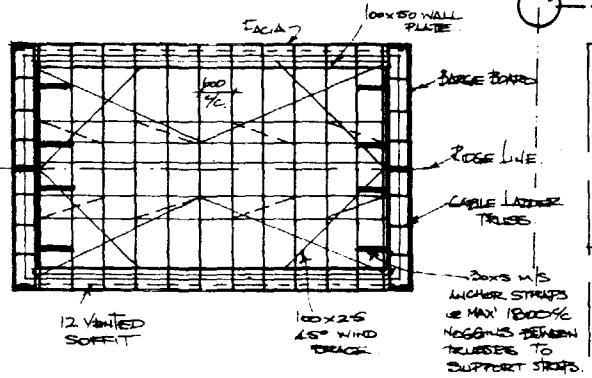
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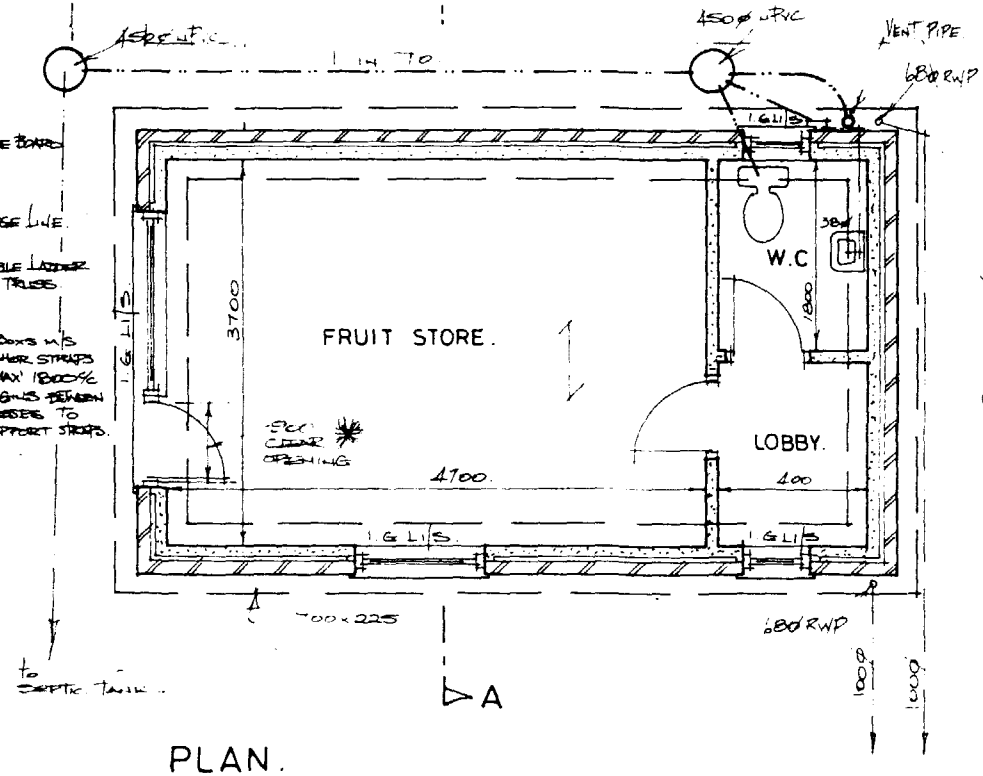
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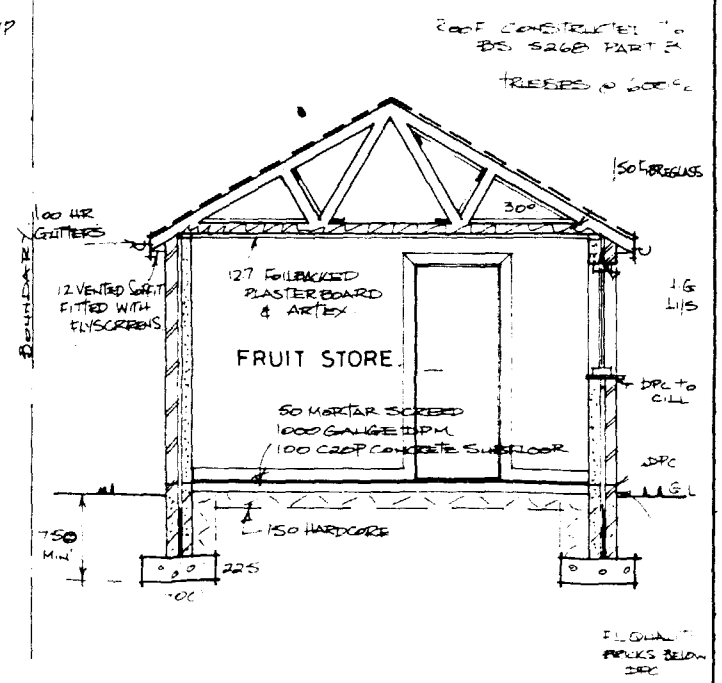
REAR.



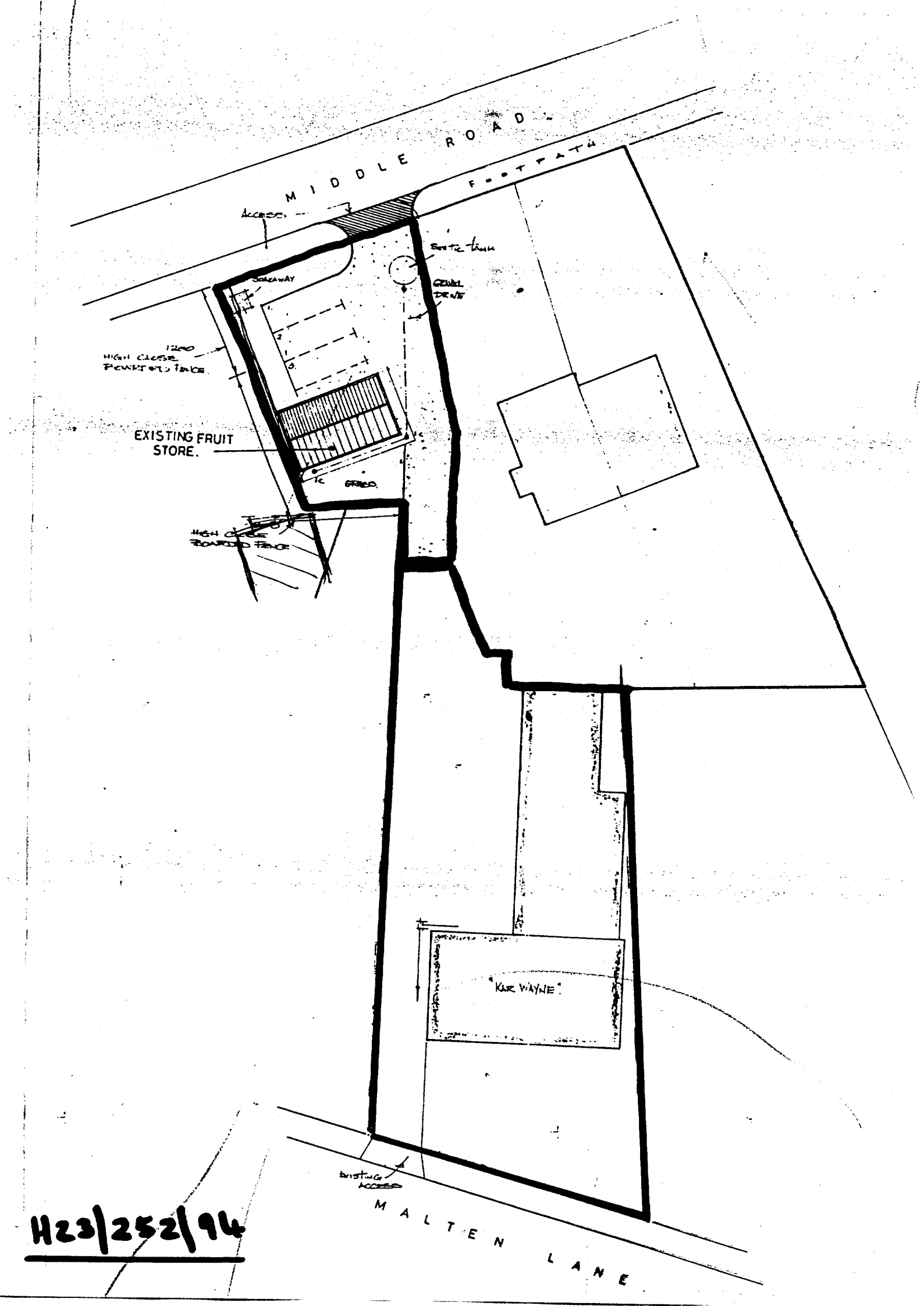
ROOF PLAN.



PLAN.



SECTION AA.


MIDDLE ROAD
FOOTPATH
ACCESS
SOAKAWAY
GRAVEL DRIVE
1200 HIGH CLOSE PERIMETER FENCE
EXISTING FRUIT STORE.
GRASS
HIGH CLOSE BOARDED FENCE
"KAR WAYNE"
EXISTING ACCESS
MALTEN LANE

H23/252/94