SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0636/93 Received:19-JUL-93 Type:FULL

Name: Mr P G & Mrs C L Frith
Braemar
Mill Lane
Whaplode
Spalding Lincs

Agent: Mr P G & Mrs C L Frith
Braemar
Mill Lane
Whaplode
Spalding Lincs

Description: To use existing out-building for retail purpose

Location : Braemar Mill Lane
Whaplode Spalding Lincs

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

1 The vehicular access to the site is inadequate both in width and visibility to serve a retail unit. The access width is inadequate for two vehicles to pass in safety, and a vehicle attempting to enter the site and meeting a vehicle leaving the site would have to stop, wait and possibly reverse onto the public highway, to the detriment of highway safety. Also, vehicles leaving the site presently have to edge out into the carriageway of Mill Lane before being able to see oncoming traffic. By increasing the use this situation will be exacerbated, to the detriment of highway safety. Further there is no footway fronting this property and as such customers on foot will have to egress out into the carriageway of Mill Lane, to the detriment of their safety.

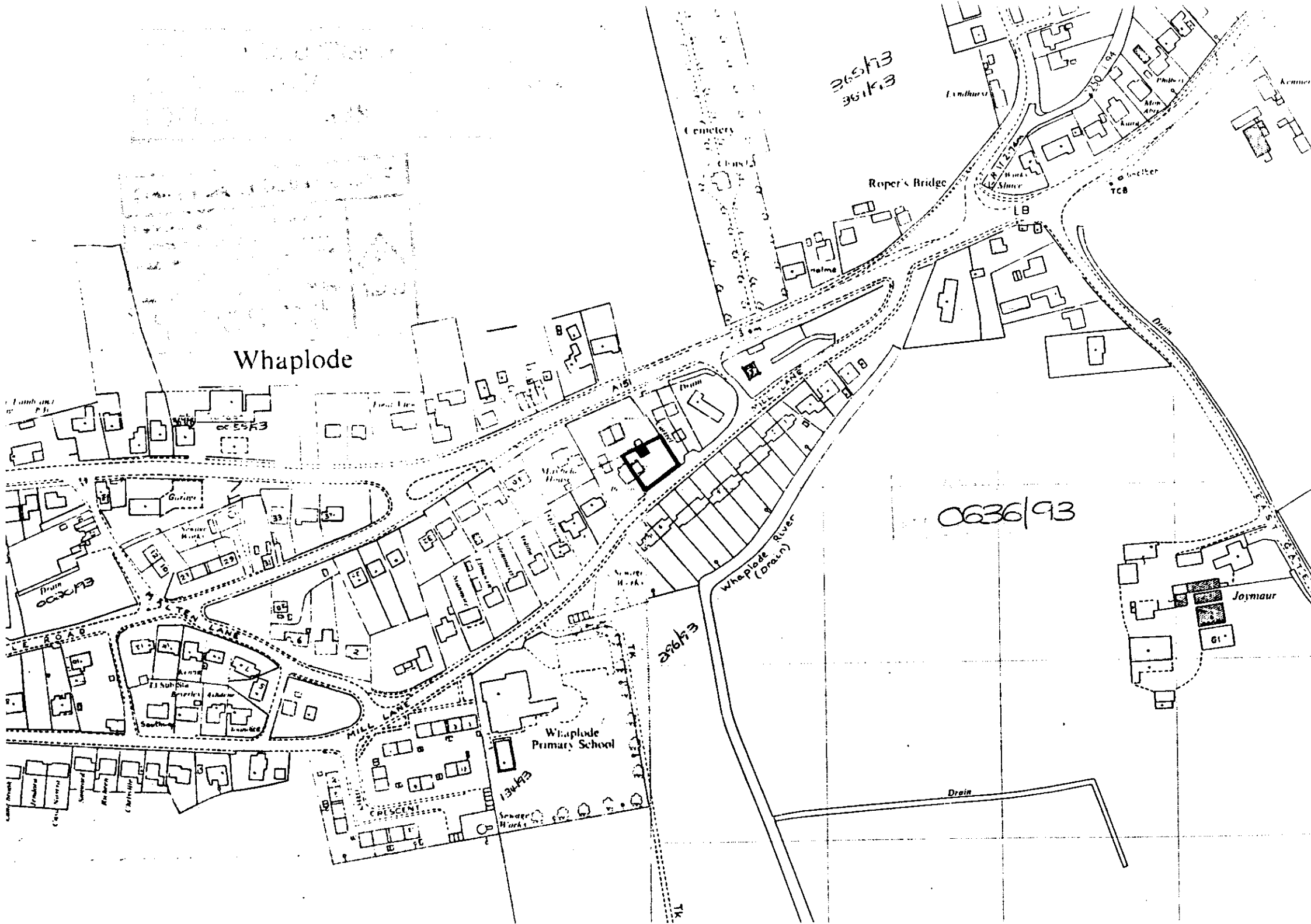
2 Having regard to the details of the site which includes permission for the erection of a bungalow within what is presently part of the curtilage to the applicants dwelling, and to the general retail nature of the use proposed, the proposed development would, if permitted, adversely affect the amenities of adjoining residential properties by virtue of noise and of the general disturbance.

Director of Planning and Building Control Services
08-SEP-93 H23/0636/93

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)


Whaplode
Roper's Bridge
Cemetery
Church
Drain
Mill Lane
Whaplode River
(Drain)
Whaplode
Primary School
Crescent
Joymaur
Drain
0636/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0636/93

Date Registered 07 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. PETER GRANT FRITH.
MRS CAROL LAURA FRITH.
BRAEMAR
MILL LANE, WHAPLODE,
SPALDING LINCS.

Tel. No. 0406 371057

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BRAEMAR, MILL LANE, WHAPLODE, SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TO USE EXISTING OUT BUILDING FOR RETAIL PURPOSE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1.20 If you consider no fee is payable include a written explanation instead.

Signed.. Date 2/7/93 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)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. 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.

RESIDENTIAL

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

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

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

NOT APPLICABLE

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:
Mains sewer Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	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?	NO	➡ Application No.

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

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete 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?			
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.			
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 ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
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)			
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)			
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 ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

TO SELL SPORTS WEAR ECT (SHOES T/SHIRTS SWIMMING SUITS)

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).

2. **OWNERSHIP OF THE SITE**
This certificate is to make sure that the owners of land are aware of applications made on it.

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

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

Signed ..... (Applicant / ~~Agent~~) Date 2/7/93....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**
If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

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

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Semi-detached house Existing drive, etc.
Boundaries : House to rear. Large frontage hedge and
Site Features : wall.

Inspected by DMG
Date 29/7

Site Notice posted by DMG
Date
Expiry 29/7

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
"Garbrec", Mill Lane "Peverell", Mill Lane. "Norwood House", High Rd	DONE 29/7

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

Post committee. Refused. DMG 26/8.

1. *The vehicular access to the site is inadequate both in width and visibility to serve a retail unit. The access width is inadequate for two vehicles to pass in safety, and a vehicle attempting to enter the site and meeting a vehicle leaving the site would have to stop, wait and possibly reverse onto the public highway, to the detriment of highway safety. Also, vehicles leaving the site presently have to edge out into the carriageway of Mill Lane before being able to see oncoming traffic. By increasing the use this situation will be exacerbated, to the detriment of highway safety. Further, there is no footway fronting this property and as such customers on foot will have to egress out into the carriageway of Mill Lane, to the detriment of their safety.*

2. In the opinion of the Local Planning Authority ~~no~~ any alteration to improve the access and also visibility would have ~~an unacceptable impact upon~~ a detrimental effect upon the visual amenities of the locality, since they would involve, ~~inter alia~~, the removal of a large number of ~~trees and shrubs~~ trees/shrubs along the site's frontage.

3. *Having regard to the details of the site which includes permission for the erection of a bungalow within what is presently part of the curtilage to the applicants dwelling, and to the general retail nature of the use proposed, the proposed development would, if permitted, adversely affect the amenities of adjoining residential properties by virtue of noise and of the general disturbance.*

DC INSTRUCTION SHEET

APPLICATION REF: H23/0636/9

Directions

Art 7 (Outlines) ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

DMH 13/7

Reg 4 ☑ Non Std

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

Precise details: ① 4 copies of scaled plan (blocks (eg 1:250 or 1:500)) required showing location of the building, including access and parking arrangements. The building itself should be outlined in red and the rest of the site in blue.

② 4 copies of amended 1:2500 plan required which outline the building in red and the rest of the site in blue.

Direction authorised by Senior Officer.... Date..... 14/7

Revalidation after Direction

Information satisfactory Signed.DMH Date.13.7

Valid date:

Amended description

Reconsultations: All.... Specified: ✓ Health done 6/8

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

Precise details:

Additional Consultation/Publicity Required

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

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/ Drainage	Env Services	..... N/A	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

Senior Officer Confirmed .DMH Date..... Recorded DC....

ADMIN RECORD SHEET

Init.

Submitted Fee £ 130

Receipt No P2947

Date first Rec'd 07 JUL 1993

Registration

Reference H23/0636/93

Cross-Ref

Date 08-JUL-93 R

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 £ 130
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 165 OS Plots
Grid ref 533030 183130

Ward 2 Parish CHAPLOX

Inside IBD YES Inside LP area NO

Constraints:

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

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ☐
Dist Bound ☐

Linked to property Ref 029160 ☐
Other: ☐

Planning Records:
Earlier apps 341/59
1304/88

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

APPLICATION REFERENCE: H23/0636/93 DATE RECEIVED: 19-JUL-93

TYPE: Full

DESCRIPTION: To use existing out-building for retail purpose

LOCATION: "Braemar", Mill Lane, Whaplode

APPLICANT: Mr P G & Mrs C L Frith AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 AUG 1993

REASON FOR COMMITTEE CONSIDERATION

Parish Council comments and recommendation of refusal.

RECOMMENDATION

Refuse permission.

1 *The vehicular access to the site is inadequate both in width and visibility to serve a retail unit. The access width is inadequate for two vehicles to pass in safety, and a vehicle attempting to enter the site and meeting a vehicle leaving the site would have to stop, wait and possibly reverse onto the public highway, to the detriment of highway safety. Also, vehicles leaving the site presently have to edge out into the carriageway of Mill Lane before being able to see oncoming traffic. By increasing the use this situation will be exacerbated, to the detriment of highway safety. Further, there is no footway fronting this property and as such customers on foot will have to egress out into the carriageway of Mill Lane, to the detriment of their safety.*

2 *Having regard to the details of the site which includes permission for the erection of a bungalow within what is presently part of the curtilage to the applicants dwelling, and to the general retail nature of the use proposed, the proposed development would, if permitted, adversely affect the amenities of adjoining residential properties by virtue of noise and of the general disturbance.*

COMMENTS

1 Site within what is primarily a residential area.

2 County Highways have objected on the basis that the existing access is inadequate in width and visibility to serve a retail unit. Advised that objections could be overcome by widening the access to 4.5 metres, a reduction of the wall and hedge to improve visibility and the provision of a section of footway to provide safe pedestrian refuge.

3 Although an unrestricted permission for a shop could cause serious detriment to the amenities of nearby dwellings, ie, food/sweets/newsagent etc the applicant has mentioned that the range of goods to be sold relate to sportswear. In this case, therefore, appropriate conditions could be formulated to ensure that a 'general' shop did not develop; and the amenities of nearby dwellings safeguarded, as a result of the likely number of customers being kept relatively low.

4 Part of the garden area currently attached to the applicant's dwelling has an outstanding planning permission for a two-bedroomed bungalow.

5 Even though the highway objections can be overcome the proximity of the site to the adjoining plot is such that if both proposals even to be implemented the amenities of the adjoining dwelling are likely to be adversely affected.

6 Notwithstanding that a small shop facility is generally to be supported. Any planing permission for a shop could allow any goods to be sold, perhaps to customers from a wider area. Consequently even though the proposed site is relatively small it would still be desirable to ensure that any permission granted should not enable undesirable changes in the effect of the use on its surroundings.

7 Consequently, if the current proposal were to be more adequately accommodated on the site to meet both the highway objections and the potential effect of a wider retail use the current permission for the adjoining bungalow site (shown as being owned by the applicants) would need to be rendered to provide additional parking and there would need to be conditions relating to the applicants' occupation of the adjoining dwelling, together with a temporary permission, eg, 5 years.

8 As it stands at present the current proposed should be refused permission.

REPRESENTATIONS

Parish Council:	No objections in principle and do not wish to prevent this small business, but are concerned about on-street parking on this section of Mill Lane.
County Highways:	Request refusal.
Environmental Services:	Formal response awaited.
Applicant:	Shop required to sell sportswear, etc, (shoes, T-shirts, swimsuits).

H16/0507/93 Mr B Chapman	Change of use of part of dwelling to shop at 87 Acacia Avenue, Spalding.
H18/0576/93 Regalbourne Ltd	Residential - two dwellings at plots 128 and 129 Falklands Road, Sutton Bridge.

(It was also agreed that the Lincolnshire County Council be requested to take appropriate action under the Highways Act urgently to seek the removal of the bus shelter from within the visibility splay at the junction of Falklands Road and Bridge Road, and its relocation as soon as possible.)

H16/0625/93 Mr & Mrs Moore	Extension to dwelling including replacing flat roof to garage with pitched roof at 58 Saxon Close, Spalding.
H20/0653/93 J A Rootham & S A Nichols	Dwelling (Renewal of application H20/1008/90) at The Homestead, Jarvis Gate, Sutton St James

(b) **Applications Refused**

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

Plan No. and Applicant		Proposal
H08/0437/93 Mr & Mrs H Hare	O.A	Dwelling at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.
H03/0600/93 Mr P Miller		Two storey extension at 24 Coronation Avenue, Deeping St Nicholas.
H23/0636/93 Mr P G & Mrs C L Frith		Use of existing out-building for retail purposes at "Braemar", Mill Lane, Whaplode.

(c) **Applications Director of Planning and Building Control Services authorised to approve**

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H13/0205/93 Dr & Mrs S Rayner	Landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

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

H11/0605/93 Messrs R K Wilson & Son Ltd	Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.

(d) **Advertisement Consent**

Advertisement consent be granted in respect of the undermentioned proposal in accordance with the recommendation of the Director of Planning and Building Control Services, and subject to the standard advertising conditions:-

Plan No. and Applicant	Proposal
H16/0522/93 Paragon Petcare	Fascia sign erected on two metal legs at Woolram Wygate, Spalding.

25th AUGUST 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0205/93 Dr & Mrs Rayner	DMG	DPBCS Auth as recommended.
4	H08/0437/93 Mr & Mrs Hare	DJR	Refused as recommended.
7	H15/0480/93 Mr Marshall	PJU	Grant as recommended plus additional condition ref boundary noise levels. Site Visit considered unnecessary.
10	H16/0507/93 Mr Chapman	PJU	Grant as recommended plus note advising applicants may re-apply without prejudice at end of temporary permission period.
12	H16/0522/93 Paragon Petcare	PJU	Grant as recommended.
13	H18/0576/93 Regalbourne Ltd	DMG	Grant as recommended. Letter to County Council with forceful request for them to achieve the visibility requirements over the land in their ownership and also drawing attention to the committee's considered opinion that the amenities of the estate are suffering due to the state of the roads which have still not been adopted by the County Council.
16	H03/0600/93 Mr Miller	PJU	Refused as recommended.
17	H11/0605/93 Wilson & Son	DMG	DPBCS Auth as recommended.
19	H16/0625/93 Mr & Mrs Moore	PJU	Grant as recommended.
21	H16/0629/93 RG & LM Sharman	PJU	Application withdrawn.
23	H23/0636/93 Mr & Mrs Frith	DMG	Refused as recommended. Suggest additional reason be added ref circumstances of highways requirements and effect on visual character of the road - This will not be on minutes.
25	H20/0653/93 Roothman & Nichols	DMG	Grant as recommended.
26	H01/0671/93 Mr & Mrs Brown	PJU	Application withdrawn.

26 Aug 93

Signed: .....
N Midlen
Principal Planning Officer

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

COM

H23/0636/93

FULL

Applicant: Mr P G & Mrs C L Frith
Tel: 0406 371057

Agent: Mr P G & Mrs C L Frith
0406 371057

Description: To use existing out-building for retail purpose

Location: Braemar
Mill Lane
Whaplode
Spalding Lincs

Valid date:	19-JUL-93	Terminal date:	13-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	26-JUL-93	Report deadline:	11-AUG-93
Inspected by	02-AUG-93		
Extra contacts	09-AUG-93	Case Officer:	
Report if not clear by	23-AUG-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier	29-JUL-93	19-AUG-93
Owner/Occupier	29-JUL-93	19-AUG-93
Owner/Occupier	29-JUL-93	19-AUG-93
Site/Press Advert MIN	29-JUL-93	19-AUG-93
Clerk to Whaplode PC 0406 26739	22-JUL-93	05-AUG-93
Dir of Environmental	06-AUG-93	20-AUG-93
Cllr A Biggadike	22-JUL-93	29-JUL-93

A.C.C. - Dos Attached JCS

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

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H23/0636/93
FULL

Applicant: Mr P G & Mrs C L Frith
Tel: 0406 371057

Agent: Mr P G & Mrs C L Frith
0406 371057

Description: To use existing out-building for retail purpose

Location: Braemar
Mill Lane
Whaplode
Spalding Lincs

Valid date: 19-JUL-93
Target dates:
To case officer 26-JUL-93
Inspected by 02-AUG-93
Extra contacts 09-AUG-93
Report if not clear by 23-AUG-93

Terminal date: 13-SEP-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, Gertree, Mill Lane	29-JUL-93	19-AUG-93
Owner/Occupier, Reverill, Mill Lane	29-JUL-93	19-AUG-93
Owner/Occupier, Norwood House, High Rd	29-JUL-93	19-AUG-93
Site/Press Advert MIN	27-JUL-93	17-AUG-93
Clerk to Whaplode PC 0406 26739	22-JUL-93	05-AUG-93
Cllr A Biggadike	22-JUL-93	29-JUL-93

L.C.C. — Obs Attached fo CB 5/8/93

BR[illegible] SMITH Dip TP MRTPI
Di[illegible] 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

H23/0636/93

FULL

Applicant: Mr P G & Mrs C L Frith
Tel: 0406 371057

Agent: Mr P G & Mrs C L Frith
0406 371057

Description: To use existing out-building for retail purpose

Location: Braemar
Mill Lane
Whaplode
Spalding Lincs

Valid date:	19-JUL-93	Terminal date:	13-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	26-JUL-93	Report deadline:	11-AUG-93
Inspected by	02-AUG-93		
Extra contacts	09-AUG-93	Case Officer:	
Report if not clear by	23-AUG-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	29-JUL-93	19-AUG-93
Clerk to Whaplode PC 0406 26739	22-JUL-93	05-AUG-93
Cllr A Biggadike	22-JUL-93	29-JUL-93

L.C.C – plan taken as 28/7/93

DC

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0636/93

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

BRAEMAR, MINK LANE, WHAPLODE.

3. Name, classification and number of road

4. Date application referred 28-7-93

5. State whether outline, detailed application etc.

FULL

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

TO USE EXISTING OUT-BUILDING FOR RETAIL PURPOSES.

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: 5/8/93 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

Delete as appropriate

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

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

vehicular

The access to the site is inadequate both in width and visibility to serve a retail unit. The access width is inadequate for two vehicles to pass in safety, ~~two~~ a vehicle attempting to enter the site nearing a vehicle leaving the site would have to stop, wait and possibly reverse on the public highway to the detriment of highway safety. Also vehicles leaving the site have to edge out into the carriageway of Mill Lane before being able to see oncoming traffic, by increasing the use this situation will be exacerbated to the detriment of highway safety.

There is no footway fronting this property therefore customers on foot will have to egress out onto the carriageway of Mill Lane to the detriment of their safety.

See note

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

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To SHDC

Planning Reference 1231/0836/93

The following are my observations upon the enquiry under the reference quoted above:—

- the highway objections could be overcome but it would require; the widening of the access to 4.5m, the reduction of the wall and hedge on the site frontage to improve visibility and the provision of a section of footway to provide safe pedestrian refuge.

Date 5-8-93

Signed ..... Director of Highways and Planning

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0636/93

Applicant: Mr P G & Mrs C L Frith
Braemar
Mill Lane
Whaplode
Spalding Lincs

Agent: Mr P G & Mrs C L Frith
Braemar
Mill Lane
Whaplode
Spalding Lincs

Description: To use existing out-building for retail purpose

Location: Braemar Mill Lane
Whaplode Spalding Lincs

Type: FULL

Date received: 19-JUL-93

22-JUL-93

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 05-AUG-93. 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

SHDC PLANNING DEPT.
- 4 AUG 1993 DG

FOR PARISH COUNCIL USE ONLY

Comments: NO OBJECTIONS IN PRINCIPLE AND NOT WISH TO PREVENT THIS SMALL BUSINESS BUT ARE CONCERNED ABOUT ON-STREET PARKING ON THIS SECTION OF MILL LANE.

Signed:

BRIAN SMITH Dip TP MRTPI
[ ]or 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: H23/0636/93

Applicant: Mr P G & Mrs C L Frith
Braemar
Mill Lane
Whaplode
Spalding Lincs

Agent: Mr P G & Mrs C L Frith
Braemar
Mill Lane
Whaplode
Spalding Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
19 JUL 1993
REF ...Valid...

Description: To use existing out-building for retail purpose

Location: Braemar
Mill Lane
Whaplode
Spalding Lincs

Type: FULL

Date received: 07-JUL-93

14-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
4 copies of scaled block plan (e.g. 1:250 or 1:500) required showing the location of the building, including access and parking arrangements. The building itself should be outlined in red and the rest of the site in blue.
4 copies of amended 1:2500 plan required which outline the building in red and the rest of the site in blue.
Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2947
Date received : 07-JUL-93

Received from

Mrs C L Frith

Address

Braemar
Mill Lane
Whaplode
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cash

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

567. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
H16/0507/93 Mr B Chapman	Change of use of part of dwelling to shop at 87 Acacia Avenue, Spalding.
H18/0576/93 Regalbourne Ltd	Residential - two dwellings at plots 128 and 129 Falklands Road, Sutton Bridge.

(It was also agreed that the Lincolnshire County Council be requested to take appropriate action under the Highways Act urgently to seek the removal of the bus shelter from within the visibility splay at the junction of Falklands Road and Bridge Road, and its relocation as soon as possible.)

H16/0625/93 Mr & Mrs Moore	Extension to dwelling including replacing flat roof to garage with pitched roof at 58 Saxon Close, Spalding.
H20/0653/93 J A Rootham & S A Nichols	Dwelling (Renewal of application H20/1008/90) at The Homestead, Jarvis Gate, Sutton St James

(b) **Applications Refused**

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

Plan No. and Applicant		Proposal
H08/0437/93 Mr & Mrs H Hare	O.A	Dwelling at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.
H03/0600/93 Mr P Miller		Two storey extension at 24 Coronation Avenue, Deeping St Nicholas.
H23/0636/93 Mr P G & Mrs C L Frith		Use of existing out-building for retail purposes at "Braemar", Mill Lane, Whaplode.

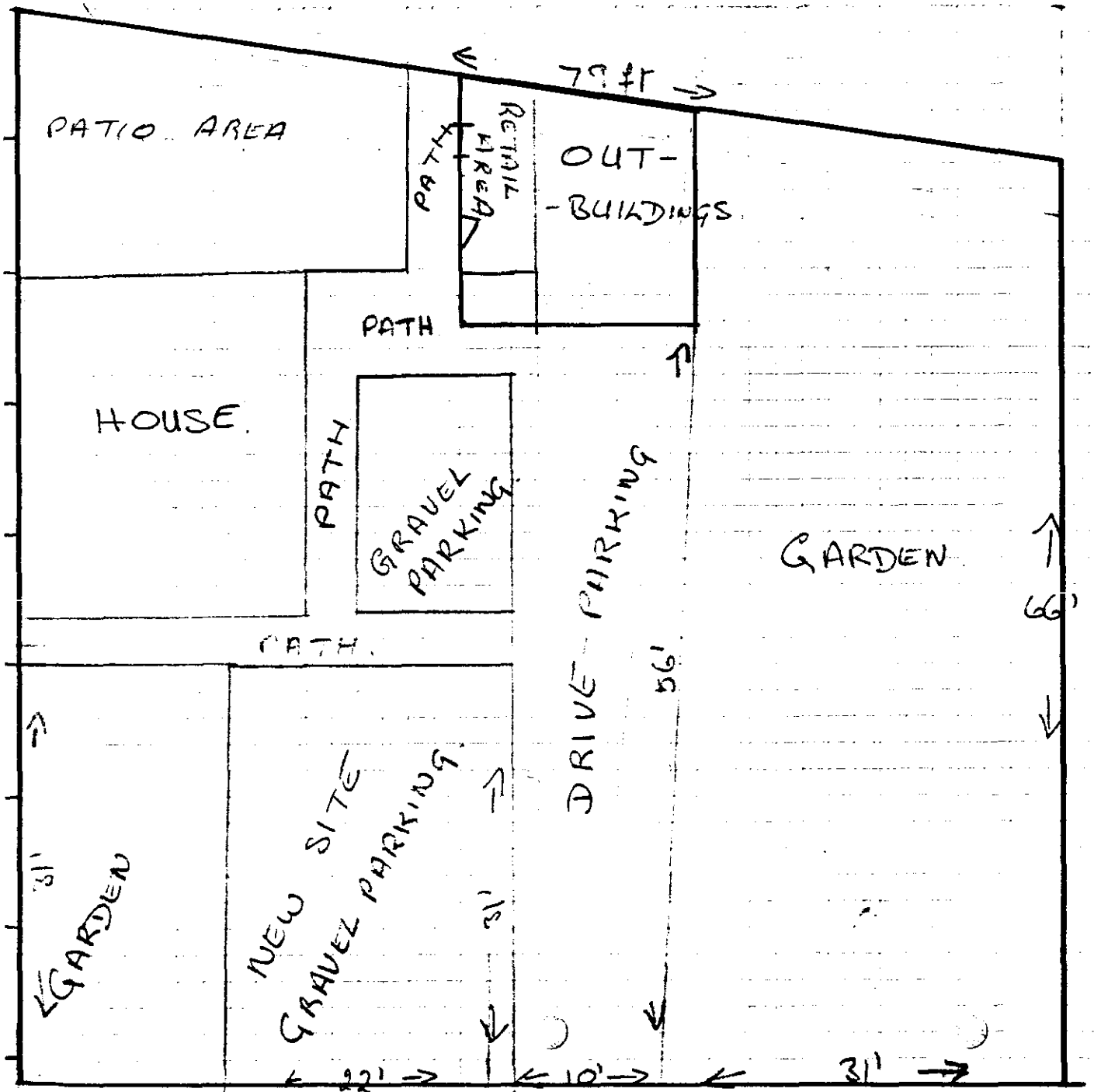
(c) **Applications Director of Planning and Building Control Services authorised to approve**

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H13/0205/93 Dr & Mrs S Rayner	Landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

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

H11/0605/93 Messrs R K Wilson & Son Ltd	Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.



THER IS ENOUGH PARKING SPACE FOR A MAXIMUM OF FOUR TO SIX VEHICLES AT ONE TIME.

SOUTH HOLLAND D.C.
PLAN DEPT
19 JUL 1993
REF G36hr