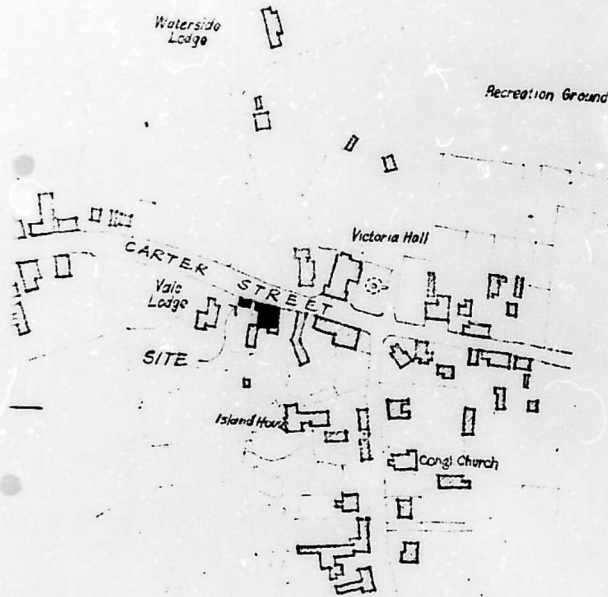
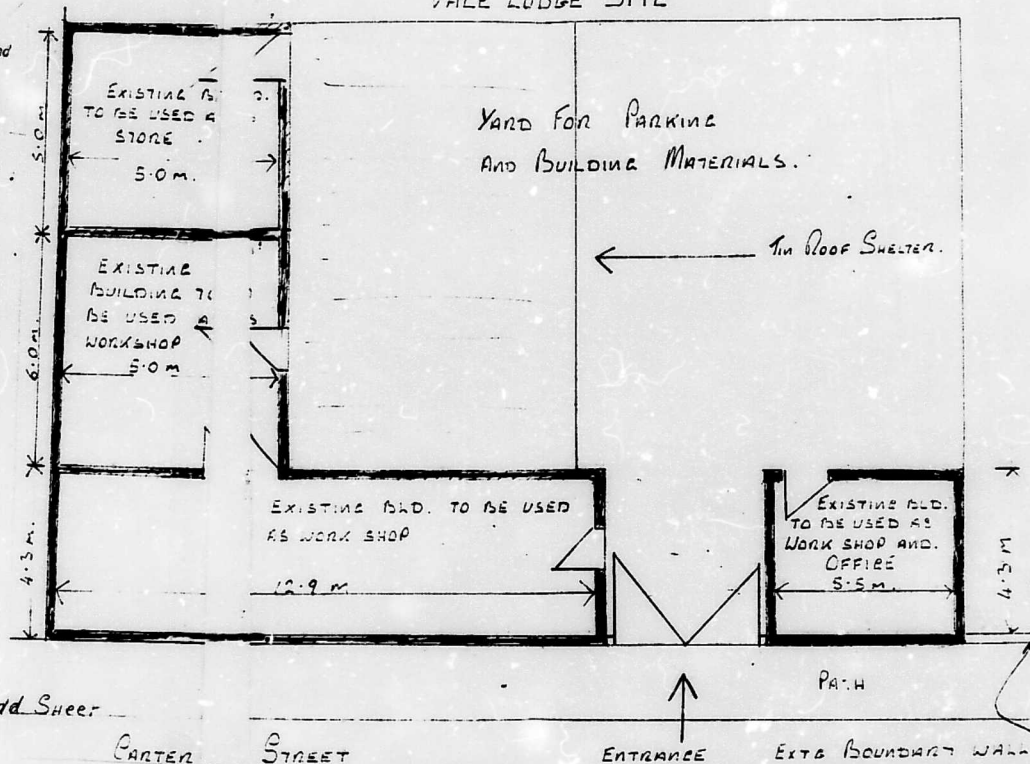


Fordham



VALE LODGE SITE

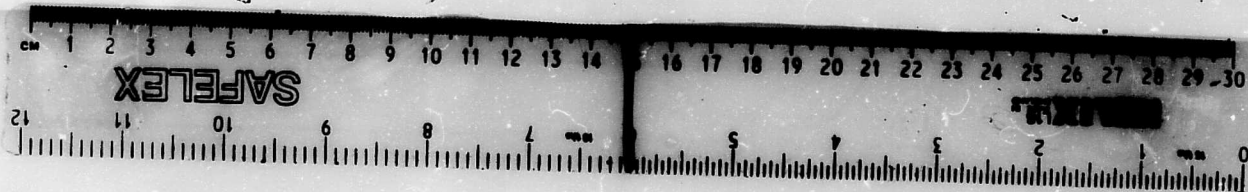


LOCATION PLAN 1:2500 (Part Cambs. Ord. Sheet)

ST LAMBS REGESHAIRE
RECEIVED DEVELOPMENT DEPT.
T 0000 - 3 APR 1979
REC.
DISTRICT COUNCIL

JOB TITLE USE OF EXISTING BLDG. AS STORE AND WORKSHOP - FORDHAM		DRAWING TITLE LOCATION AND BLOCK PLANS	
for J. BOWERS ESQ.	DRAWN BY	DATE 26/3/79	SCALE 1:2500 1:100
	DRAWING NO J.B.1		

628679



EAST CAMBRIDGESHIRE DISTRICT COUNCIL
PLANNING DEPARTMENT
CONTROL OF DEVELOPMENT

EXCEPTED 29/5/79

APPLICANT name	J. J. BOWERS
address	34 CARTER STREET FORDHAM
AGENT name	
address	
DESCRIPTION	RENEWAL OF TEMPORARY PERMISSION FOR CHANGE OF USE TO WORKSHOP
LOCATION	VALE LODGE WORKSHOPS CARTER STREET FORDHAM

Previous Applications affecting Site

E/10396/76 C of U. TO Workshop A/C 8-7-76
 Expired. 8-7-77.

Other Related Applications

Related Matters (T.P.O.'s Art 4 Directions etc.)

Referred to	Date	Reg. initials

DECISION 6.6.79. Committee and Date

On Application: Approved
 Refused
 Withdrawn
 Deferred

On Appeal: Allowed/with conditions, date:
 Dismissed/part allowed, date:

Ref E	02 E 6 79	3 F
Parish	FORDHAM	
Date Rec'd	3-4-79	
B.R. Ref.		
Grid Ref.	NO GRID	
Map Ref.	OS No.	
105X	OSP	
Road Class:	II	
County/District/Division		

Departure: no
~~minor~~
 Substantial.

Advertised on: _____

Period for objection expires _____

Proforma sent to:
 CPO _____

County Surveyor: NO

Acknowledgement _____

Parish Council _____

Min Coding 15

CONSULTATIONS

Tick where consultation necessary and date when consultation made.

Central Government	Tick	Date	County Council	Tick	Date	District Council	Tick	Date	Special	Tick	Date
Agriculture			Education			Technical			Authori- s under Art 13 of G.D.O. 1973		
Defence			Fire			Environmental			CPRE		
D.O.E. (Sec. 54)			Health			Health			Nature Conservancy		
D.O.E. (Roads & Transport)			Highways			Housing			Preservation/amenity Societies		
Trade & Industry			Property & Works			Other			RFAC		
Works			Smallholdings			Others	Tick	Date	University		
Others			Social Services						Water		
			Others						I.D.B.		

R. Comm.			Georgian Group		
Ancient Monuments Soc.			C. P. A. B.		
			Victorian Soc.		

Signature of officer initiating consultations N H FDate 4/4/79

Notes

c No. 6 -
16.19 + Riverside Cott told. Site notice posted 17.4.
OK. No complaints - A/C permanent.

Notation on Statutory and Non-Statutory Plans

Town Map _____

Local Plan (Draft/App) _____

Village Plan (Draft/App) Conservation Area

W.P.S. _____

County Map White LandStructure Plan (Draft) Large Village with good Service BaseOther groups + infilling Subject to constraints

Policy and Other notes.

Please read the accompanying notes before completing any part of this form.



EAST CAMBRIDGESHIRE DISTRICT COUNCIL Cambridgeshire

EXCEPTED

APPLICATION FOR PLANNING PERMISSION Town and Country Planning Act 1971

6 Completed copies of this form and 6 copies of each plan should be submitted to the District Council Planning Department, The Grange, Nutholt Lane, ELY, CB7 4PL

Date received	For office use only
Ref. 028679	15 APR 1979

PART 1

All questions must be answered. Failure to do so may result in the application being returned.

1 Applicant (in block capitals)		Name.	J. J. BOWERS
		Address and	34 CARTER S. FORDHAM
		Tel. No.	NEWMARKET 720 504
Agent (if any) to whom correspondence should be sent.		Name	As Above
		Address and	
		Tel. No.	
2 Particulars of proposals for which permission or approval is sought.		VALE LODGE HOME SHOPS.	
(a) i Full address or location of land to which this application relates.		CARTER S. FORDHAM	
		ELY Cambs.	
ii Site area or dimensions.		16m x 12m 192m ²	
(b) i Brief particulars of proposed development including the purpose(s) for which the land or buildings are to be used.		RENEWAL OF TEMPORARY PERMISSION.	
ii Is the application for industrial, office, warehousing, storage or shopping purposes? If yes, see note 4 and complete Part 2.		HOME SHOPS & BUILDERS LAND	
(c) State whether applicant owns or controls any adjoining land and if so, give its location. (See note 6).		No	
(d) i State the connection (if any) of the proposed development with agriculture or horticulture.		None	
ii If there is a connection, state your main occupation and the total area of the holding.		None	
(e) State whether the proposal involves—			
i The erection of a new building(s).		None	
ii If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.		None	
iii Alterations and extensions of a building(s).		None	
iv Change of use of land or buildings.		None	
v Construction of a new access to a highway. (State whether vehicular or pedestrian)		None	
vi Alteration to an existing access to a highway. (State whether vehicular or pedestrian)		None	

3 Particulars of Application. (see notes 2 and 3)

State whether this application is for -

- i Outline planning permission.
 ii Full planning permission.
 iii Approval of reserved matters following the grant of outline permission.
 If yes, state date and reference Date
 number of previous permission. Number
 iv Renewal of a temporary permission
 If yes, state date and reference Date
 number of previous permission. Number

i None
 ii None
 iii None
 iv Yes
 1977
 One.

For office use only

4 Particulars of Present and Previous Use of Buildings or Land.

- i Present use of buildings/land.
 ii If vacant (a) The last previous use.
 (b) When such use ceased.

i None
 ii (a) None
 (b) Not Known.

5 Additional Information

- (a) State materials proposed to be used on external elevations. (Trade names of materials and colours should be given).

i Walls None
 ii Roof(s) None

- (b) Does the proposed development involve the topping and lopping or removal of any trees or hedges.
 If yes, indicate accurately the position on the submitted plan(s).

NO

- (c)
 i How will surface water be disposed of?
 ii How will foul sewage be dealt with?

i None
 ii None

6 Plans

List drawings and plans submitted with the application.

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc should be clearly shown on the submitted plans, unless the application is in outline only.

None

I We hereby apply for

- * (a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.
 OR * (b) approval of details of such matters as were reserved in the outline permission specified herein and are described in this application and the accompanying plans.
 OR * (c) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the accompanying plans.
 * Delete whichever is not applicable.

Date 26/3/79

Signed

On behalf of J. J. Bowers Architects & Surveyors Ltd.
 (insert applicant's name if signed by an agent)

TO AVOID DELAY SUBMIT IN ALL CASES

- 1 The appropriate number of forms and plans.
 2 Two copies of the appropriate certificate declaring your interest in the land or buildings, which are the subject of this application.

If you wish to submit additional information to support your application, you may do so in a covering letter.

5

PART 2

Additional information required only in respect of applications for Industry, Offices, Warehousing, Storage or Shops.
Question 11 must be answered together with all other questions relevant to the proposed development

1 In the case of industrial development, give a description of the processes, end products and the type of plant or machinery to be installed.	Small Bandsaw. Small Saw Bench. Drinking Machine.		For office use only
2 If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give any information you can about the ultimate development.	None		
3 Is the proposal related to an existing use on or near the site? If so please explain the relationship.	RENEWAL OF PERMISSION.		
4 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 address and gross floor area of such premises and state your intentions in respect of those premises.	No		
5 (a) What is the total floor space of all buildings to which the application relates? (b) What is the amount of floor space included in the above figure for: i Industry ii Offices iii Retail trading iv Storage v Warehousing	Existing (if any) (a) 109.52 m²/sq.ft. (b) 30.1 m²/sq.ft. c 4.5 m²/sq.ft. d None m²/sq.ft. e 25 m²/sq.ft. f None m²/sq.ft.	Proposed new floor space None m²/sq.ft. m²/sq.ft. m²/sq.ft. m²/sq.ft. m²/sq.ft. m²/sq.ft.	

	(a) Office	(b) Industrial	(c) Other staff	For office use only
6				
i If you have existing premises on the site, how many persons are employed now ?	One	Two	None	
ii How many will be employed when the development proposed is completed including, if any, numbers detailed in (i) above ?	One	Two	None	
iii If you propose to transfer staff from other premises, please give details of the numbers involved and of the location of the premises affected.	None.			
7				
i In the case of industrial development is the application accompanied by an Industrial Development Certificate ? (See note 4).	None			
ii If "No" state why a Certificate is not required.	None			
8				
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).	Drive in Parking Space Within			
9				
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)	None			
10				
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Burning on Site. Self Disposal.			
11				
i Will the proposed use involve the use or storage of any of the materials in the quantities mentioned in note 10?	No			
ii If "Yes" state materials and approximate quantities				

Please read the notes overleaf before completing any part of this form.

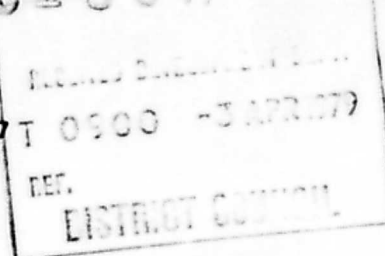
Form 2 (Rev)

EAST CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

TOWN AND COUNTRY PLANNING ACT 1971 SECTION 27

CERTIFICATE A

WHERE APPLICANT IS OWNER



I HEREBY CERTIFY

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or
- *2. I have the applicant has* given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name of tenant

Address

Date of service of notice

Signed

..... on behalf of date

*Delete where inappropriate

see overleaf

CERTIFICATE B

WHERE THE APPLICANT IS NOT THE OWNER

I HEREBY CERTIFY

1. I have the applicant has* given the requisite notice to all the persons other than myself/the applicant* who, 20 days before the date of the accompanying application were owners of any part of the land to which the application relates, viz:
- | | | |
|---------------|---------------------|---------------------------|
| Name of owner | Address | Date of service of notice |
| NEWPORT. | Green House FORDHAM | |
- *2. None of the land to which the application relates constitutes or forms part of an agricultural holding, or
 - *2. I have the applicant has* given the requisite notice to every person other than myself/himself* who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name of tenant

Address

Date of service of notice

J.S. BOWEN.

30. Park St.
FORDHAM

Signed

..... on behalf of date 26/3/79

*Delete where inappropriate

see overleaf

02 8 6 79 8

**EAST CAMBRIDGESHIRE
DISTRICT COUNCIL**

MEMORANDUM

From: DEVELOPMENT MANAGER

My Ref E40/166/EW

To: THE SECRETARY

Your Ref

Date: 4th April, 1979.

... Will you please ensure that the attached notices are displayed in the first available editions of the Cambridge Evening News and Newmarket Journal:

E/0279/79/O

Erection of 2 Detached Dwellings and Demolition of Existing Cottages at Hythe House, The Hythe, Reach for Mrs. C.M.G. Waite.

E/0282/79/F

Erection of a Detached Garage, at 5/7 New Street, Chippenham for Mr. C.F. Pendleton.

E/0264/79/F

Change of Use as Shop and Residential to Shop and Offices at 29 Pratt Street, Soham for Messrs A. & E. Hobbs.

E/0286/79/F

Renewal of Temporary Permission for Change of Use to Workshop at Vale Lodge Workshops, Carter Street, Fordham for Mr. J.J. Bowers.

E/0275/79/D

Erection of a House and Garage at Mill Road, Lode for Mr. D. Butler.

T. Aldworth

T. ALDWORTH
DEVELOPMENT MANAGER

Enc:

EAST CAMBRIDGE WIRE DISTRICT COUNCIL

DEVELOPMENT DEPARTMENT

TOWN AND COUNTRY PLANNING ACT 1971

L.P.A. Reference 028679

Proposal Renewal of temporary permission for change
of use to workshop.

Location Vale Lodge workshops, Carter Street,
Fordham

Applicant I I Bowers

Agent (if any) —

COMMENTS FROM ENGINEERING SECTION

Sewerage No observation

Surface Water Sewers (Public) Sinkways acceptable

Generally

Date 6-8-79

10
EAST CAMBRIDGESHIRE DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

Proposal Affecting FORDHAM Conservation Area

NOTICE IS HEREBY GIVEN that an application has been made for planning permission for RENEWAL OF TEMPORARY PERMISSION FOR CHANGE OF USE TO WORKSHOP AT VALE LODGE WORKSHOPS, CARTER STREET, FORDHAM FOR MR. J.J. BOWERS

The proposal comes within the Conservation Area of FORDHAM
Copies of the application and of the plan and other documents submitted with it may be inspected at all reasonable hours at The Grange, Nutholt Lane, Ely. Any objections to the grant of planning permission for the above development should be sent to the **Development Manager,** The Grange, Nutholt Lane, Ely within 21 days from the date of this notice.

Dated this: 11th April, 1979.

M.L.S. POOLE
Secretary

East Cambridgeshire District Council,
24 St. Mary's Street,
ELY.
Cambs.

EAST CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

REF. 7/0286/77/1

Form 4

TOWN AND COUNTRY PLANNING ACT, 1971

PLANNING PERMISSION
SUBJECT TO CONDITIONS

TO J J Bowers Esq
14 Carter Street
WORTHAM
ELY
Cambridgeshire

The Council hereby grant permission for the renewal of temporary permission for change of use to workshop

at Vale Lodge Workshops, Carter Street, Wortham

in accordance with your application dated 26th March 1979
and the plans, drawings and documents which form part of the application, subject to standard condition set out overleaf and to the additional conditions set out below.

ADDITIONAL CONDITIONS

1. The permission shall not secure for the benefit of the land but for the benefit of the present applicant Mr J J Bowers personally.
2. No advertisements shall be displayed without the prior consent of the Local Planning Authority.
3. No power tools or machinery shall be installed at the premises (other than portable hand tools) without the prior consent in writing of the Local Planning Authority.
4. No machinery shall be operated on the premises between 6 pm and 8 am on weekdays or at any time on Sundays.
5. All works shall be carried out and completed strictly in accordance with the approved details to the satisfaction of the Local Planning Authority.

cont'd/*****

This permission is granted subject to due compliance with the bye-laws and general statutory provisions in force in the district and does NOT constitute approval under Building Regulations.

Dated: 7th June 1979

The Grange, Nutholt Lane, ELY, CB7 4PL

Timothy Lee
District Planning Officer

SEE NOTES OVERLEAF

**EAST CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE**

REF. 1/0286/79/7

Form 12

TOWN AND COUNTRY PLANNING ACT, 1971

**PLANNING PERMISSION
SUBJECT TO CONDITIONS (CONTINUED)**

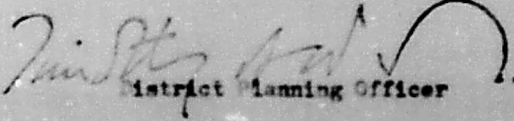
REASONS FOR ADDITIONAL CONDITIONS

1. To ensure that planning control is retained by the Local Planning Authority on the disposal of the present applicant's interest in the land or buildings.
2. To safeguard the character of the area and to prevent unsightliness.
3. & 4. To safeguard the interests of other users of land in the vicinity.
5. To ensure the complete and proper development of the site.

This permission is granted subject to due compliance with the bye-laws and general statutory provisions in force in the district and does NOT constitute approval under Building Regulations.

Dated: 7th June 1979

The Grange, Nutholt Lane, ELY, CB7 4PL


District Planning Officer

13

Mr. J.J. Bowers,
34 Carter Street,
FORDHAM,
ELY,
Cambridgeshire.

25th July, 1979.

E/0286/79/F/G/EW

Dear Mr. Bowers,

VALE LODGE WORKSHOPS, CARTER STREET, FORDHAM

I refer to my visit to the above premises this morning and to our discussion regarding the use to which both sections of the workshop are being put.

I would draw your attention to Additional Condition 2 of the above planning permission which states:

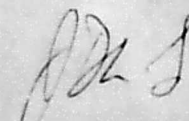
"No advertisements shall be displayed without the prior consent of the Local Planning Authority".

- ... The two external advertisements therefore require approval and I enclose 4 copies of the "Consent to Display an Advertisement" form for completion and return together with the drawing as listed on the reverse of the form (both advertisements can be covered on the one form).

On checking our file it would appear that to date you have not forwarded in accordance with Additional Condition 3 of the above planning permission, details of all power tools and machinery (other than portable hand tools) installed in the premises for which approval is required. Would you therefore please forward as soon as possible full details. In addition; no motor cycle sales to take place from the workshop, and no testing of engines outside permitted hours or at anytime at a level likely to cause nuisance.

Should you require further information, please contact me at Ely 3311.

Yours sincerely,


J.J.L. GIFFEN
ENFORCEMENT OFFICER

Enc.

14
FORDHAM PARISH COUNCIL

37 PARK ROAD

BURY ST. EDMUNDS

Suffolk

IP33 3QW

N. E. PITCHER
Clerk

Tel.
Bury St. Edmunds 63098

8th November,

19

79

The Planning Officer,
East Cambs District Council
Lynn Road,
ELY.

Dear Sirs,

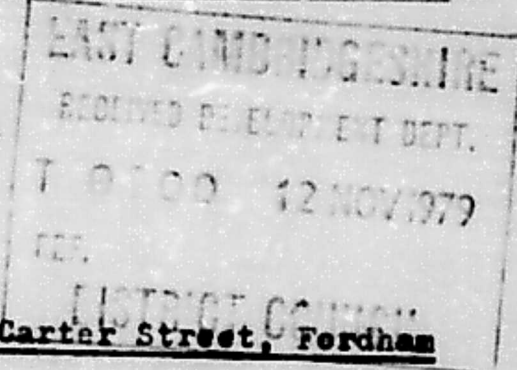
Vale Lodge, Carter Street, Fordham

We would ask you to look at the original planning application and consent and advise this Council the nature of business allowed to be conducted.

It is our opinion that the general level of various activities carried on, is beyond the original envisaged size.

Yours faithfully,

J. G. satisfied
that activities
are ok



Mr. N.E. Pitcher,
Clerk to Fordham Parish Council,
37 Park Road,
BURY ST. EDMUNDS,
Suffolk.
IP39 3QW

12th December, 1979.

E/0286/79/F/E/EM

Dear Sir,

VALE LODGE, CARTER STREET, FORDHAM

Thank you for your letter of November 8th enquiring about the activities at these premises. Our Enforcement Officer has been to the site and checked out the use in the context of the permission granted and it does seem that the activities there are within the limitations of the permission granted. Basically the use of the premises as a workshop covers both woodworking and the repair and preparation of motor cycles and as long as there is no escalation of that use to include the sale of motor cycles or other goods and as long as the conditions imposed in the planning permission are complied with then there is no action we can take. Clearly this site has become a matter of local concern and we can only keep a watching brief to ensure that the conditions are being met.

Yours faithfully,



D.N. EASTWOOD
AREA PLANNING OFFICER

File 16

FORDHAM PARISH COUNCIL

N. E. PITCHER
Clerk

37 PARK ROAD
BURY ST. EDMUNDS
Suffolk

IP33 3QW

Tel.
Bury St. Edmunds 63098 (evening)
63155 (day)

16th January 1980

Your Ref E/0286/79/F/E/EW

D.N. Eastwood Esq.
East Cambs D.C.

Dear Sir,

Vale Lodge, Carter Street,
Fordham

We thank you for your letter dated 12th December, 1979 re the above.

May we point out that glass is being sold to the general public and spares are being supplied to the Carter Street Garage.

Yours faithfully,