

APPLICATION NO. : ...H23/1145/93.....

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Town and Country Planning Act 1990

Planning Permission

Reference: H23/1145/93

Received: 01-DEC-93 Type: FULL

Name: Mrs J S Vere
Valencia
Cranesgate
Whaplode St Catherine
Spalding, Lincs

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

Description: Change of use of builders yard to storage of vehicles prior to sale

Location : Valencia Cranesgate
Whaplode St Catherine 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 No vehicles shall be stored, repaired, valeted or sold within the area outlined in blue on the plan accompanying the application (drawing number JSV.1A, received by the Local Planning Authority on 1 December 1993).

Reason: To ensure that the storage of motor vehicles is restricted to the area proposed, in the interests of the amenities of the locality.

- 3 The site shall be used for the storage of motor vehicles only and not for repairs and/or valeting of such vehicles.

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

- 4 There shall be no direct sale to members of the public of vehicles from the site.

Reason: In the interests of the amenities of the locality and also because there is inadequate customer parking and turning area to facilitate a car sales operation.

- 5 The movement of vehicles stored upon the site shall only take place between the hours of 8.00 am to 6.00 pm Mondays to Fridays (inclusive) and between 8.00 am and mid-day on Saturdays. There shall be no movement of stored vehicles on Sundays and Bank Holidays.

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

- 6 The occupation of the use hereby permitted shall be restricted to the

occupant(s) of the adjoining bungalow (Valencia).

Reason: In the opinion of the Local Planning Authority, the proximity of the dwelling to the use makes it unsuitable for occupation unassociated with the use.

Director of Planning and Building Control Services
15-FEB-94 H23/1145/93

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.

PLANNING APPLICATION

For office use only

Application No. H23/1145/93

Date Registered 01 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. J. S. VERE,
"VALENCIA",
CRANESGATE ROAD,
WHAMPLODE - ST.
CATHERINE.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
UNIT 3,
12A PARK ROAD
HOLBACH.

Tel. No. 0406 490800.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF BUILDERS YARD TO
STORAGE OF VEHICLES PRIOR TO SALE.

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120

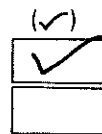
If you consider no fee is payable
include a written explanation instead.Signed: *G. R. Merchant*

Date: 30.11.93

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 worksor This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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.

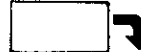
Now complete Part 4 only

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:

☐
☐
☒

N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

N/A.

sq. metres

metres

metres

metres

☒
5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

BUILDING TARD & BONDALON.

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

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

☒
☐

If so, name of road:

Will there be —

Individual access(es)

New estate road

☐
☐
TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees

B. The proposal does involve the felling of one of more trees

☒
☐

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

N/A.

Mains sewer

☐

Cesspool

☐

Septic tank

☐
OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

☒

→ If so, please give details in Part 6

☒
☒
☒
☒

→ If so, please complete Part 7

☒

Date:

Consultee(s):

☐

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 Ref:- Jsv & APPENDIX 'A'.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☒

B. The proposal involves the creation of or an alteration in total **gross** floorspace

☐

Proposed total gross floorspace sq. m.

Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

→ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	/		/
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A.		
In the case of industrial development, give a description of the processes 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	NO.		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☒ YES EXISTING.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☒ NO		
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)	AS EXISTING.		
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)	AS EXISTING.		
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		
What provision is being made for access to the premises for the disabled?	TOTAL ACCESS.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

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

Owner

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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

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

Signed *[Signature]* (Applicant/Agent) Date *30.11.93*

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.

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 *[Signature]* (Applicant/Agent) Date *30.11.93*

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

DC INSTRUCTION SHEET

APPLICATION REF: 1423 | 1145 | 93

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

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
Setting of LB
Public Right of Way
Discretionary

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess ☐ G ENV (See separate sheet)

Conservation LB Demolish G* DEM
Archaeology G ARC Specify:
Eng Heritage
Consultant
Other Order No:
Specify:

Hazards HSC Group G* HAZ
Specific
Specify:

Other PLA
Specify:

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

Press
PC
WM
Residents

Case Officer: *David Gentry*
Senior Officer Confirmed

11 Date: *3/12*

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Previous builders storing unit.
Neighbours : No A 4 wheel vehicle near site.
Boundaries : Existing access. Pinned with neighbours.
Site Features : Bungalows to south - Fence on boundary.
New bungalows to north -
New K&M properties opposite.

Inspected by *DMG*
Date *8/12*

Site Notice posted by
Date *DMG*
Expiry *8/12*

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

"Regean", Cranesgate
"Summer Haze", ---
"The Willows", ---
"Field View", ---
"Timaru", ---

DMG
8/12
[Signature]

Telephone/Visitor Record

Date

Conversation with

Conclusion

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

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Post Committee

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed *YMF* Date *8/12*

Notes:

☒
☒
☒

Disabled
 Prev conditions
 Amended plans -
 Dwg no:
 Received:

CONDITIONS/REASONS:

(1) TL 1

SCHEDULE OF CONDITIONS

- 1 (2)* No vehicles shall be stored, repaired, valeted or sold within the area outlined in blue on the plan accompanying the application (Drawing no: JSV. 1A, received by the Local Planning Authority on 1 December, 1993).
 Reason: To ensure that the storage of motor vehicles is restricted to the area proposed, in the interests of the amenities of the locality.
- 2 (3)* The site shall be used for the storage of motor vehicles only and not for repairs and/or valeting of such vehicles.
 Reason: In the interests of the amenities of the locality.
- 3 (4)* There shall be no direct sale to members of the public of vehicles from the site.
 Reason: In the interests of the amenities of the locality and also because there is inadequate customer parking and turning area to facilitate a car sales operation.
- 4 (5)* The movement of vehicles stored upon the site shall only take place between the hours of 8.00 am to 6.00 pm Mondays to Fridays (inclusive) and between 8.00 am and mid-day on Saturdays. There shall be no movement of stored vehicles on Sundays and Bank Holidays.
 Reason: In the interests of the amenities of the locality.
- 5 (6)* The occupation of the use hereby permitted shall be restricted to the occupant(s) of the adjoining bungalow (Valencia).
 Reason: In the opinion of the Local Planning Authority, the proximity of the dwelling to the use makes it unsuitable for occupation unassociated with the use.

Condition monitoring:

non-std expiry
 prior submission
 prior siteworks

works/ue restricted

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒
☐
☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No

P3986

Date first Rec'd

01 DEC 1993

Registration

Reference

H23 | 1145 | 93

Cross-Ref

2

Date

2/12/93

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 £ 120.

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 244 OS Plots

Grid ref 5 341303 2 0340

Ward 22

Parish WIMBORNE

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

Linked to property

Ref

0288555

Dist Bound

Other: Airfield
Zone

Planning Records:
Earlier apps

36/92 ✓

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

256/91 ✓

729/92 ✓

1450/99 outline 3 plots - Granted

1244/90 ✓

773/93 ✓

1078/92 withdrawn ✓

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



Com

H23/1145/93
FULL

Applicant: Mrs J S Vere
Tel:

Agent: G R Merchant
0406 490800

Description: Change of use of builders yard
to storage of vehicles prior
to sale

Location: Valencia
Cranesgate
Whaplode St Catherine
Spalding Lincs

Valid date:	01-DEC-93	Terminal date:	26-JAN-94
Target dates:		Target Committee:	25-JAN-94
To case officer	08-DEC-93	Report deadline:	11-JAN-94
Inspected by	15-DEC-93	Agreed TD Ext:	
Extra contacts	22-DEC-93	Case Officer:	
Report if not clear by	05-JAN-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mr & Mrs Emery "Summerfield"	08-DEC-93	29-DEC-93
Owner/Occupier, "Regean"	08-DEC-93	29-DEC-93
Owner/Occupier, "Summer Haze"	08-DEC-93	29-DEC-93
Owner/Occupier, "The Willows"	08-DEC-93	29-DEC-93
Owner/Occupier, "Field View"	08-DEC-93	29-DEC-93
Owner/Occupier, "Timaru"	08-DEC-93	29-DEC-93
Site/Press Advert MIN	08-DEC-93	29-DEC-93 ✓
Clerk to Whaplode PC 0406 26739	06-DEC-93	20-DEC-93
Dir of Environmental	06-DEC-93	20-DEC-93
Cllr A Biggadike	06-DEC-93	13-DEC-93

L.C.C. - Obs Attached for 9/12/93

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



Com

H23/1145/93
FULL

Applicant: Mrs J S Vere
Tel:

Agent: G R Merchant
0406 490800

Description: Change of use of builders yard
to storage of vehicles prior
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Location: Valencia
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Inspected by 15-DEC-93	Agreed TD Ext:
Extra contacts 22-DEC-93	Case Officer:
Report if not clear by 05-JAN-94	D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints: AIR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	08	29
Clerk to Whaplode PC 0406 26739	~~10~~ -DEC-93	~~01~~ -DEC-93
Dir of Environmental	06-DEC-93	20-DEC-93
Cllr A Biggadike	06-DEC-93	20-DEC-93
	06-DEC-93	13-DEC-93

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/1145/93

Received:01-DEC-93 Type:FULL

Name: Mrs J S Vere
Valencia
Cranesgate
Whaplode St Catherine
Spalding, Lincs

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

Description: Change of use of builders yard to storage of vehicles prior to sale

Location : Valencia Cranesgate
Whaplode St Catherine Spalding Lincs

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

- 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 No vehicles shall be stored, repaired, valeted or sold within the area outlined in blue on the plan accompanying the application (drawing number JSV.1A, received by the Local Planning Authority on 1 December 1993).

Reason: To ensure that the storage of motor vehicles is restricted to the area proposed, in the interests of the amenities of the locality.

- 3 The site shall be used for the storage of motor vehicles only and not for repairs and/or valeting of such vehicles.

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

- 4 There shall be no direct sale to members of the public of vehicles from the site.

Reason: In the interests of the amenities of the locality and also because there is inadequate customer parking and turning area to facilitate a car sales operation.

- 5 The movement of vehicles stored upon the site shall only take place between the hours of 8.00 am to 6.00 pm Mondays to Fridays (inclusive) and between 8.00 am and mid-day on Saturdays. There shall be no movement of stored vehicles on Sundays and Bank Holidays.

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

- 6 The occupation of the use hereby permitted shall be restricted to the

occupant(s) of the adjoining bungalow (Valencia).

Reason: In the opinion of the Local Planning Authority, the proximity of the dwelling to the use makes it unsuitable for occupation unassociated with the use.

14-FEB-94

AD check.....*15/2*.....

Authorised to issue (inc Delegation).....*15/2*.....

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

Mr D M Gedney
DMG/JR/H23/U145/93
GRM/JDN/JSV
8 February, 1994

Dear Sir

Planning Application H23/U145/93 - Change of Use of Builders Yard to Storage of Vehicles Prior to Sale, "Vehaule", Gratesgate, Wharfedale St Catherine's (Mrs J S Vene)

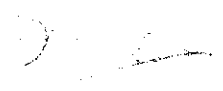
I refer to the above planning application submitted by yourself.

I can now inform you that at the Planning Sub-Committee meeting held on 7 February, 1994, it was resolved after a site visit that permission be granted.

Consequently, I take this opportunity to remind you that permission has been granted purely for the storage of vehicles prior to sale. I also draw your attention to the conditions on the planning permission, particularly those which state that there shall be no sales, repairs, or valeting of vehicles.

Finally, I must advise you that Section 187A of the Town and Country Planning Act 1990 enables the Council to serve "Breach of conditions" notices if a person or persons do not comply with a condition, for which there is no right of appeal and which may only be defended in the Magistrates Courts.

Yours faithfully


N R MIDLEN
Principal Planning Officer (Development Control)

7th FEBRUARY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

<u>Application Number/ Applicant</u>	<u>Case Offr</u>	<u>Instructions/ Decision</u>
H06/0657/93 Mr C J W Franks	JB	Resolved not to determine application and to be as helpful as possible if an appeal against non-determination is lodged, provided that applicants undertake not to apply for costs against the authority and confirm they will give evidence on highway grounds whilst the authority will provide support on planning issues.
H08/0684/93 Mr & Mrs H Hare	DJR	Deferred. Check DOT comments with regards to any inconsistency between this and previous applications. File note required setting out conditions for alternative options.
H14/0712/93 D J Fisher	PJU	Refused as recommended. Advise applicant we may be supportive of an application for a planning obligation tying the house to the business activities on the site rather than a restricted occupancy condition.
H18/0977/93 Lands Improvement Group	JB	Grant as recommended. Reserve Matters Conditions to be added.
H04/1018/93 Peter Bates	DJR	Deferred. Mindful to Grant. Report back with appropriate conditions bearing in mind Circular 1/85.
H23/1145/93 Mrs J S Vere	DMG	Grant as recommended. Letter to accompany decision notice emphasising permission relates solely to description on planning application and drawing applicants attention to the conditions imposed and the enforcement action available to us if unauthorised activities are carried out.

8th February 1994

Signed:


Deputy Director of Planning and
Building Control Service

Durability of rights to use land and buildings

4.325

Existing uses of sites have several possible legal states

- a) they may be lawful by reason of being carried out with an express planning permission, or a deemed planning permission given by planning law (such as the permitted development classes of the G.D.O.).
- b) although not enjoying a planning permission as detailed above, uses are lawful because have been carried on continuously since at least 1/7/48 (the appointed day) and have not subsequently been abandoned (see 4.3252).
- c) although not enjoying any form of planning permission, or being started before the appointed day, uses are lawful by reason of possessing a lawful use or development certificate (LDC), or being eligible for one. Qualification for an (LDC) entails the carrying on of a use for 10 years without detection or enforcement action having been taken. This period pertains for breach of any planning conditions, but a four year period applies where a change of use is to a single dwellinghouse. Under the discontinued system of established use certificates granted to uses which had been continuously operated since the end of 1963, such uses were not lawful and thus did not enjoy certain legal rights given to lawful uses (such as permitted development rights under the G.D.O.).
- d) they may be unlawful by reason of not enjoying status a) or b) above, or the immunity from enforcement conferred by c).

If planning permission exists for an implemented use of land or buildings the rights conveyed by that permission may be lost if:-

- (i) a permission is conditional upon it ceasing at a particular time, or occupation is conditionally tied to a particular person or firm.
As described at (4.326) there are reversion rights applicable upon expiry of limited period permissions, but only for resumption of the normal use. In *Regent Lion Properties v Westminster City Council* 1/3/90 it was held that expiry of a limited period permission for an air terminal there was no normal use for the premises to revert to as the permitted shop use had never been implemented-the change had been permitted when construction was at the shell stage. This case also has relevance to the debate at (ii) below as it was held that the air terminal permission rendered the shop permission incapable of implementation.
- (ii) another later permission for development is begun which renders the previous permission incapable of implementation.

The current legal position, showing that planning permissions are hardy creatures, was well rehearsed in *Camden L.B. v McDonalds Restaurants Ltd* 5/10/92. Here a restaurant, where there was permission for an extension, had been used for a period as a bookshop, using the deemed permission given by the G.D.O. to change from A3 to A1 use. The authority argued that the change had spent the extension permission, and that the use rights enjoyed for restaurant use had been abandoned, and that further permission would be required to resume it. The Court of Appeal considered *Pioneer Aggregates (UK) Ltd v S.O.S.* 1984 where it was held that planning permission enures for the benefit of the land, and it followed that a valid permission capable of implementation could not be abandoned by the conduct of the owner or occupier. The judgement in *Pilkington v S.O.S.* 1973 was also examined, where it was held that one must look back at the permission and see whether that development there contemplated can now be carried out. Reference was also made to *Durham C.C. v S.O.S. & Tarmac Roadstone Holdings Ltd* 1990 where the Court of Appeal stated "The question for consideration is: is it possible to carry out the development covered by the permission having regard to that which has been done or authorised to be done?"

The appeal judges considered that the present case was indistinguishable from *Durham* in that the original permission was still capable of being implemented. The premises were still there and it was possible to build the extension. The council's point that the restaurant use had been abandoned was taken, but it was considered that the permission for the extension was still extant and was expressed in the terms of an extension to the existing ground floor restaurant.

In *Prestige Homes (Southern) v S.O.S. and another* 30/4/92 the situation arose where a planning permission had been granted for the erection of a house on a plot. Subsequently a second application was approved for a house on the same plot but in a position which allowed the first house permitted to be built. The court did not rule conclusively on the contention that both houses could be built, but indicated that incompatibility in terms of the setting of each dwelling was not enough justification to rule that they could not both be built. The case was remitted to the S.O.S. for a decision (awaited at time of writing).

Another court case of interest is *Wealden D.C. v Taylor* 11/7/91 where an outline permission was granted for a replacement house and detailed permission for a house on a different part of the site. The original house was demolished as required by condition, and the detailed permission was implemented. After extensive consideration of the authorities cited in the *Camden* case, it was held that the outline could not be used so as to create two dwellings on the site as there was no longer any dwelling to replace.

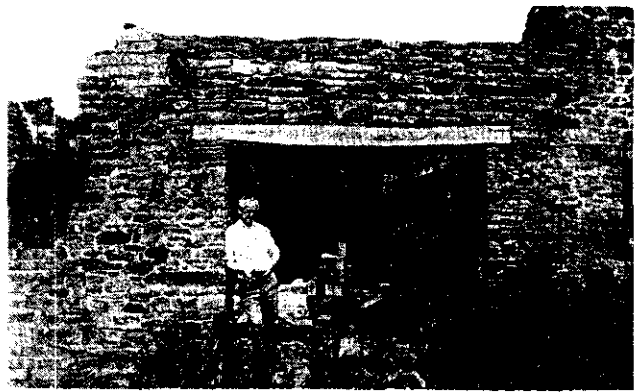
Clearly, as noted by the judge in the *Wealden* case there is a gap in planning law as to what is to be done when there are two or more permissions relating to land. Local authorities or planning inspectors should not need to be looking over their shoulders as to the possibility of their intentions being contradicted by the implementation of a past decision.

● (iii) collapse or demolition of an old building being converted for a new use occurs, where retention of the old structure was the justification for the permission. In such cases, as shown in *North Norfolk v Long & S.O.S.* 1982 (see 4.191), there is no permission for any reconstruction. The commonest scenario is where barns are being converted to residential or other accommodation. An interesting case example is (Brecon Beacons National Park Committee 25/692) where a barn with permission for residential use lost its roof, a gable end and parts of the walls in the course of the works to convert. An inspector dismissed an appeal after refusal of proposals for the reconstruction of the barn. A successful appeal was made to the Divisional Court on the basis that the inspector's decision letter was based on the main issue of whether the proposal would preserve or enhance the natural beauty of this part of the National Park. The court decided that this approach was wrong in law and remitted the matter back to the S.O.S. After a fresh inquiry the S.O.S. reconsidered the matter *de novo* with regard to all the issues including National Park and structure plan policies, the relevance of the previous permission, the difference between what approved before and what was now necessary, the possibility of continuing dereliction if planning permission were refused, the personal hardship involved, any other changed circumstances and fresh ministerial advice. It was concluded that the proposal was now tantamount to a new rural dwelling and contrary to policy, and that any justification stemming from the conversion of a traditional rural building had gone when the bulk of the building collapsed.

However, as shown by *Basildon D.C. v S.O.S. and Asplin* 28/6/85 it must be clear from the permission for the original conversion that the original building is to be retained. This case concerned an enforcement notice which alleged an unauthorised dwelling. Permission had been given on appeal for the conversion of a stable to a dwelling, referred to as extension and alterations. In the course of works the frame had collapsed in a storm but the reconstruction of the building continued without it. The local authority asserted that a new building had been erected but the appellant argued that the works had been carried out within the scope of the original permission. The inspector supported the appellant and the matter went before the court. It was held that the inspector's approach had been correct. Even though the building now contained no element of the old, the terms of the original permission/approved plans had not been departed from. No condition had been applied by the council requiring that part of the old building be incorporated. A similar situation was rehearsed in (*Woodspring D.C.* 14/10/91) where an enforcement notice was quashed.

● iv) if old buildings which enjoy planning permission for an implemented change of use are demolished or otherwise destroyed. It is self-evident that no planning giving permission for the change of use of buildings can survive if there are no buildings.

However, it may be argued that if there is planning permission for building operations, and they are destroyed,



The ruin left after the collapse of the Brecon Beacons barn.
Photo courtesy Daily Telegraph

it is legitimate for that building to be rebuilt as per the details of the original permission, this still being notionally extant by virtue of it having been originally initiated in sec.56 terms.

● (v) if a "new chapter in the planning history of the site" is opened, the difficult concept described separately at (4.3253) overleaf.

In circumstances where there is no planning permission but a use otherwise is lawful, rights to continue that use may be lost if:-

● (i) if the use is abandoned for any length of time.

● (ii) if the use is overlaid or overlapped by the implementation of a different use whether with a planning permission or not.

Both these possibilities are discussed overleaf (4.3252/3) in the commentary on "abandonment" and "new planning units".

● (iii) if the building on which the use relies is demolished or destroyed by fire.

Where there is no permission, such as in the case of a pre-1948 building erected before planning control, and using the authority of *Iddenden*, as discussed at (4.3252), it appears that any rights to rebuild that building, whether in replica or otherwise, and rights to continue its use are lost. Planning permission is therefore required for a replacement building and in some cases this may be refused. This latter circumstance causes considerable controversy as it may be asserted that where the loss of a building has occurred because of mischance it is unjust for the owner to be penalised. This is yet another area of planning law that requires a fundamental re-appraisal! Reference should be made to (4.191) where cases are cited relating to possible loss of an individual's home from this scenario.

Abandonment

4.3252

Abandonment is a legal concept used by the courts to describe the circumstances in which rights to resume a use which has been lawfully carried on may be lost because of cessation of that use. As it is not a principle embodied in planning law, interpretation of "abandonment" has created much difficulty and court judgements have not been entirely consistent, but in general terms abandonment may occur when a use is deliberately ceased and premises or land are left vacant for a considerable period, or a different use is instituted, whether with planning permission or not. An abandonment of use may be said to result in a nil use of land from which any change would be a material one.

In order to understand the position further it is necessary to look separately at the legal status of former uses.

A use which is lawful by reason of being in existence in 1948 may be abandoned as shown in *White v S.O.S.* 1989 where an long established showmen's site had been vacant for the period 1974-1981. The court stated that the use of land at the coming into force of the Town and Country Planning Act 1947 was capable of being abandoned, and that this had occurred in this case. Another example of the abandonment of a pre-1948 use, but arising from a planning appeal, is the Fenland appeal case described at (13.614). Here a lawful filling station use subsisting on the appointed day had ceased and buildings on site demolished. The S.O.S. thought that as the pertinent buildings inherent to the use had been demolished any lawful use that the land might have enjoyed was lost. To justify this opinion the S.O.S. used *Iddenden v S.O.S. and Hampshire C.C.* 1972 which stated that demolition of a building which substantially covers a site causes the use rights pertaining to that site to be spent.

The *Iddenden* case was also used in (*Wokingham D.C.* 5/12/91) to provide authority for the view that demolition of a pre-1948 dwelling extinguished any residential use rights. Further examples of cases where semi-derelict cottages are proposed to be brought back into use are to be found at (9.611), including the tests for abandonment set out in *Trustees of the Castell-y-Mynach Estate v S.O.S. for Wales* 1985. These cases show that a cessation of use for periods in excess of 30 years may not amount to abandonment if these tests are carried through.

Additional appeal cases of interest follow.

- An enforcement alleging use of a garden building as a dwelling was served. The building was of Victorian date and pre-dated the main house. It was argued that the building had possessed domestic features and fittings which were more than would be expected in a mere outbuilding. Although the building had not been occupied for 50 years the *Hartley v MHLG* 1969 case was cited as indicating that a lengthy period of non-use did not indicate abandonment. An inspector was not convinced on the evidence before him as to why the building was constructed and what its subsequent usage had been. He felt that despite the considerable research that had been conducted into the past use of the building, nothing revealed was so compelling as to discharge the onus of proof which lay with the appellant (*Broxbourne B.C.* 12/3/92).

- Use of a timber building as a dwelling was the subject of an enforcement notice. Evidence was presented that the

building was erected before the appointed day, provided rudimentary living accommodation and had been lived in during the 'forties. Since then occupation had been sporadic and mainly for holiday use. An inspector felt that although use had been intermittent and seasonal this did not mean that the building was not a dwellinghouse. There was no evidence of intention to cease the use. The notice was quashed (*East Hampshire D.C.* 3/3/92).

- A determination was requested as to whether resumption of a filling station use needed planning permission. A 1959 permission had authorised the use but it had ceased in 1985 and the tanks and pumps were removed. After a thorough rehearsal of case law the S.O.S. held that the use could be resumed in the terms of the planning permission but only if the structures and buildings remained which enabled that permission to be implemented. Using *Iddenden* he held that the previous use of a demolished structure did not confer any rights to use the land on which they stood. In any case the replacement pumps/tanks required were new development requiring fresh permission and thus the question of abandonment was academic (*Rochdale M.D.C.* 27/8/91).

New planning units

4.3253

Creation of a "new planning unit" or a "new chapter in planning history" are concepts engendered by the courts that may be used to justify decisions as to whether use rights or planning permissions have been lost. They have proven particularly difficult constructions for practitioners to grapple with, as well as generating considerable judicial hiatus *c.f.* *Newbury D.C. v S.O.S.* 1981., but normally apply when a site, to which a planning permission or existing use rights relate, is overlapped by the erection of subsequent incompatible buildings or changes of use which may result in substantial changes to the unit of occupation, its geographical definition or simply a significant alteration in its identity.

An good appeal example using the new planning unit concept is (*South Cambridgeshire D.C.* 15/8/85). Here a proposal for a filling station was supported by the fact that permission had already been granted in 1957. The permission was implemented but the use was closed in the late '60s and the buildings locked. Permission was obtained in 1973 for the erection of a bungalow at the site and the parking of two coaches. The implementation of the permission had led to a new planning unit which effectively extinguished the petrol filling station permission.

The court case *South Staffordshire D.C. v S.O.S. and Bickford* 1987 saw the view taken that the erection of a building on part of a site did not necessarily take away established use rights relating to the rest of a site if the development which had taken place was not inconsistent with that established use. This case followed *Jennings Motors v S.O.S.* 1982 which established that where a building is erected without permission, but is used for the same purpose as an existing use, there is no basis to deduce that existing use rights of the site have been lost.

Further debate as to the validity of previous permissions is to be found at (5.3), and at (4.5) is to be found a fuller exposition of the position regarding enforcement action and previous uses.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H23/1145/93

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

VALONCIA' CRANESGATE, WHARFODE ST CATHERINES

3. Name, classification and number of road

III

4. Date application referred

9-12-93

5. State whether outline, detailed application etc.

Full

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

CHANGE OF USE OF BUILDERS YARD TO
STORAGE OF VEHICLES PRIOR TO SALE

- 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 105 as shown overleaf.

Date: 9-12-93 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

(1) There shall be no sale of vehicles from this site

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) There is inadequate customer parking and turning area to facilitate ^{car} sales operation.

25th JANUARY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0108/93 G F Scrupps	DJR	Deferred as recommendation "B". Obtain 3 quotations before engaging independent adviser.
6	H13/0109/93 J T Biggadike	NRM	DPBCS Auth as recommended. Recommendation 1 on page 9 to be amended to read "development of the area of the rear two plots"
11	H13/0110/93 J T Biggadike	JB	DPBCS Auth to issue Listed Building consent once planning permission granted.
14	H08/0684/93 Mr & Mrs H Hare	DJR	Deferred for site visit.
17	H14/0712/93 D J Fisher	PJU	Deferred for site visit. Additional plan required showing all relevant decisions in the immediate area.
20	H09/0865/93 Hey & Croft Ltd	JB	DPBCS Auth as recommended.
26	H23/0883/93 Mr & Mrs H Seal	DMG	Refused as recommended. Ltr to agent with copy to applicant explaining that part of the problem was the drawings as submitted which may have done insufficient justice to the proposal.
27	H17/0931/93 Mr J Goodley	DJR	DPBCS Auth subject to 106 obligation as recommended.
30	H14/0948/93 Mr B Flynn	PJU	Grant as recommended.
33	H18/0977/93 Lands Improvement Group	JB	Deferred for site visit. Additional up to date plan required showing development/appeal decisions of other sites in area.
35	H18/0978/93 Sutton Bridge Golf Club	JB	DPBCS Auth subject to 106 obligation as recommended. Look at need for 106 obligation to see if it cannot be satisfactorily covered by condition instead.
37	H16/1010/93 Mr & Mrs Varley	DJR	Refused and enforcement action as recommended.
39	H04/1018/93 Peter Bates	DJR	Deferred for site visit.
43	H13/1030/93 Mr & Mrs Jones	DMG	Grant as recommended.
44	H02/1073/93 P Leo Esq	PJU	DPBCS Auth subject to 106 obligation as recommended.

45	H11/1074/93	DMG	Refused as recommended. Reference to be added to refusal dealing with legal requirement to protect or enhance conservation areas
46	H02/1104/93	DJR	Grant as recommended. Add note reminding applicant of light industrial condition.
48	H14/1105/94	PJU	Refused as recommended. DPBCS Auth to deal with subsequent application to use garage building for take away provided no additional material planning objections.
51	H16/1133/93	DJR	Refused as recommended. Also refute in the strongest possible terms any suggestion that we might be contemplating any discussion with regards to the demolition of Stepping Stone Bridge.
54	H11/1138/93	DJR	Grant as recommended.
56	H06/1141/93	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Amend recommendation "A" as follows: Line 4: Delete: "from Churchgate up to and including" Insert: "across"
58	H23/1145/93	DMG	Deferred for site visit. Draft suitable refusal reasons required.
61	H16/1152/93	NRM	DPBCS Auth as recommended.
64	H09/1168/93	JB	Grant as recommended.

26th Jan 94

Signed: 
N Midlen
Principal Planning Officer

TYPE: Full

DESCRIPTION: Change of use of builders yard to storage of vehicles prior to sale

LOCATION: Valencia, Cranesgate, Whaplode St Catherine

APPLICANT: Mrs J S Vere

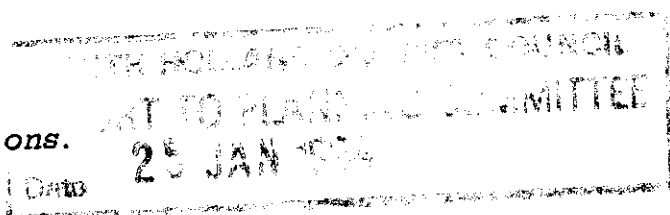
AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Ward Member request, plus objections received.

RECOMMENDATION

Grant Permission, subject to conditions.



COMMENTS

- 1 Applicant currently using building and associated area within the south eastern corner of curtilage of "Valencia" to store motor vehicles prior to sale. Application is, therefore, to regularise situation and applicant has stated that there will be no repairs or valeting upon site, and movement of vehicles will be between 8.30 am and 5.30 pm.
- 2 Until recently, building has been used in conjunction with a builders yard which has operated since approximately 1954.
- 3 Present proposal will, consequently, replace a potentially noisy builders yard within residential area. For this reason, it is considered that permission should be granted with conditions ensuring that the site is used purely for the storage of motor vehicles and not for sales repairs and/or valeting (which would materially affect the amenity of neighbouring residential property).
- 4 I have taken objectors comments into consideration, but consider that they do not justify a refusal under the above circumstances. If the applicant were at a later date to carry out any repairs, sales, or valeting upon the site, then action can be taken for breach of condition.
- 5 Members are reminded that the applicant recently applied for the use of the north eastern corner of "Valencia" to store vehicles prior to sale (H23/0365/92). This was in addition to the builders store and was consequently refused. It was also resolved that enforcement action be taken and an enforcement notice was issued on 7 December 1993 relating to the whole curtilage of "Valencia" (appeal pending).

REPRESENTATIONS

Parish Council:

No response.

Ward Member:

Business wrong type in residential area because of noise, pollution and disturbance to neighbours. Have received several complaints.

Environmental Services: Subject to conditions restricting the site to storage only and operating hours, this should be an improvement upon the existing use and its impact.

Public:

Letters received from owner/occupiers of Fenway, Regean, Field View, Timaru, Tara and Summerfield - summarised:

- Materially affect residential properties within a quiet village. Adjacent houses mainly "retirement" homes.
- Extra traffic caused by parts delivery vans going to and fro, as well as vehicles being repaired and sold. Site located off a narrow, unlit and unpaved highway.
- High density of vehicles could cause fire hazard, particularly since the occupants have fires. Also burn aerosol cans which explode and fall into neighbouring gardens (which could cause a serious incident).
- Repairing and selling of vehicles does occur. Have on a number of occasions been stopped in the village by people asking for the 4X4 centre. Trade vehicles going in and out all day and trading going on seven days a week (sometimes as late as 8.30 pm).
- Traffic includes lorries and road unsuitable to have them reversing into drive.
- Noise and fumes affecting neighbours.
- Do not want a general garage environment within residential area.

Applicant:

Summarised:

- Buildings (formerly the workshops and stores for the building business) and gravel area will be used for vehicle parking. Remainder will be returned to domestic garden.
- All aspects of the former builders yard ceased in September 1993, so generation of traffic will be reduced considerably.
- "Valencia" built in 1954 by applicant's late husband, who operated building business from premises until his death. Employed a considerable number of staff with six vans, the business operating six days a week, and vehicles coming in and out between hours of 7.30 am and 6.00 pm.

- All aspects of the builders yard have now ceased. SAW & Co rented the sheds, but this lease ceased in September 1993 and will not be renewed.
- Now operate business called "Four Drive" with son, specialising in four-wheel drive vehicles. Vehicles stored at application site prior to sale at various garages in Spalding/Holbeach area.
- Complaints of vehicle repairs upon site untrue as off-site contracts have been operating for some time, ie:
Massey O'Brien Cars - Service & repairs
Leesons Garage Ltd - Bodywork/paintwork
Holbeach Tyres - Tyres, batteries etc
S & L Cleaning Services - Valeting.
- Site not being used as vehicle trading centre. Recently purchased (subject to contract) Porters Motors premises at 36/40 Commercial Road, Spalding. If purchase concluded, all vehicles stored at site will be advertised and sold from these premises, with additional storage at "Valencia".

SCHEDULE OF CONDITIONS

- 1 No vehicles shall be stored, repaired, valeted or sold within the area outlined in blue on the plan accompanying the application (Drawing no: JSV.1A, received by the Local Planning Authority on 1 December, 1993).
Reason: To ensure that the storage of motor vehicles is restricted to the area proposed, in the interests of the amenities of the locality.
 - 2 The site shall be used for the storage of motor vehicles only and not for repairs and/or valeting of such vehicles.
Reason: In the interests of the amenities of the locality.
 - 3 There shall be no direct sale to members of the public of vehicles from the site.
Reason: In the interests of the amenities of the locality and also because there is inadequate customer parking and turning area to facilitate a car sales operation.
 - 4 The movement of vehicles stored upon the site shall only take place between the hours of 8.00 am to 6.00 pm Mondays to Fridays (inclusive) and between 8.00 am and mid-day on Saturdays. There shall be no movement of stored vehicles on Sundays and Bank Holidays.
Reason: In the interests of the amenities of the locality.
 - 5 The occupation of the use hereby permitted shall be restricted to the occupant(s) of the adjoining bungalow (Valencia).
Reason: In the opinion of the Local Planning Authority, the proximity of the dwelling to the use makes it unsuitable for occupation unassociated with the use.
-

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES DATE : 17.12.93
OUR REF : JC/JMC
TO : DIRECTOR OF PLANNING SERVICES YOUR REF :

Planning Application H23/1145/93
Change of use to vehicle store, Cranesgate, Whaplode St. Catherines

I write in response to the above and would suggest that subject to conditions restricting the site to storage only and operating hours, this should be an improvement upon the existing use and impact therefrom.


Director of Environmental Services

S.H.D.C. PLANNING DEPT.	
RECEIVED	
20 DEC 1993	
DG	
DEC	N/A
DOPO	PL
JC	ADP
Action by	
Discuss with	
Copy to	

Our Ref: GT/93/1/SH/0330

13 December 1993

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



*National Rivers Authority
Anglian Region*

Dear Sir

PLANNING APPLICATION NO. H23/1145/93

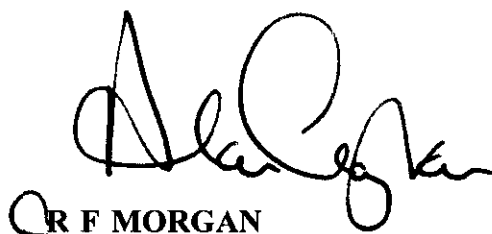
PROPOSAL: CHANGE OF USE OF BUILDERS YARD TO STORAGE OF VEHICLES PRIOR TO SALE

LOCATION: VALENCIA, CRANESGATE ROAD, WHAPLODE

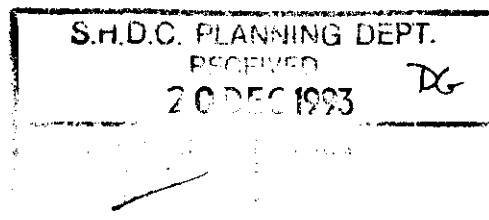
APPLICANT: MRS J S VERE

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully



R F MORGAN
Planning Manager



**GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.**
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

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



Application no: H23/1145/93

Applicant: Mrs J S Vere
Valencia
Cranesgate
Whaplode St Catherine
Spalding, Lincs

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

Description: Change of use of builders yard to storage of vehicles prior to sale

Location: Valencia Cranesgate
Whaplode St Catherine Spalding Lincs

Type: FULL

Date received: 01-DEC-93

06-DEC-93

Dear Cllr A Biggadike

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 13-DEC-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Cllr A Biggadike
Holmeleigh
Millgate, Whaplode
Spalding, Lincs
PE12 6LT

I request that this application be considered by Planning Committee, because

The business is the wrong type to be in a residential area, because of noise, pollution and disturbance to neighbours. Several complaints have been received by me

Signed:

Cllr. A Biggadike

S.H.D.C. PLANNING DEPT.	
RECEIVED	
13 DEC 1993	
Attention of	File No.
DPO NRM	
DDPO BS	
JC ACP	
Action by	Knowledge YES/NO
Discuss with	by
Copy to	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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3586
Date received : 01-DEC-93

Received from

Mrs J S Vere

Address

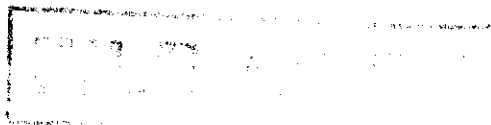
Valencia
Cranesgate
Whaplode St Catherine
Spalding

Fee paid £ 120.00
VAT £ 0.00

Total received £ 120.00

Cash/Cheque : Cheque

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



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



Application no: H23/1145/93

Applicant: Mrs J S Vere
Valencia
Cranesgate
Whaplode St Catherine
Spalding, Lincs

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

Description: Change of use of builders yard to storage of vehicles prior to sale

Location: Valencia Cranegate
Whaplode St Catherine Spalding Lincs

Type: FULL

17-FEB-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

Copy sent to:-

Mr & Mrs F Jones
"Timaru"
Cranesgate
Whaplode St Catherine
Spalding, Lincs. PE12 6SR

DM Skeggs
"Fieldview"
Cranesgate
Whaplode St Catherine
PE12 6SR

WW + Mrs P Houlard
Tara
Cranesgate
Whaplode St Catherine
PE12 6SR

Mr R Williams
"Regean"
Cranesgate
Whaplode St Catherine

Mr + Mrs Skeggs
Fenway
Cranesgate
Whaplode St Catherine
PE12 6SR

R G Skeggs - Petition Leader
Fieldview
Cranesgate
Whaplode St Catherine
PE12 6SR

P.T.O.

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant



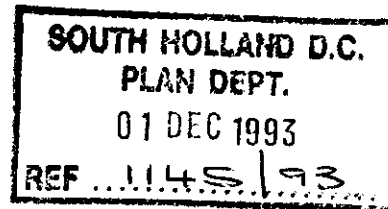
4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref; H23/1078/93

Our ref ; GRM/JJM/JSV

30th November, 1993.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.



Dear Sir,

CHANGE OF USE OF BUILDERS YARD
TO STORAGE OF VEHICLES PRIOR TO SALE

On behalf of my client Mrs J.S. Vere, I would like to withdraw application H23/1078/93 and replace it with the enclosed application which amends the position of the site area.

Yours faithfully,

G.R. Merchant.

Ref: application: A23/1145/93

Valer

Transgate

Whaplode St, Catharines



OBJECTION

December 1, 1993

Dear Sir,

We wish to object most strongly to this proposed application. This is a residential area consisting mainly of retired people who have settled here for the peace and quiet that is one of its attractions.

A car business of any kind will obviously bring about an unacceptable amount of extra traffic, of parked cars, noise and a general 'garage' environment and create a safety hazard for pedestrians.

Unkilled

RECEIVED	DEPT.
1993	DG
<i>(initials)</i>	<i>(initials)</i>

THIS PETITION IS FROM RESIDENTS LIVING IN
THE AREA OF VALENCIA WHO REJECT THE PLANS
(NO 1145) SUBMITTED BY MKS & S VERO IN RELATION
TO VEHICLE STORAGE PRIOR TO SALE APPLICATION

OBJECTION

NAME	ADDRESS	SIGNED
R & S SKEGGS	FIELDVIEW, CRANESGATE, W/S/ CATHERINE	R & S SKEGGS
D. M. SKEGGS	"	D. M. SKEGGS
P. H. FARMER	FIELDVIEW, CRANESGATE W/S/ CATHERINE	P. H. FARMER
D. D. EMERY	"	D. D. EMERY
W. F. EMERY	"	W. F. EMERY
W. WILLIAMS	FIELDVIEW, CRANESGATE W/S/ CATHERINE	W. WILLIAMS
B. P. WILLIAMS	"	B. P. WILLIAMS
B. SKEGGS	FENWAY	B. SKEGGS
H. S. SKEGGS	"	H. S. SKEGGS
F. H. J. JONES	'TITAN' CRANESGATE	F. H. J. JONES
T. H. JONES	'TITAN' CRANESGATE	T. H. JONES
W. HOLLAND	TARA	W. HOLLAND
P. HOLLAND	TARA	P. HOLLAND
E. J. STOTT	SUMMER HAZE	E. J. STOTT
E. L. STOTT	"	E. L. STOTT
S. GUIZE	HEDGEROWS - CRANESGATE - WHARF ST CATHERINE	S. GUIZE
A. GUIZE	"	A. GUIZE
A. HANSEN	'SCOTIA' CRANESGATE WHARF ST CATHERINE	A. HANSEN
A. HANSEN	"	A. HANSEN
J. CLAXTON	PLOT 2, CRANESGATE	J. CLAXTON
R. Y. DRUMMOND	'DRUMRAY' CRANESGATE	R. Y. DRUMMOND
E. P. DRUMMOND	"	E. P. DRUMMOND
J. JONES	MAYBERR Y HOUSE CRANESGATE	J. JONES
W. JONES	Mayberry House Cranesgate	W. JONES
A. A. CLARKE	FONDSIDE CRANESGATE	A. A. CLARKE
A. A. CLARKE	FONDSIDE CRANESGATE	A. A. CLARKE
M. R. MAYFIELD	MYRTUS HOUSE, CRANESGATE	M. R. MAYFIELD
S. W. LINGER	MYRTUS HOUSE, CRANESGATE	S. W. LINGER
E. PICKET	Plot 4, Cranesgate	E. PICKET
	Plot 4 Cranesgate	

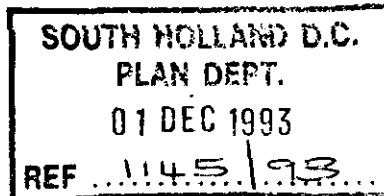
SH.D.C. PLANNING DEPT.
RECEIVED
17 DEC 1993

APPROVED ☒ REJECTED ☐

17/12

CHANGE OF USE OF BUILDERS YARD
TO STORAGE OF VEHICLES
PRIOR TO SALE

AT



VALENCIA,
CRANESGATE ROAD,
WHAPLODE ST. CATHERINES,
SPALDING,
LINCS.

FOR

MRS J.S. VERE

G.R. Merchant, I.Eng. AMICE. FIWO.,
Unit 3,
12A Park Road,
Holbeach,
Spalding,
Lincs.

Te1 (0406) 490800.

CHANGE OF USE OF BUILDERS YARD
TO STORAGE OF VEHICLES PRIOR TO SALE

VALENCIA,
CRANESGATE ROAD,
WHAPLODE ST CATHERINES,
SPALDING,
LINCS.

This application is being presented after the withdrawal of application H23/1078/93 which was a re application after refusal of H23/0365/92, the reason for withdrawal is the re location of the application site.

The enclosed site plan JSV.1A defines the application site as the buildings together with a gravel area in front of the buildings, for external vehicle parking, the remainder of the concrete and gravel areas will be returned to domestic garden. The existing buildings, which were formerly the workshops and stores for the building business, will be used for covered vehicle storage.

As all aspects of the former builders yard ceased in September 1993, the generation of traffic to the site will be reduced and considerably less than when the late Mr Vere operated his business.

As an appendix (APPENDIX 'A') to this report, I attach a copy of the report sent with the withdrawn application H23/1078/93.

G.R. Merchant
30.11.93

CHANGE OF USE TO STORAGE OF MOTOR VEHICLES
PRIOR TO SALE

"VALENCIA",
CRANESGATE ROAD,
WHAPLODE ST. CATHERINES,
SPALDING,
LINCS.

FOR

MRS J.S. VERE.

APPENDIX-A

G.R. Merchant, I.Eng. AMICE. FIWO,
Unit 3,
12A Park Road,
Holbeach,
Spalding,
Lincs.
PE12 7EE

Tel; 0406 490800.

CHANGE OF USE TO STORAGE OF MOTOR VEHICLES
PRIOR TO SALE,
"VALENCIA",
CRANESGATE ROAD,
WHAPLODE ST. CATHERINES,
SPALDING,
LINCS.

The application is for the change of use of existing builders yard to storage of vehicles prior to sale, this is a re-application after refusal of H23/0365/92 because the applicant feels the refusal was not justified.

APPLICATION SITE (PAST)

The application site is "Valencia", Cranesgate Road, Whaplode St. Catherines and is the freehold residence of the applicant, Mrs J.S. Vere. The property was built in 1954 by Mrs Vere's late husband who operated his building business from the premises until his death. During the 30 years plus of his business, Mr Vere employed a considerable number of staff with six vans, the business operated six days a week, vehicles coming and going to and from the site between the hours of 7-30 am and 6-00 pm, a considerable amount of movement, including the parking of employees cars on site.

APPLICATION SITE (PRESENT)

The present situation of the application site is that all aspects of the builders yard have ceased. Saw & Co rented the sheds, that lease ceased in September and has not and will not be renewed. Mrs Vere in association with her son now operate a business called "Four Drive", specialising in four wheel drive vehicles, the vehicles are stored at the application site prior to sale at various garages in the Spalding and Holbeach area. Movement of vehicles at the site is far less than when the builders yard was in operation and no movement takes place before 8-30 am and after 5-30 pm.

H23/0365/92 REFUSAL

The refusal notice dated 9th September 1993 and the committee report refer to several points that were considered which were either un-true or ~~his~~ historic, or had been dealt with ^{earlier,} as required.

Item 1. of the refusal notice states;

In the opinion of the Local Planning Authority, the development proposed would constitute an overdevelopment of the site which would adversely affect the existing residential amenity of "Valencia" by virtue of the reduction of the private garden space to an unacceptable level. Additionally, the nature of the proposal is such that it would adversely affect the residential amenity of "Valencia" and neighbouring property in terms of disturbance created by the movement of vehicles, entering and leaving the site and manoeuvring within the site.

Since the death of Mrs Veres' husband and the expiration of the lease of Saw & Co, the use of the site as a builders yard has ceased, the movement of vehicles is now far less than in earlier years, therefore disturbance to the residential amenities of "Valencia" and neighbouring properties is less.

Complaints about vehicle repairs being carried out including the use of grinders and sanders working late at night, including Sundays are un-true as the following off site contracts have been operating for some time;

Massey O'Brien Cars - Service and repairs
Leesons Garage Ltd - Body work and paintwork
Holbeach Tyres - Tyres, batteries and exhausts
S & L Cleaning Services - Valeting of vehicles.

It was stated that the site is not suitable for a business, a business has operated from this site since 1954 on a more active basis than at present.

It was inferred that the site was being used as a vehicle trading centre - vehicles are stored on the site and sold at various sites in the Spalding and Holbeach area. "Create a mess", was a term used - anyone who visits the site will see that statement to be totally untrue.

AS previously stated vehicles are advertised and sold from various sites in the Holbeach and Spalding area, Mrs Vere has recently purchased (subject to contract) Porters Motors premises at 36/40

Commercial Road, Spalding. If the purchase is concluded all vehicles stored at the application site will be advertised and sold from these premises, additional storage only being at "Valencia".

Mrs Vere trusts your committee will favourably consider this re-application and enable her, in association with her son, to operate their business without interference during these difficult recessionary times.

G.R. Merchant. I.Eng.AMICE.FIWO
11th November, 1993.

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



Town and Country Planning Act 1990

Planning Permission

Reference: H23/0729/92

Received: 03-JUL-92 Type: FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development - Erection of 3 dwellings

Location : Cranesgate Whaplode St Catherines
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 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 hedging 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.

- 3 The hedging shown on the plan accompanying the application shall be allowed to reach a height of at least 1 metre along the site's frontage and 1.8 metres in any other case.

Reason: In the interests of the visual amenity of the locality.

- 4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

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



sgd B SMITH
Director of Planning and Building Control Services

20-AUG-92 H23/0729/92

PLANS SUB-COMMITTEE - 7th February, 1994

66. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant

Proposal

H18/0977/93
Lands Improvement Group

O.A. Residential development on land off New Road, Sutton Bridge.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H04/1018/93
Mr P Bates

Use of land for the parking of a tractor unit for one lorry but no trailer at 29 Northorpe Road, Donington.

RESOLVED: As the Sub-Committee is minded to grant planning permission contrary to the recommendation of the Director of Planning and Building Control Services, consideration of the application be deferred to enable the Director to report to the next meeting on appropriate conditions which might be imposed.

H23/1145/93
Mrs J S Vere

Change of use of builders yard to storage of vehicles prior to sale at Valencia, Cranesgate, Whaplode St Catherine.

RESOLVED: (i) Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, and (ii) the applicant be advised that the planning permission relates only to the storage of vehicles prior to their sale on another site and does not permit the general storage, repair, valeting or sale of vehicles on the application site.

67. PLANNING APPLICATION

Consideration was given to the following application which had previously been the subject of a site inspection:-

Plan No. & Applicant

Proposal

H06/0657/93
Mr C J W Franks

O.A. Petrol filling station at Main Road, Gedney.

RESOLVED: As the Sub-Committee disagrees strongly with the direction of refusal issued by the Department of Transport and therefore feels unable to act on behalf of the Department in any appeal the application be not determined. In the event of an appeal against the non-determination of the application and subject to the applicant not seeking an award of costs against the Council the Department and the applicant be informed that the Council will support the applicant's case.

(O.A. denotes outline application.)

(End of Minutes)

S.H.D.C. PLANNING DEPT.	
RECEIVED	TPG
- 8 DEC 1993	
0	5/8/12

MR. MRS. P. A. EMERY
'SUMMERFIELD'
CRANESGATE
WHAPLODE, ST CATHRINE
SPALDING, Lincs
PE12 6SR

0406-540457

6-12-93

OBJECTION

Dear Sir

H.23/1145/93
Refers to Mrs Harris

Planning application. I wrote
to you last time there
was a problem for Planning, and
you wrote back telling
me that he had been
referred, He has still done
the same as before, We
my wife and myself are
strongly against the plan.

~~And~~ only Lord whose
he (the son) sat his master
and he put some one-side ears
on the line, which went off
with a bag and landed in
next doors garden, the ~~bag~~
Lord went and compare
to him and he just covered
her, who was here because
this is a lovely village and
was so peaceful, but with
the noise from his wheels
are appalling, so we stood
against it

MR MRS.

Yours

P. J. Emery.
J. F. Brown.

S.H.D.C. PLANNING DEPT.
RECEIVED
21 DEC 1993
[Handwritten initials/signature]

FENWAY
CRANESGATE
WHARFLODA ST.
CATHERINE
LWCS. PE12 6BR.
Tel. (0406) 540003.

16th. December, 1993.

OBJECTION

Dear Sir,

Planning Application H23/1145/13
Mrs J.S. Vere, Valencia, Cranegaple

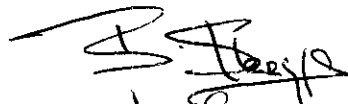
We wish, herewith, to register our
opposition to the granting of the above application
for the reasons given below :-

- 1) The area of Ctra. Seggata near Valencia is residential, primarily retirement homes and such an enterprise would adversely affect the neighbours.
- 2) The extra traffic caused by the parts delivery vans going to and fro, aside from the vehicles being repaired and sold, at this present time, from the site is not well accommodated by such a narrow, un-lit and un-paved thoroughfare.
- 3) A high density of vehicles could cause a fire hazard particularly as the occupants have fires, burning aerosol cans which explode.

becoming missiles, and fall into our garden. On one such occasion we called the police as we were concerned for our safety and felt it necessary to retreat indoors. Aside from the nuisance to neighbours from smoke if this practice continues a serious incident may occur.

Your confirmation that our objection has been lodged would be appreciated, along with your advice as to the progress of this or any superseding application.

Yours faithfully,



B. H. SKEGGS (MR)

H. J. SKEGGS (MRS)

S.H.D.C. PLANNING DEPT. RECEIVED 17 DEC 1993 DG		Field view Cromesgate Whapload St Catherine Spalding PE12 6X
All ☒ at DPO ☒ DOPO ☒ JC ☒ ACP Action by Discuss with Copy to	The Nos. Acknowledge YES/NO by date 5/1/94	15 Dec 1993
Dear Sir Re: Planning Application H23/1145/15		OBJECTION

Once again we oppose to planning application submitted by Mrs G S Vax Valencia, Cromesgate, Whapload St Catherine.

As we stated in previous letters on other plans Repairing and Selling of vehicles at said address does go on. We have on a number of occasions been stopped in the village to be asked for the H x H Centre. Trade vehicles are going in and out all day. Trading goes on 7 days a week at the moment and sometimes as late as 8.30 in the evening. Due to people purchasing vehicles bearing at work during the day in the summer it can be late

With the new houses in Cruesgate and no footpath the volume of traffic is so large. Some are lorries and the road is unsuitable to have them reversing into the drive of Valencia which is a shared drive with The willows.

In the summer we like our breakfast on the patio but we often denied this because of fumes of diesel when vehicles are started up in Valencia yard.

We are not alone in our objections to these plans. If we wanted to live next door to a garage we would have purchased a property next to one.

We trust consideration will be shown towards us and residents who live in the area and these plans are rejected and

we can enjoy living in our
home on a much quieter time.

Yours faithfully

DM Steggs-

A handwritten signature in dark ink, appearing to read 'DM Steggs', with a long horizontal flourish extending to the right.

REF PLANNING APPLICATION.
NO. H23/11145/93.

14-12-93.

OBJECTION

DEAR SIR,

I HEREBY REGISTER MY
OBJECTION TO THE ABOVE PLANNING APPLICATION.
AS 'CRANESGATE' IS A RESIDENTIAL AREA
THIS WOULD CAUSE CONSIDERABLE
ENVIRONMENTAL NUISANCE.

THIS PROPERTY 'VALENCIA', IS ADJACENT
TO MY DWELLING AND CONSTANT NOISE
OF THE COMINGS AND GOINGS OF LARGE
FOUR WHEEL DRIVE VEHICLES TOGETHER
WITH THE REGULAR REPAIR AND MAINTENANCE
OF SAID VEHICLES.

NOT ONLY DO THE VEHICLES ADD
CONSIDERABLY TO THE AMOUNT OF TRAFFIC

IN 'CRANESGATE', WHICH IS A NARROW UNPAVED, UN-LIT ROAD, BUT ALSO PARTS DELIVERY VANS IN AND OUT, AND WHAT APPEARS TO BE REGULAR VISITS BY PROSPECTIVE PURCHASERS OF THESE VEHICLES.

AS THE OWNERS OF 'VALUNXIA' REGULARLY HAVE LARGE BONFIRES DURING THE DAYTIME AT THE REAR OF MY PROPERTY, BURNING USED PAINT AEROSOLS, WHICH EXPLODE AND FLY LIKE ROCKETS INTO OUR GARDEN, ALSO TERRIFYING OUR DOG. THIS IS A DANGEROUS FIRE HAZARD, PARTICULARLY WITH THE HIGH NUMBER OF VEHICLES PARKED NEARBY.

KINDLY ACKNOWLEDGE RECEIPT OF THIS OBJECTION AND ADVISE ME OF ANY PROGRESS IN THIS MATTER.

YOURS FAITHFULLY,

W. Jones.

S.H.D.C. PLANNING DEPT.
 RECEIVED
 29 DEC 93

29/12

①

Rajeen
 Cranesgate
 Wharfedale
 St Catharines

OBJECTION

Mr B Smith
 Director of Planning and
 Building Control Services
 Prory Road
 Spalding

Dear Sir,

Formal Objection
Re U23/1145/93

I am writing to you concerning the
 planning application U23/1145/93

submitted by Mrs J. S. Vere.

I purchased my property which is exactly opposite the proposed car storage facility on a retirement property in what I thought would be a quiet residential village.

Considering the width of the road and the speed of vehicles using the road at present the prospect of a motor trading operation at this site is unthinkable. In my opinion this will be very detrimental to the environment of a quiet country village.

In light of the above I wish to tender a strong objection to the granting of this application.

At this moment in time I am also concerned as to the number of vehicles present at the site. It appears to me that the storage facility is already being used.

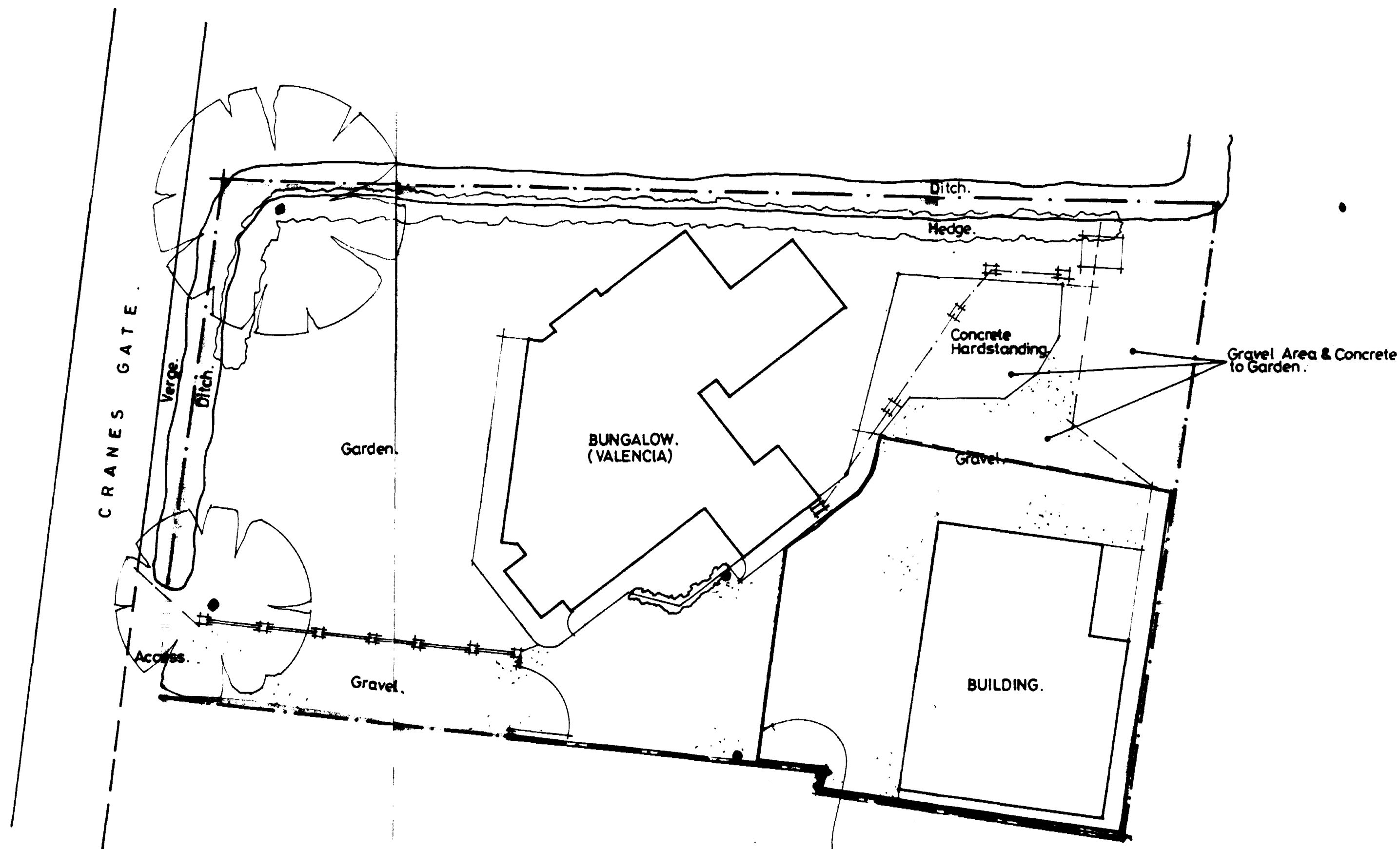
I would be grateful if you would acknowledge receipt of this letter and lodgement of an objection, and update me of any further developments as they arise.

Yours faithfully.

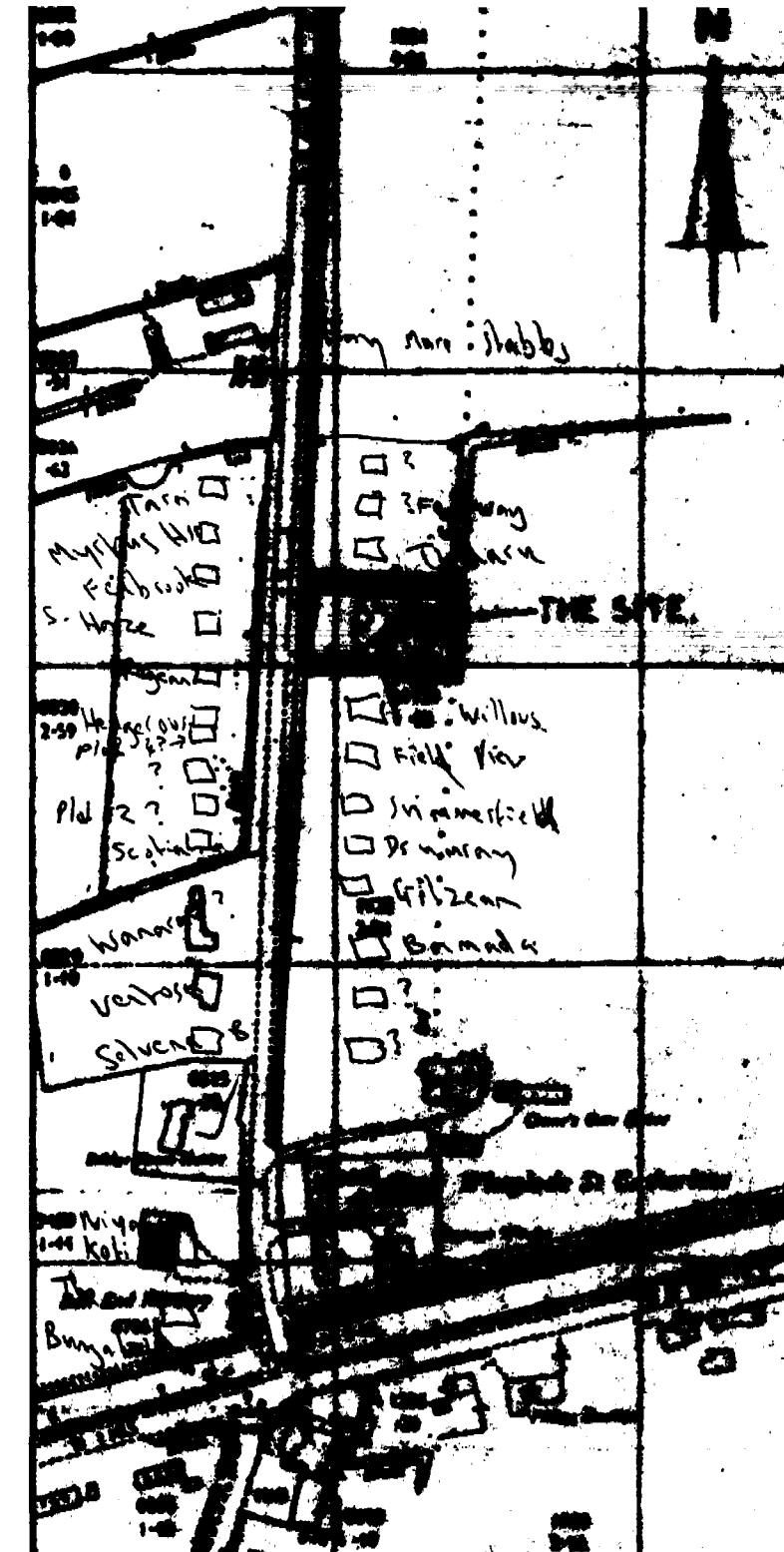
William

MR R WILLIAMS

**DETERMINED
PLAN**



SITE LAYOUT.
SCALE: 1/200.



SOUTH HOLLAND D.C.
PLAN DEPT.
01 DEC 1993
REF ...114593...

LOCATION PLAN.
SCALE : 1/2500.

1. 30.11.88. Re-application - Amend Application Site

G. R. MERCHANT

**1. ENG AMICE, FWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.**

PROJECT:

CHANGE OF USE OF BUILDERS YARD
TO STORAGE OF VEHICLES
PRIOR TO SALE.

CLIENT:

MRS. J. S. VERE.
"VALENCIA".
CRANEGATE.
WHAPLODE-ST-CATHERINES.
SPALDING. Lincs.

SCALES:

AS INDICATED.

DATE:

MAY 1993.

G.R.MERCHANT.

DRAWING No.: JSV.1A.

REVISIONS: