APPLICATION NO. : .....

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/1184/93

Applicant: ALIH (Farms) Ltd.
Peterspoint
Sutton Bridge
Spalding
Lincs

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

Description: Service area comprising petrol station and convenience restaurant

Location: Realigned A1073 Junction
Cowbit Fen
Spalding

Type: FULL

Date received: 16-DEC-93

06-JAN-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/1184/93

Date Registered 16 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A.L.I.H. (Farms) Limited
Peterspoint
Sutton Bridge
Lincolnshire

Tel. No.

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

Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford, Lincolnshire. NG34 ORA

Tel. No. 0529 421 646
(Personal contact name) James R Blakey

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cowbit Fen : Realigned A1073 Junction

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Service Area comprising petrol station and convenience restaurant

Please complete

Signed. ..... Date. 15 December 1993

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £960:00 If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	✓

B. If new dwellings are proposed, please state how many: Not applicable

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: ~~450~~ 535 sq. metres

B. Please state size of any new structure:- (a) max. height: Please refer to design sheets metres
(b) max. length: metres
(c) max. width: metres

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

D. Please state type and colour of roofing materials. To be agreed

5. GENERAL INFORMATION Please complete each section

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

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

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

or

B. There will be a new or altered access to a public road ✓ → If so, name of road:
Will there be —
Individual access(es) ☐
New estate road ☐

C. What provision will be made for garages or parking within the site? Please refer to plan 228/4/1

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☐

B. The proposal does involve the felling of one of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of To existing drain

B. For estate developments, please state how highway surface water will be disposed of To existing drain via petrol interceptors

C. Please state whether a land drain will be affected No

D. Foul sewerage will be disposed of to: Bio disc unit

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	no	→ If so, **please give details in Part 6**
The proposal affects a listed building	no	
The proposal affects a public footpath	no	
The proposal is known to affect contaminated or filled land	no	
The proposal is for industrial, warehousing, offices or shopping purposes	yes	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	no	→ Date: Consultee(s):

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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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: 430 sq. m. | Previous total gross floorspace: sq. m.

This new total includes the following net floorspace:

Retail: 430 sq. m. | Office: sq. m. | Industrial: sq. m. | Warehousing: sq. m.

Other: sq. m. ➡ If so, please state use:

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?	Office staff	Industrial staff	Other staff
	NOT KNOWN AT PRESENT		
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 processess to be carried out and of the end products, and the type of plant or machinery to be installed	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: no		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: no		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	Parking, loading and unloading provisions designed in accordance with Lincolnshire County Council guidelines. Please refer to plan 228/4/1.		
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)	Not known at present		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Not known at present		
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?	Ramped 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 (e.g. owner, prospective purchaser)	Owner

2. OWNERSHIP OF THE SITE

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

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

Certificate A

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

Signed ..... (Applicant/Agent) Date 15.12.93.....

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 ..... Applicant/Agent) Date .....

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served: 15.12.93

J W E Banks Ltd St Guthlacs Lodge Crowland

Signed ..... (Applicant/Agent) Date 15.12.93

DC INSTRUCTION SHEET

APPLICATION REF: H01/1184/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially 21-12 RECONSULTS (revalidated) ☐

	Publicity: >>	Consultations: ✓ Policy (D12) All ☐
Departure	.....	County .....
Setting of LB	.....	E Heritage .....
Public Right of Way	.....	Societies ..... G ROW
Discretionary	.....	

Press
PC
WM
Residents

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

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	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DR

Senior Officer Confirmed DR..... Date 21..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Emi isolated cow Cyg. dwelling off old Rd. should be fine easy access

Inspected by DA
Date 14/1

Site Notice posted by PAJ
Date 12-1
Expiry on bend warning Sign.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

ADMIN RECORD SHEET

Initial

Submitted Fee £ 960

Receipt No P3638

Date first Rec'd 16 DEC 1993

Registration

Reference H01/1184/93

Cross-Ref

Date 17-DEC-93 LAC

Validation

TYPE FULL

Site area

No of dwellings 5

Floorspace 530 sqmts

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 £~~640~~ 960

Additional £~~480~~

Refund £

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Receipt No
Voucher No

Date
Date

Information

Index sheet 310 OS Plots

Grid ref 5 26900 3 16960

Ward X

Parish COLWICH

Inside IBD NO

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 1883

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

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

Robert Doughty Consultancy,
32 High Street,
Helpringham,
Sleaford,
Lincs.
NG34 ORA.

Mr D Roberts

DJR/JJ H01/1184/93

228/4/RD/AKD

14 Dec 1994

Dear Sir,

LANDS IMPROVEMENT GROUP LTD. APPLICATION TO CONSTRUCT PETROL FILLING STATION AND RESTAURANT. A1073 REALIGNMENT, COWBIT FEN.

Further to your letter dated 15th March 1994, where you requested a deferment of the above application pending the review of the roads programme by the County Council in relation to the realignment of the A1073. I have recently discussed this matter with Mr Briggs of the County Council, who has commented as follows. As far as he is aware there are no firm plans to build a new or improved length of A1073. Some survey work has been carried out to assess driver preference for routes to Peterborough, but he is not aware of any further developments.

In view of this latest advice, I would ask whether or not your Clients still wish to proceed with this application. As you know the application presently stands with a request for refusal from the County Highways Authority. In view of this my recommendation to Committee could only be that permission be refused.

I look forward to receiving your comments in the near future on the matters raised. At the present time however I am anticipating preparing a report on this application for consideration at the Planning Committee meeting early next year.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Robert Doughty Consultancy,
32 High Street.
Helpringham,
Sleaford,
Lincs.
NG34 ORA.

FAO: Mr J Blakey

Mr D Roberts

DJR/JJ H01/1184/93

03 Feb 1994

Dear Sir,

SERVICE AREA ETC, COWBIT FEN FOR ALH.

Further to our telephone conversation on 3rd February. This is to confirm the arrangements for the meeting at my offices on 8th March at 2.00pm.

As discussed I also enclose a terminal date extension request to extend the period for determination beyond the 30th March Committee date. I would request that you complete and return the relevant sections.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mor/1184/93

Reasons for Refusal

Recommendation for Refusal.

R & R

Reasons

1/. The site is situated outside the Development Boundary for Cowbit and is contrary to policy 47 of the approved ~~Lincs~~ Lincolnshire County Council Structure Plan which states " outside towns, villages and other settlements there will be a presumption against all forms of development other than those permitted in policies specified elsewhere" ~~in~~ & approval the development would establish a precedent for similar developments elsewhere in the District.

2/ Repeat H/W ~~of~~ Reasons

3/ In the opinion of the CPA the development would be seriously detrimental to the visual amenities and rural character of the locality.

4/ The applicants have not demonstrated that there is an overriding need ~~for~~ this proposal ~~contrary to~~ ~~outside the~~ policy ~~of restraint~~, similar facilities to those proposed exist in the village of Cowbit, and to permit this proposal ~~would~~ could result in the loss of rare rural village facilities to the overall detriment of the community

Comments -

1/. Site approximately 700 m to the south of the Main village. between the proposed A1073 improvement line and the existing Bains Bank section of Highway.

2/. Plans show a Typical 'modern' facility with restaurant & filling station with access from a proposed link Road. Plans indicate extensive landscaping but it would ~~take~~ take some time before

PTO

this took effect and the proposal was assimilated into the landscape.

3/ County Council advise strategic policy objection and highway reasons for refusal.

4/ Other points raised by Parish Council are not considered to amount to sufficient grounds to justify practical reason for refusal, but to be incorporated

Representations:

P/C - oppose, detrimental to village. Agreed route of 1073 improvement supported because it was close to village. Consultants liaised with Parish Council to ensure that trade of existing public house: 2 filling stations and restaurant would not be affected. Rural businesses are dependant on custom from motorist. This application will be sited approx 3/4 mile from centre of village and will affect existing business and have disastrous effect on life of village. In a small community it is necessary to retain and encourage established businesses.

W/Cy - Not in favour
- Supported route of 1073 in interests of business in village.
- 2 filling stations at present in village + restaurant & public house
- Applications on by-pass are premature
- Village well catered for by such facilities
- Would set precedent.

County Planning - given that site is located in open countryside on a greenfield site, and the proposal fails to comply with Policy 97, the county Council, as strategic Planning Authority would not wish to support this application.

H/Way - Request Refusal.

(Cont)

objection:- From Thompson's garage
- good service already provided in area
- Further station would increase road safety risk. as traffic will be travelling faster
- Main object of straightening this road is to make it safer

Applicant.
- Prior to previous meeting. : Agreed that 'grampian' condition would be acceptable to client.
- No direct access is sought from the new 1073. Access onto Link Road
- County Highways have indicated this will be acceptable.
- Site approx 200m. from nearest dwelling, within comprehensively landscaped farm.
- proposal designed following consultation with Highway Consultant and in accordance with CCC guidelines.

THORPE'S GARAGE

(D. A. & M. THORPE)

Automobile & General Engineering
Lubrication Service

Spares and Accessories
Tyres, Batteries

102 BARRIER BANK, COWBIT, SPALDING. PE12 6AQ

Telephone: HOLBEACH 380347

28th January 1994

The Planning Officer
South Holland District Council
Priory Road
SPALDING

OBJECTION

Dear Sir

Re Outline Planning Application No.H01/1184/93
ALIH Farms Ltd, Service Area Comprising Petrol Station and Convenience Restaurant

We refer to the above application and would register our objection to the application on the following grounds:-

1. It is our view that with two petrol filling stations already situated at Cowbit on the A1073, a good service is already provided in that area.

2. If a further filling station is allowed there is a considerably increased road safety risk, traffic will no doubt be moving much quicker and with the necessity of a right turn across oncoming vehicles, there would be a much greater chance of serious accidents occurring.

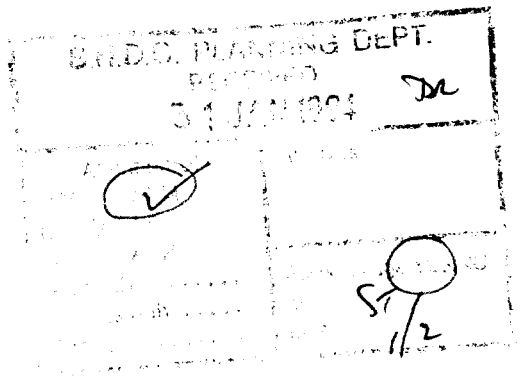
One of the main objects of straightening this stretch of road is to make it safer than at the present time, we believe that creating an additional turn-off would only create an additional hazard.

We trust that our objections will receive the Planning Committee's serious consideration.

Yours faithfully

pp THORPE'S GARAGE

D A S Thorpe



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

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

SOUTH HOLLAND DISTRICT COUNCIL

H01/1184/93

FULL

Applicant: ALIH (Farms) Ltd.
Tel:

Agent: Robert Doughty Consultancy
0529 421 646

Description: Service area comprising petrol station and convenience restaurant

Location: Realigned A1073 Junction
Cowbit Fen
Spalding

Valid date:	16-DEC-93	Terminal date:	10-FEB-94
Target dates:		Target Committee:	25-JAN-94
To case officer	23-DEC-93	Report deadline:	11-JAN-94
Inspected by	30-DEC-93	Agreed TD Ext:	
Extra contacts	06-JAN-94	Case Officer:	
Report if not clear by	20-JAN-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 535 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert DEP		11-JAN-94	02-FEB-94
Dept of Highways and	0522 552222	06-JAN-94	20-JAN-94
Clerk to Cowbit PC	0775 724536	06-JAN-94	20-JAN-94
Cllr T Barker	0406 380787	06-JAN-94	13-JAN-94

SITE RECORD

Grid ref: 526860 316560
OS Sheet: 310 Parcel:

L.C.C Obs Attached Jc 13/1/94
~~Number 18/1/94~~

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr D Roberts

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

29 December 1994

Dear Sir

LANDS IMPROVEMENT GROUP LIMITED
PETROL FILLING STATION AND RESTAURANT, COWBIT FEN

Further to my telephone conversation with your officer, Mr D Roberts, on Wednesday 28 December 1994 I would be grateful if you would now arrange for planning application number H01/1184/93 to be withdrawn and inform me when this procedure has been completed.

Yours faithfully

Glynne James

S.H.D.C. PLANNING DEPT.
RECEIVED
DR

Your reference	H01/1184/93
Our reference	228 4 GJ AKD
Please contact	Hlepringham

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

APPLICATION REFERENCE: H01/1184/93 DATE RECEIVED: 16-DEC-93

TYPE: Full

DESCRIPTION: Service area comprising petrol station and convenience restaurant

LOCATION: Re-aligned A1073 junction, Cowbit Fen, Spalding

APPLICANT: ALIH (Farms) Ltd. AGENT: R Doughty Consultancy

REASON FOR COMMITTEE CONSIDERATION

Recommendation for refusal.

RECOMMENDATION

Refuse permission.

1 *The site is situated outside the Development Boundary for Cowbit and is contrary to Policy 97 of the approved Lincolnshire County Council Structure Plan which states "outside towns, villages and other settlements, there will be a presumption against all forms of development other than those permitted in policies specified elsewhere". If approved, the development would establish a precedent for similar developments elsewhere in the District.*

2 *The proposal relies upon the implementation of highway improvement schemes to the Class I County Road, A1073. At present ~~I cannot confirm~~ we can have no firm that such works will be undertaken within the next 3 years, therefore ~~I consider~~ it is premature and should therefore not be permitted. The site has frontage into the existing road on the inside of a bend where visibility is severely restricted. Therefore no access shall be permitted to the existing A1073, which is a fast, busy section of road and where the introduction of an access to a proposal such as this would lead to turning movements which would be detrimental to the free flow of traffic on this road.*

3 *In the opinion of the Local Planning Authority, the development would be seriously detrimental to the visual amenities and rural character of the locality.*

4 *The applicants have not demonstrated that there is an overriding need to permit this proposal contrary to established policy. Similar facilities to those proposed exist in the village of Cowbit, and to permit this proposal* could result in the loss of these local village facilities to the overall detriment of the community.*

* in the absence of overriding need

COMMENTS

1 Site approximately 700 metres to the south of the main village between the proposed A1073 improvement line and the existing Barrier Bank section of highway.

2 Plans show a typical "modern" facility with restaurant and filling station with access from a proposed link road. Plans indicate extensive landscaping but it would take some time before this took effect and the proposal was accommodated into the landscape.

3 County Council advise strategic policy objection and highway reasons for refusal.

REPRESENTATIONS

Parish Council: Oppose, detrimental to village. Agreed route of A1073 improvement supported because it was close to village. Consultants liaised with Parish Council to ensure that trade of existing Public House; two filling stations and restaurant would not be affected. These businesses are dependent on custom from motorists. This application will be sited approximately ¾ mile from centre of village and will affect existing businesses and have disastrous effect on life of village. In a small community, it is necessary to retain and encourage established businesses.

Ward Member:
- Not in favour.
- Supported route of A1073 in interests of business in village.
- Two filling stations at present in village and restaurant at Public House.
- Applications on By-pass are premature.
- Village well centred for such facilities.
- Would set precedent.

County Planning: Given that site is located in open countryside on a green field site, and the proposal tends to conflict with Policy 97, the County Council, as strategic Planning Authority, would not wish to support this application.

County Highways: Request refusal.

Public: From Thorpe's Garage:

- Good service already provided in area.
- Further station would increase road safety risk on traffic.
- Will be travelling faster.
- Main object of straightening this road is to make it safe.

Applicant:
- Refer to previous meetings: agreed that 'grampian' condition would be acceptable to client.
- No direct access is south from the new A1073. Access onto Link Road.
- County Highways have indicated this will

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/1184/93

Applicant: ALIH (Farms) Ltd.
Peterspoint
Sutton Bridge
Spalding
Lincs

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

Description: Service area comprising petrol station and convenience restaurant
Location: Realigned A1073 Junction Cowbit Fen
Spalding

Type: FULL

12-JAN-95

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:-

D A & M Thorpe
Thorpe's Garage
102 Barrier Bank
Cowbit
Spalding, Lincs. PE12 6AQ

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref: DJR/JJ H22/0256/93
My Ref: AP/DESN/3/P2/515/1/RCA

Director: J. Emmerson

South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For further information contact
Mr A Pearson
Telephone Lincoln (0522) 553038

21 December 1994

For the attention of Mr D Roberts

Dear Sir

PROPOSED BYPASS, WESTON (A151)

With reference to your letter of 14 December 1994, the proposed Weston Bypass has been granted Deemed Planning Permission and has had its Compulsory Purchase Order and Side Roads Order confirmed by the Secretary of State.

The scheme is in the Forward Design Programme of the County Council's 1995-96 TPP Submission but there is no date as yet, when the scheme can be started as this depends on finance becoming available.

All the County Council's major highway schemes of which Weston Bypass is but one, are 'in doubt' until a funding mechanism is found so that the schemes can be implemented. Funding is usually by Transport Supplementary Grant or, if the scheme is under £2 million in value, Supplementary Credit Approvals.

All statutory procedures for the Weston Bypass have been completed and, thus, if funds become available, it could be constructed very quickly. The line of the scheme is protected and there is no intention at present to withdraw that protection.

Yours faithfully

Director of Highways and Planning

PLANNING DEPT.
DC

RCA41

Printed on Recycled Paper

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

19 December 1994

Dear Sir

LANDS IMPROVEMENT GROUP LTD
PETROL FILLING STATION AND RESTAURANT, COWBIT FEN

Thank you for your letter of 14 December 1994 regarding your intentions for the above application.

I have written to my client for instruction and will be in touch again shortly.

Yours faithfully

Robert Doughty

S.H.D.C. PLANNING DEPT.
RECEIVED
22 DEC 1994 DR

Glynn Lawler phoned 28/12/94
He will be writing in to us/D this typ.

Your reference	DJR JJ H01 1184 93	Planning	Principal, Robert Doughty Dip TP, MRTPI Dip LD, ALI
Our reference	228 4 RD BJS	Architecture	
Please contact	Helpringham Office	Landscape Architecture	VAT Reg No 364 7780 17

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Roberts SHDC.

Planning Reference H01/1184/93

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

A1073 Eastbound Fen.

As far as I am aware there are no firm plans to build a new or improved length of A1073.

Some survey work has been carried out to assess driver preference for route to Peterborough but I am not aware of any further developments.

Date 17/11/94

Signed .....
Director of Highways and Planning

1184/93

File note

Meeting DSD/RJS/Bob. Doughty + I. Blackburn

Agreed pp 6 months beyond 97

Application.

Formal request to be sent.

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

15 March 1994

Dear Sir

LANDS IMPROVEMENT GROUP LIMITED
APPLICATION TO CONSTRUCT PETROL FILLING STATION AND RESTAURANT, A1073 REALIGNMENT, COWBIT FEN

We refer to our meeting with Roger Smith and David Roberts on Tuesday last, 8 March 1994, and wish to confirm that we request the above application be deferred pending any review of the roads programme by the County Council when the realignment of the A1073 may be announced to be brought forward, meantime we are extending the time within which you may deal with this application until 30 September 1994.

Unless we hear to the contrary we shall assume you have no problems with the above arrangement.

Yours faithfully

Robert Doughty

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAR 1994 DC
Attention of
DPO NBM
DDPO BS
JC ACF
Action by .....
Discuss with .....
Copy to .....
File Nos.
I think they should attend or we can proceed etc, no 17/3
Acknowledge YES/NO
Ack
Date

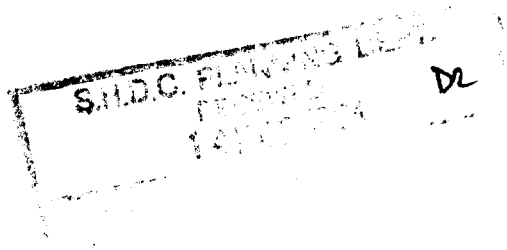
Your reference	H01/1184/93	Planning Architecture Landscape Architecture	Principal, Robert Doughty Dip TP, MRTPI Dip LD, ALI
Our reference	228 4 RD AKD		
Please contact	Helpringham Office		VAT Reg No 364 7780 17

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992



Our ref
SH/940016
Your ref
H01/1184/93

09 February 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Service area/petrol station & convenience restaurant
Location : Cowbit Fen
Applicant: A.L.I.H (Farms) Ltd

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

There are no public foul or surface water facilities in the vicinity of the proposed development.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully,

Philip Laws
Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

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

S.H.D.C. PLANNING DEPT.
14 SEP 1994

SOUTH HOLLAND DISTRICT COUNCIL

Application No: ~~H01/1184/93~~ Date Received: 16-DEC-93

Applicant: A.L.I.H. (Farms) Ltd
Peterspoint
Sutton Bridge
Spalding
Lincs

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

Description: Service area comprising petrol station and convenience restaurant

Location: Realigned A1073 Junction, Cowbit Fen, Spalding.

4 February 1994

Dear Sir/Madam

I refer to your application for the above proposal. Unfortunately, it is not always possible for the Local Planning Authority to make a decision within the period allowed and, as mentioned on your notice of receipt, you may agree in writing to an extension of the period to enable a decision to be issued.

I should be pleased if you would confirm your agreement to an extension in this case by signing below and returning this letter to me as soon as possible.

The reason for the request in this case is as follows:- See attached letter.

Yours faithfully

B Smith MRTPI
Director of Planning and Building Control Services

.....

Application: H01/1184/93.

I agree to an extension of the period in which a decision should be given on this application until: 31st MARCH 1994.

Signed: ..... Date: 10th FEBRUARY 1994.

mis.4

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My Ref : DB/H01/1184/93/ES

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For further information contact
Mr D Butt
Telephone Lincoln (0522) 553043

24 January 1994

Dear Sir

CONSULTATION BY DISTRICT COUNCILS IN RESPECT OF SPECIFIED CLASSES OF DEVELOPMENT

PROPOSED SERVICE AREA COMPRISING PETROL STATION AND CONVENIENCE RESTAURANT, COWBIT FEN, SPALDING

I write further to your recent consultation in respect of the above matter.

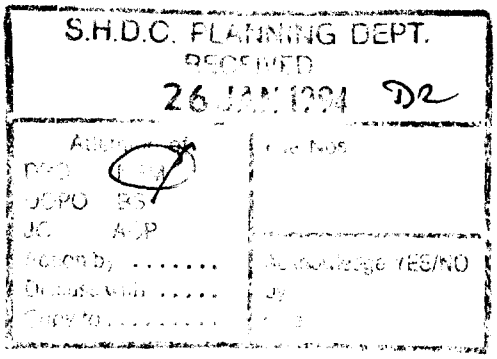
I enclose for your information a copy of the response of the County Council as strategic planning authority.

Yours faithfully

D Butt

pp Director of Highways and Planning

15558.d41



OBSERVATIONS

H01/1184/93

SERVICE AREA COMPRISING PETROL STATION AND CONVENIENCE RESTAURANT AT COWBIT FEN, SPALDING

This proposal is located in open countryside about 600 metres to the south of Cowbit. The application shows a link to the proposed realigned A1073. The proposed development should be considered in the context of approved Structure Plan Policy 97 which states:-

> "Outside towns, villages and other settlements there will be a presumption against all forms of development other than those permitted in policies specified elsewhere in this document".

There are no specific policies relevant to this proposal contained in the consultation draft of the South Holland District Local Plan.

Given that the site is located in open countryside, on a greenfield site, and that the proposal tends to conflict with Policy 97, the County Council as Strategic Planning Authority would not wish to support this application.

15370.d4o

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JAN 1994 D2
Attention of
DPO NFM
DDPO BS
JC AOP
Actioned by .....
Passed with .....
File Nos.

NRA

National Rivers Authority
Anglian Region

19th January 1994

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Our Ref: 94/1/SH/0009
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H01/1184/93

PROPOSAL: SERVICE AREA COMPRISING PETROL STATION AND CONVENIENCE RESTAURANT
LOCATION: A1073 JUNCTION COWBIT FEN SPALDING
APPLICANT: ALIH (FARMS) LTD

I refer to your consultation received on 10th January 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.
REASON: To prevent pollution of the water environment.

CONDITION: An oil interceptor meeting the latest standards of the Local Petroleum Licensing Authority shall be installed.
REASON: To prevent pollution of the water environment.

CONDITION: All surface water from roofs, roads and hardstanding areas shall discharge to a piped positive system incorporating trapped road type gullies.
REASON: To prevent pollution of the water environment.

CONDITION: All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.
REASON: To prevent pollution of the water environment.

contd ...

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

NRA

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

The site is within the South Holland Internal Drainage Board's area and the IDB's byelaws apply.

Under the terms of the Water Resources Act 1991, the prior written consent of the NRA is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

Advice to Applicant

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

The developer should consult with the NRA on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Manager

BRIAN [illegible]TH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/1184/93

Applicant: ALIH (Farms) Ltd.
Peterspoint
Sutton Bridge
Spalding
Lincs

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

Description: Service area comprising petrol station and convenience restaurant

Location: Realigned A1073 Junction Cowbit Fen
Spalding

Type: FULL

Date received: 16-DEC-93

06-JAN-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-JAN-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Cowbit PC
7 West Parade
Spalding
Lincs
PE11 1HD

FOR PARISH COUNCIL USE ONLY

Comments:

See attached Letter

Signed:

12/1/94

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JAN 1994

NRA

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

The site is within the South Holland Internal Drainage Board's area and the IDB's byelaws apply.

Under the terms of the Water Resources Act 1991, the prior written consent of the NRA is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

Advice to Applicant

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

The developer should consult with the NRA on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Manager

COWBIT PARISH COUNCIL

Clerk to the Council
D. J. J. LUNN
—
Tel. Spalding 724536

7 WEST PARADE
SPALDING
LINCS PE11 1HD

12th January 1994

Mr D.J.Roberts,
District Planning Dept.,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Mr Roberts,

Planning Application No H01/1184/93

Applicant A L I H (Farms) Ltd.

My members are opposed to the application because it would be detrimental to the village. When the proposals for the improvement to the A1073 was circulated for public consultation, the agreed route was supported by the members because it would be close to the village. The consultants liased with the Parish Councillors to ensure that the trade of the existing Public House, the two filling stations and a restaurant would not be affected by the improvements. These businesses are very dependant on the custom from motorists travelling along the A1073. A development, as highlighted in the application will be sited approximately ½ mile from the centre of the village. The proposals will not only affect the existing businesses, but will have a disasterous effect on the life of our village. In a small community like Cowbit, it is necessary to retain and encourage established businesses within it's Parish.

For the reasons stated, I would re-iterate, my members are opposed to the application.

Yours sincerely,

A F Sheard.

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H07/1134/93
F. C. Congreve — OUTLINE
Erection of 6 dwellings and private access
Off Hillgate, Gedney Hill, Spalding, Lincs.

H16/1206/93
Hanson Land Developments Ltd — OUTLINE
Residential development
Land off St Thomas's Road, Spalding, Lincs.

H23/1224/93
Ashwood Homes — RESERVED MATTERS
Residential development
Off Mill Lane, Whaplode, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H01/1184/93
~~ALIH (Farms)~~ Ltd — FULL
Service area comprising petrol station and convenience restaurant.
Realigned A1073 Junction Cowbit Fen, Spalding, Lincs.

H11/1226/93
C. R. Neaverson — PERMISSION RENEWAL
Garden centre and restaurant/motel complex (renewal of application H11/0937/88)
Off Wisbech Road, Long Sutton, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/1205/93
Mr P. Staniforth — FULL
Erection of bungalow and garage.
Thorney Road, Crowland, Peterborough.

H08/1192/93
The Vicar, Church Wardens and Residential Development — OUTLINE
Land adj St Gilbert & St Hugh Church, Clough Road, Gosberton Risegate, Spalding, Lincs.

H09/1198/93
Mr M. S. Stafford — PERMISSION RENEWAL
Siting of portable building for use as gentlemen's hairdressing salon
28 Albert Street, Holbeach, Spalding, Lincs.

H11/1174/93
Estate of Mrs E. M. Bond — Listed Building
Provide new roof structure and rebuild bowed brickwork
2 Swapcoat Lane, Long Sutton, Spalding, Lincs.

H11/1226/93
C. R. Neaverson — PERMISSION RENEWAL
Garden centre and restaurant/motel complex (renewal of application H11/0937/88)
Off Wisbech Road, Long Sutton, Spalding, Lincs.

H16/1220/93
Alliance & Leicester BS — FULL
Change of use from Class A1 to Class A2 for a temporary period of 4 months from January 3, 1994
8 Bridge Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

January 11, 1994.

8i©WVN 8610 187/507LF11-1

Solicitors for and on behalf of Richard Alan Brown.
Roythorne & Co,
10 Pinchbeck Road,
Spalding, Lincs PE11 1PZ.

IN THE COUNTY OF LINCOLN PETTY SESSIONAL DIVISION OF THE ELLOES

To Whom It May Concern

RICHARD ALAN BROWN, of Coppins, Broadgate, Weston, Spalding, Lincolnshire, who has during the past six months carried on the trade or calling of a Chartered Surveyor, Hereby Gives Notice that he intends to apply at the General Annual Licensing Meeting for the said district to be held at Sessions House, Spalding, Lincolnshire on Tuesday, February 1, 1994 at 9.30 am for the grant of a Justices Licence authorising him to sell by retail intoxicating liquor of all descriptions for consumption on or off the premises situate at 5 High Street, Spalding, and known as The Courtyard.

Dated the 30th day of December, 1993.

ROYTHORNE,
Solicitors for and on behalf of Richard Alan Brown.
Roythorne & Co,
10 Pinchbeck Road,
Spalding, Lincs PE11 1PZ.

GOODS VEHICLE OPERATOR'S LICENCE

NORMAN SLATOR, trading as Norman Slator, of Auckland Farm, Ravens Clough, Holbeach, Spalding, Lincs PE12 8SL, is applying for a licence to use Auckland Farm, Ravens Clough, Holbeach, Spalding, Lincs PE12 8SL as an operating centre for one goods vehicle and three trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

8i1461 187/507 LF12-1

PERSONAL

MADAME Eva, Clairvoyant, recently seen on central television, consultations available at 16 Priory Road, Spalding, Thursday, January 20th, 11 am until 5.30 pm. Advice on relationships, business etc. Appointments. Telephone Spalding 713767 or Skegness (0754) 762408, casuals welcome.

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Tel: (0778) 570515

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13th-26th Feb and 11th-23rd April.
Children fully occupied each weekday.
Good fees paid.
Tel Rosemary 0775 640573 after 6 pm.
10h©WVN 1430

---

to proceed with caution. The lowering is to allow the installation of embankment revetment and associated improvement works.
Persons seeking further information should contact the Project Engineer, Malcolm Howell, on 0733 371811.

RON LINFIELD
Area Manager (Northern).

National Rivers Authority
Northern Area,
Aqua House, Harvey Street,
Lincoln LN1 1TF.

9i©WVN 8496 SG11-1

Wilson, Lee & Partners Management Consult

QUANTITY — South L

Attractive

Our client is a well-established a strategic approach to the desig Reporting to the board, the succe fully qualified chartered quantity direct site management experien Amongst the job holder's respons Bills of Quantities for house t connection with housing develop costing exercises. In addition evaluation of new and existing standard house build costs, prep with forecasts and give general ad QS requirements.
Aged 25-40, self-motivated, ener analytical and interpersonal ski form a key part of the senior mana Please reply in **writing only** demonstrating how all the above Reference 053/78 to:

Mr Stephen McCrack
Wilson, Lee
First Floor, 40 Station Road, K

CROWLAN

SENIOR LIBRA

£4589

Required for 18 hours per week t running of the library under the dire part of the management team.
Previous library experience is des leadership, administrative ability and a minimum of 4 GCSEs Level C or

LIBRARY A

£1291

Required for 9 hours per week. Libra routine work essential to running libra with the public.
A broad range of interests is a qualifications although we do ask fo equivalent. Please quote RL254.
Applicants for both posts should be fit with a pleasant manner, an interest posts are demanding both mentally The hours of duty will include alterr
Application forms and further detai returned to, Personnel Services, Li Offices, Newland, Lincoln LN1 (24-hour service). Please quote t CLOSING DATE 25 JANUARY, 199

HOLBEACH COUNT

CARET

HOLB

£4.3535 P

Required for 39 hours per week ar successful candidate will be expecte lettings as they arise. The posthold security of the premises, mino maintenance.
Application forms are available fr Headteacher, Holbeach County Holbeach PE12 7LZ. Enclose SA 1994.

LINCOLN COUNTY C

11th January 1994 - Lincs Free Press

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H01/1184/93
Description: Service area comprising petrol station and convenience restaurant

Location: Realigned A1073 Junction
Cowbit Fen
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 01-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

11-JAN-94

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H01/1184/93

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	6	8	1	6	5

2. Address or location

Realigned A1073 Junction Cowbit Road

3. Name, classification and number of road

T

4. Date application referred 10-1-94

5. State whether outline, detailed application etc.

Full.

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

Service Area Comprising P F S & Restaurant

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall ~~include the conditions shown overleaf~~.

(c.) Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 11/1/94. Signed: [signature]
Director of Highways and Planning

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Karen Lowe

Department of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

17 December 1993

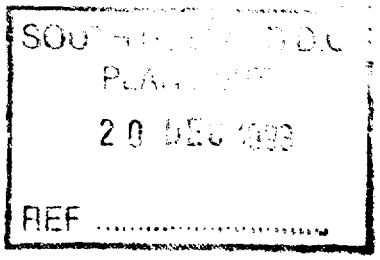
Dear Karen

ALIH (FARMS) LIMITED
PROPOSED SERVICE AREA, JUNCTION OF REALIGNED A1073, COWBIT FEN

Further to our telephone conversation today please find enclosed copies of the revised plans on the above site as promised. If you could substitute these plans for those previously submitted I would be grateful. The visibility splay requirements have been agreed with Lincolnshire County Council Highways Department.

Thank you for your help.

Yours sincerely



James R Blakey

Your reference

Our reference 228 4 JRB AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

Invalid

* If the means of access is to be included within the application please ~~alter~~ amend the 1:2500 site plan accordingly

Do not alter

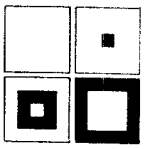
TW-AP Reg to say please amend

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1184/93

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

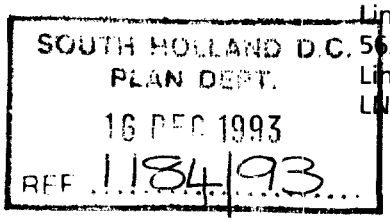


Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

14 December 1993



Dear Sir

A.L.I.H. (FARMS) LIMITED
PROPOSED SERVICE AREA, JUNCTION OF REALIGNED A1073, COWBIT FEN

Please find enclosed our planning application on the above site.

The proposals comprise a petrol station with convenience food restaurant on a site which will become available following the construction of the new A1073 road realignment. Due to the nature of this application and further to discussions with Mr Roger Smith, it was agreed that any planning approval issued prior to the construction of this road would be subject to a 'grampian condition' relating to the date of road building. This would be acceptable to our client.

No direct access is sought from the new A1073 with the application site being served from the link road adjoining the realigned route. The County Council Highways Department has indicated that this method of access is acceptable as the new road proposals include a ghost island for southbound traffic wishing to turn right at the junction of the new and old road.

The application site is located approximately 200 metres from the nearest building within a comprehensively landscaped basin. The siting of the proposed building and petrol station have been designed following consultations with a Highway Consultant and in accordance with Lincolnshire County Council guidelines.

The elements of the application have been carefully considered but should you require any further information please do not hesitate to contact us.

Yours faithfully

James R Blakey
Your reference

Our reference 228 4 JRB AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3638
Date received : 16-DEC-93

Received from

ALIH (Farms) Ltd.

Address

Peterspoint
Sutton Bridge
Spalding

Fee paid	£	960.00
VAT	£	0.00
Total received	£	960.00

Cash/Cheque : Cheque

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

FILE NOTE

Pre Application Meeting

RJS/JJ
1760.1
1870.1

06 May 1993

PROPOSED DEVELOPMENT OF PETROL FILLING STATION AND ROAD-SIDE RESTAURANT (LITTLE CHEF) AT PEAK HILL, COWBIT.

Note of a meeting between Mr R Doughty representing Mr P Clery and RJS on Friday 30th April 1993.

1. Meeting was held at the request of Mr Doughty who had been engaged by Mr Peter Clery as a consequence of the meeting which Mr Clery had had with RJS on 17th March 1993.

2. Mr Doughty explained that because of uncertainty over the future extent of the flood plain and the possible removal of what will become the old Barrier Bank following the construction of the A1073 improvement, the site for the proposed development is only to the south of the road linking the A1073 improvement with the loose group of dwellings at Peak Hill.

3. Mr Doughty confirmed that the proposed development although for two particular purposes would be conceived and developed as a whole.

4. RJS itemised the issues for consideration as follows,

   a) Land Use Principle. Since the development is not specifically identified in any development plan the proposal would have to be treated as a departure from planning policy. However no fundamental objections of principle are envisaged at the present time since this is a use appropriate to a road side location.

   b) Access and parking. At outline stage the Planning Authority would need to be satisfied that satisfactory access and parking provision is provided and conditions would be imposed to ensure the appropriate ratio of parking to the scale of development. It would be advisable for the application to include indicative proposals for the on site arrangements.

   c) Appearance. The acceptability of the proposal in rural surroundings will be of critical importance if planning permission is granted. RJS appreciated that at this outline stage no commitment can be made by the applicant to particular designs since this will be dependant upon the house style of the eventual purchaser. However some indicative proposals would be of assistance.

d) Landscaping. Whatever design of buildings is proposed the landscaping treatment to the site will be of vital importance and information on this should be supplied with the outline planning application enabling reference to be made to the landscape principles in any planning permission.

e) Relationship to A1073 improvements. RJS indicated and Mr Doughty agreed that no development should take place other than in association with or after the A1073 improvement. The Planning Authority will give consideration to the appropriateness of either Grampian type conditions or Section 106 Obligations to achieve this.

f) Impact on residential amenity. Careful consideration needs to be given particularly as the petrol filling station has potential for 24 hour working.

g) Mr Doughty indicated that he has instructions to submit a planning application.

R J Smith
Deputy Director of Planning
and Building Control Services

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

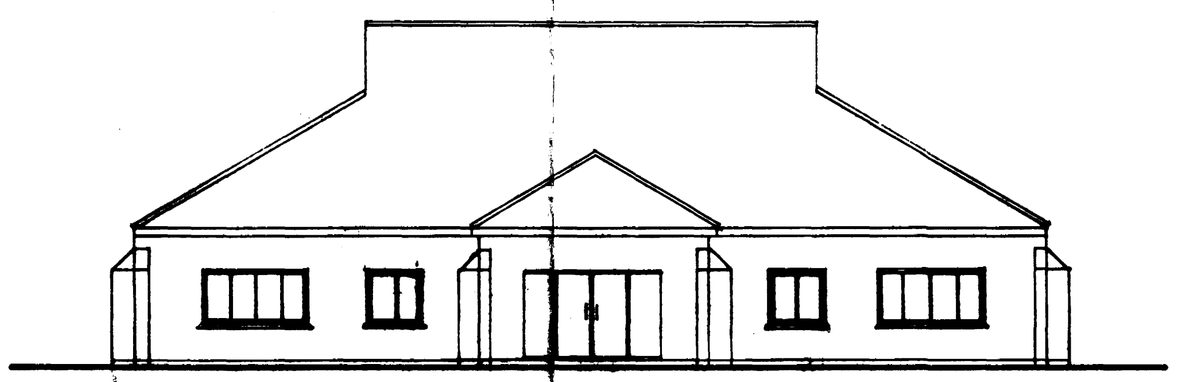
(i) REASONS FOR a, b, or c overleaf

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

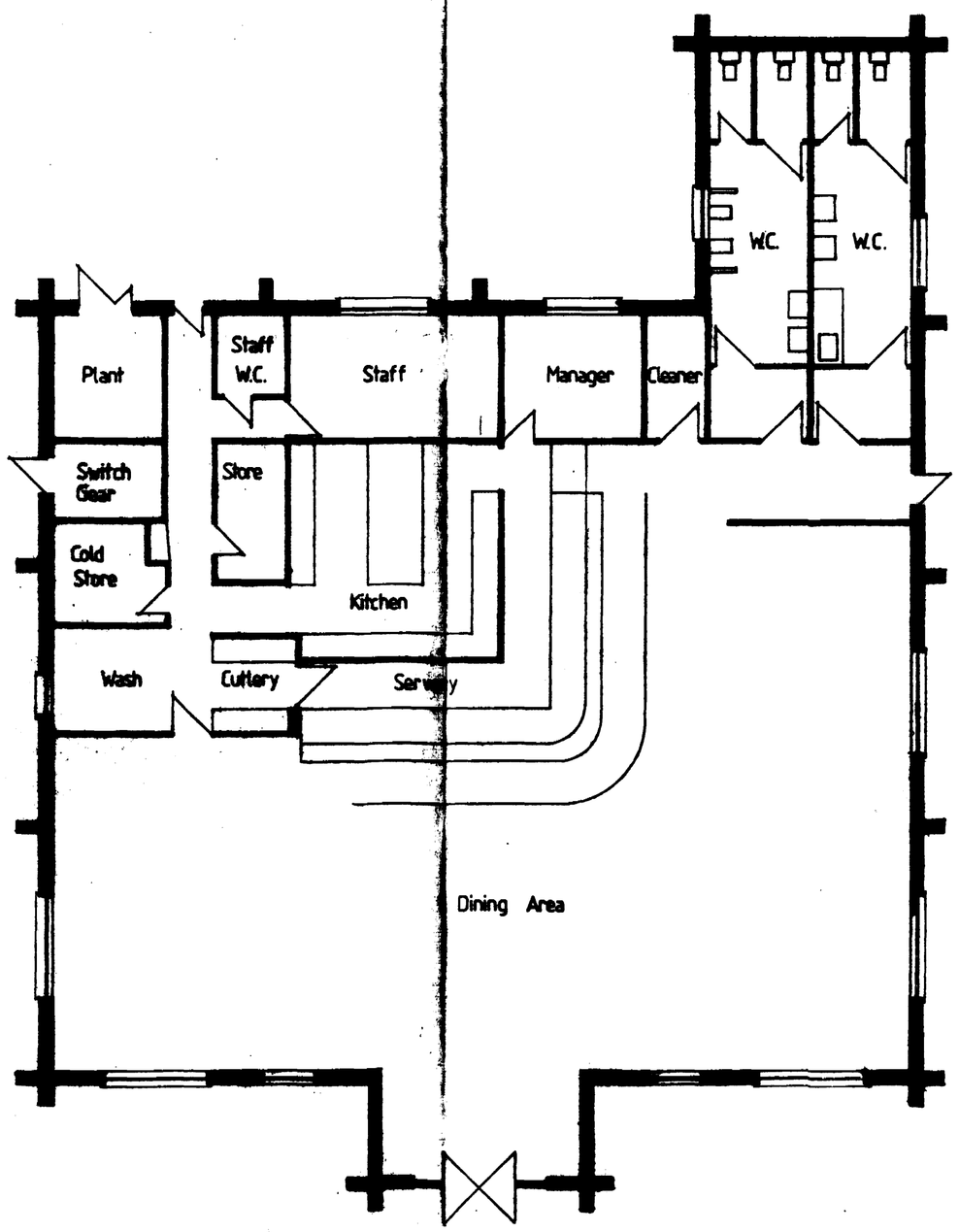
The proposal relies upon the implementation of highway improvement Schemes to the Class I County Road, A1073. At present there is ~~in~~ I cannot confirm that such works will be undertaken within the next 3 years therefore I consider this proposal to be premature and should therefore not be permitted.

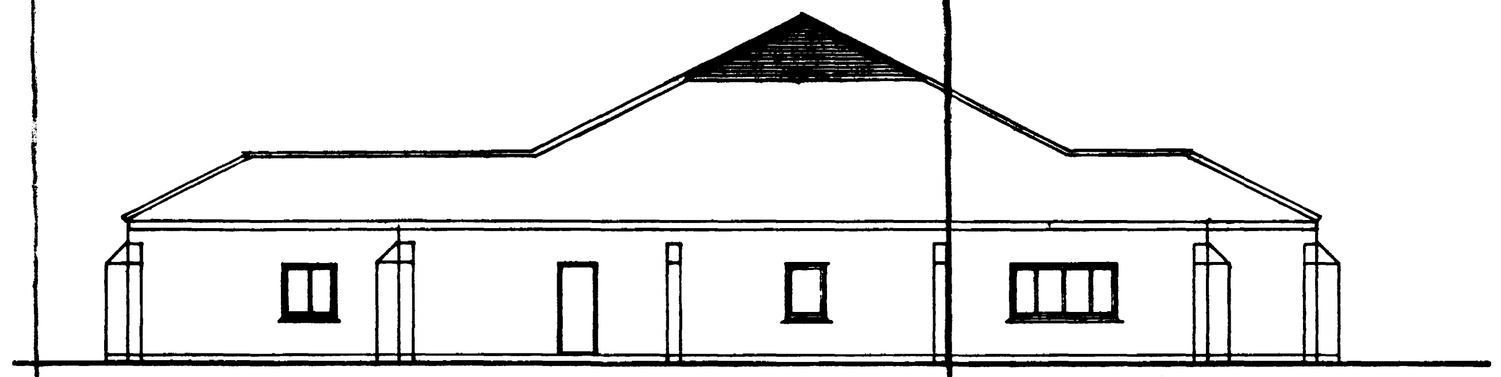
The site has frontage onto the existing road on the inside of a bend where visibility is severely restricted. Therefore no access shall be permitted to the existing A1073, which is a fast, busy section of road and where the introduction of an access to a proposal such as this would lead to turning movements which would be detrimental to the free flow of traffic on this road.

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

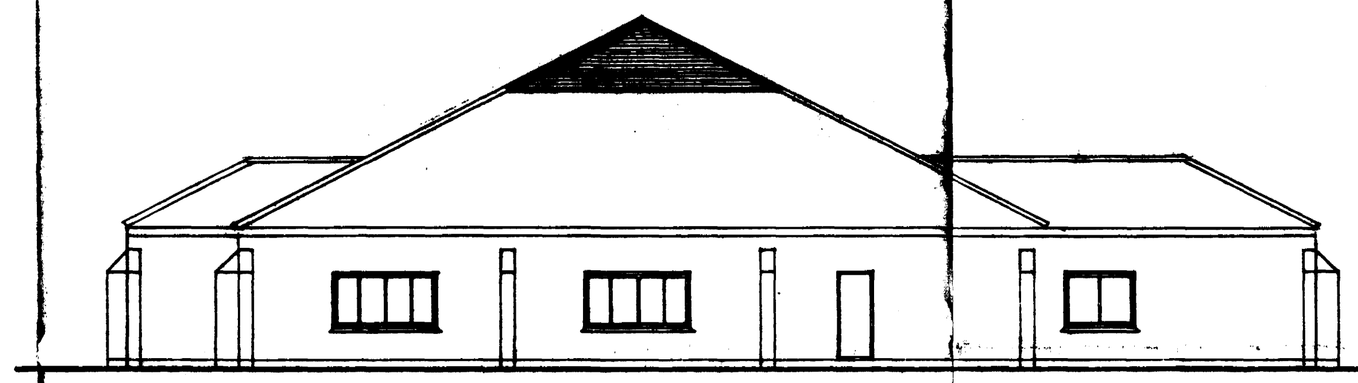


Front Elevation

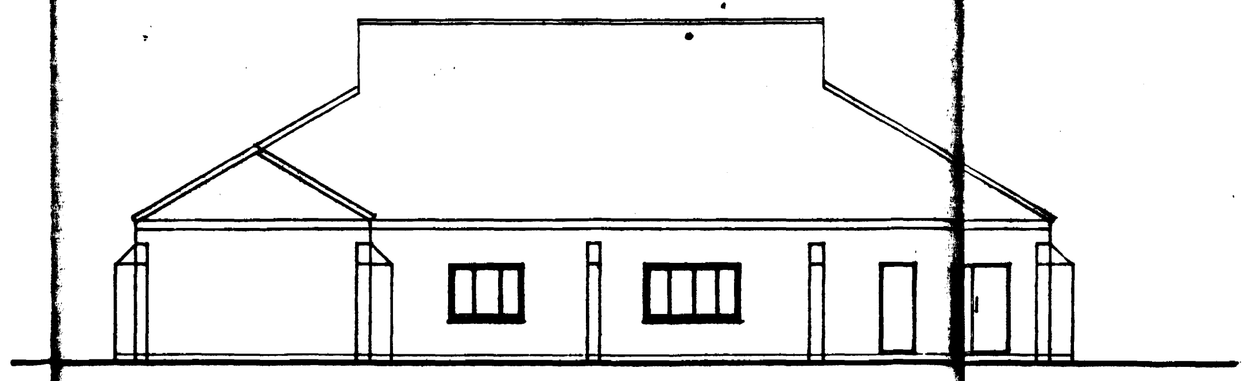




Side Elevation



Side Elevation

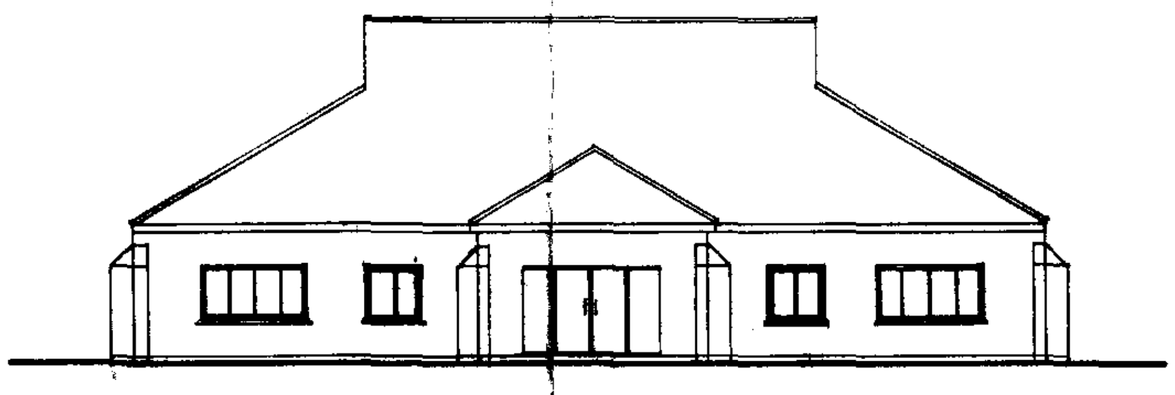


Rear Elevation

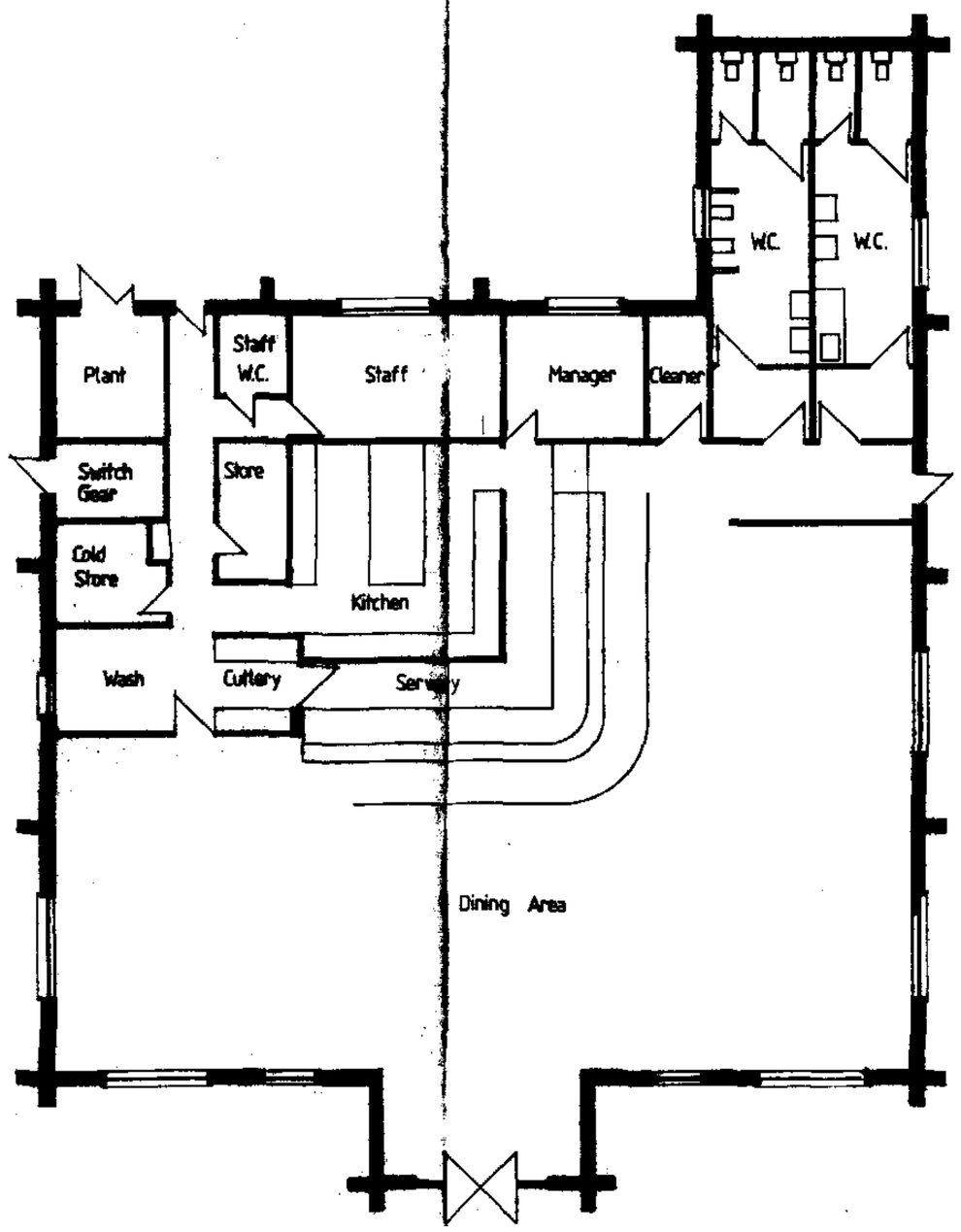
SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF. 1184.93.

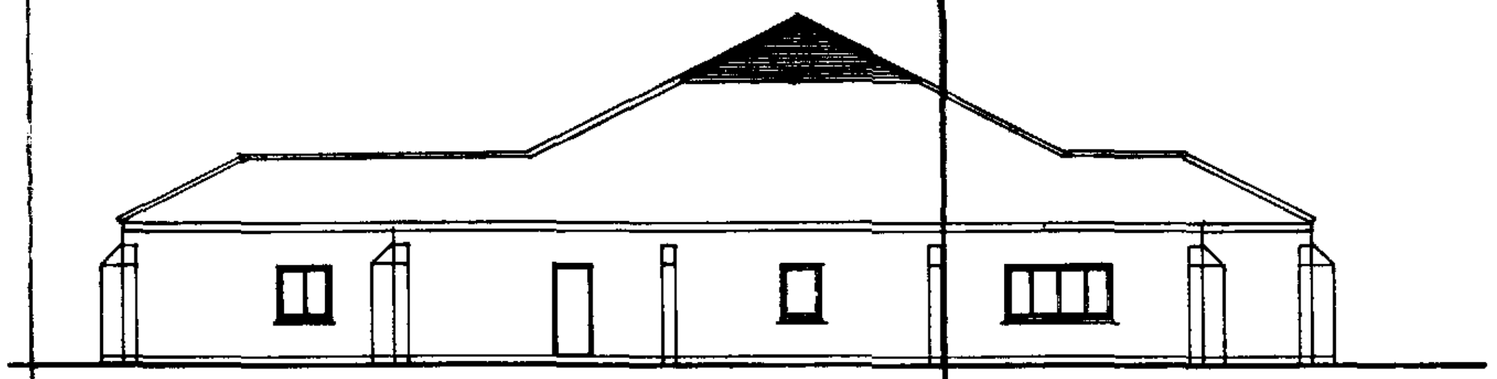
DRAWING
15 DEC 1993
ISSUED

A.J.H. (FARMS) Ltd.
Restaurant and Service
Area
Restaurant

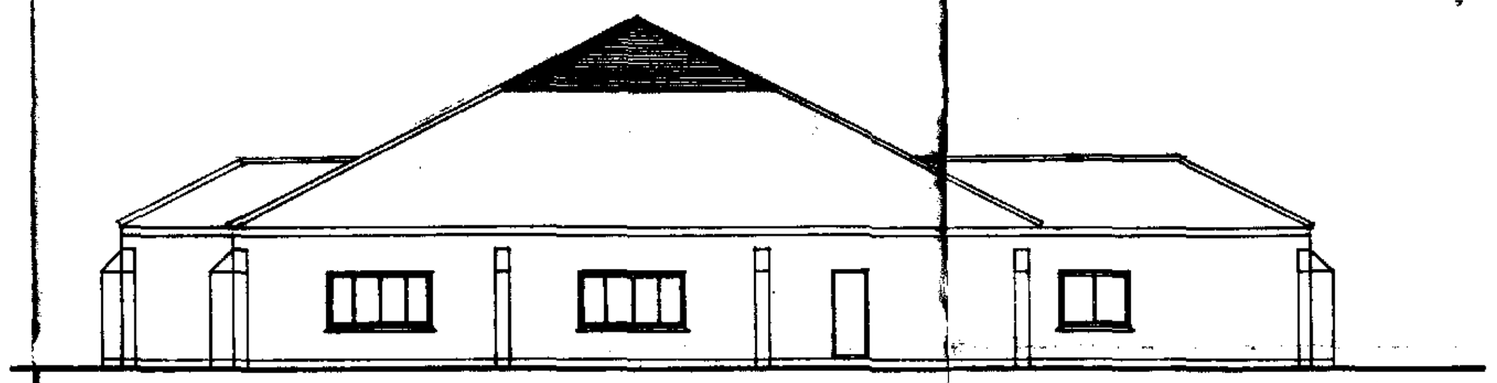


Front Elevation

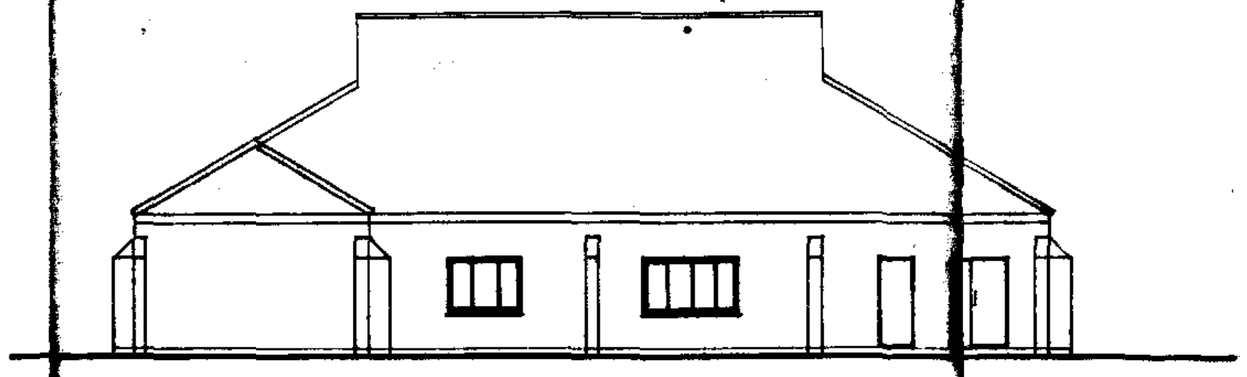




Side Elevation



Side Elevation



Rear Elevation

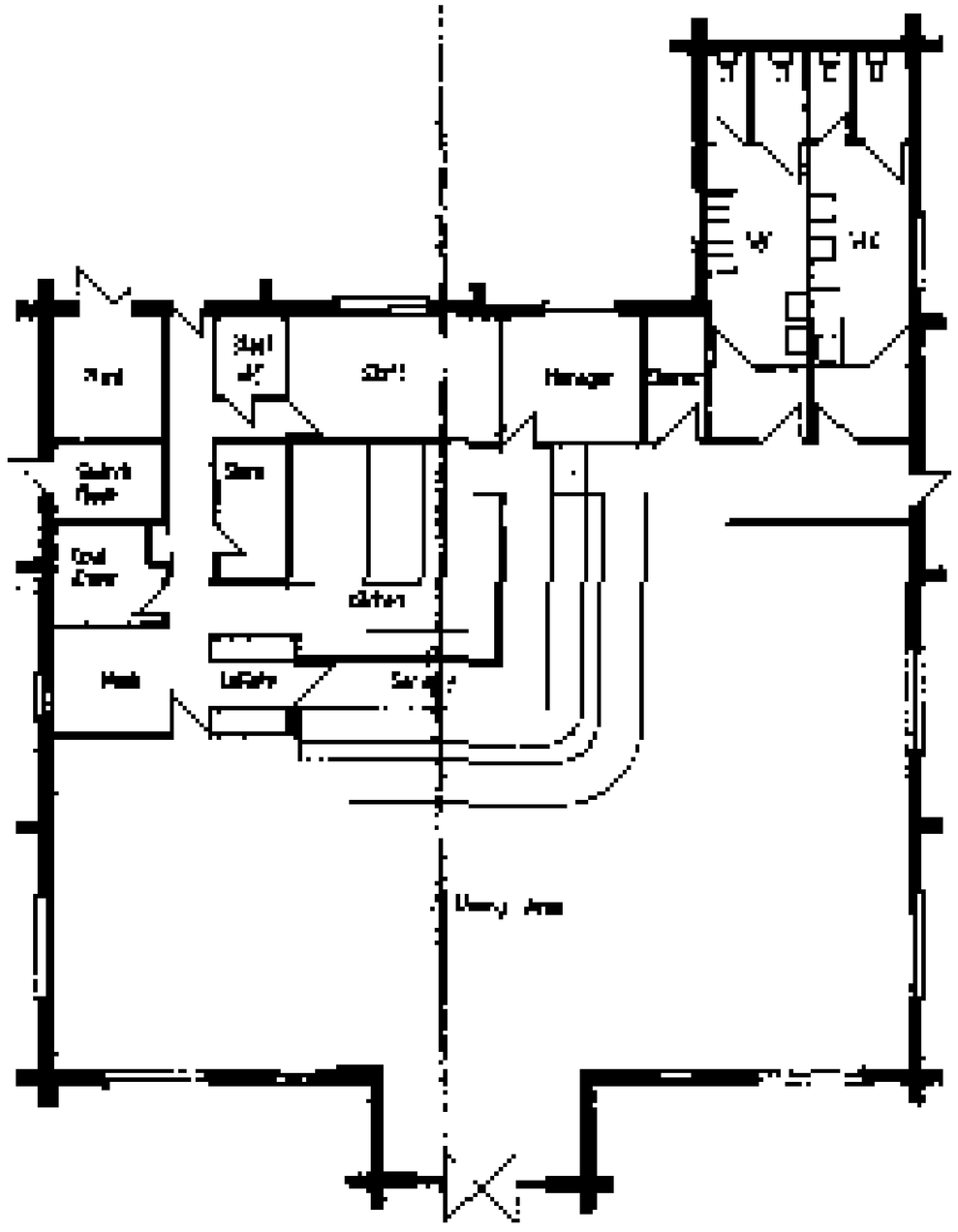
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PLAN DEPT.
16 DEC 1993
REF. H.84.93.

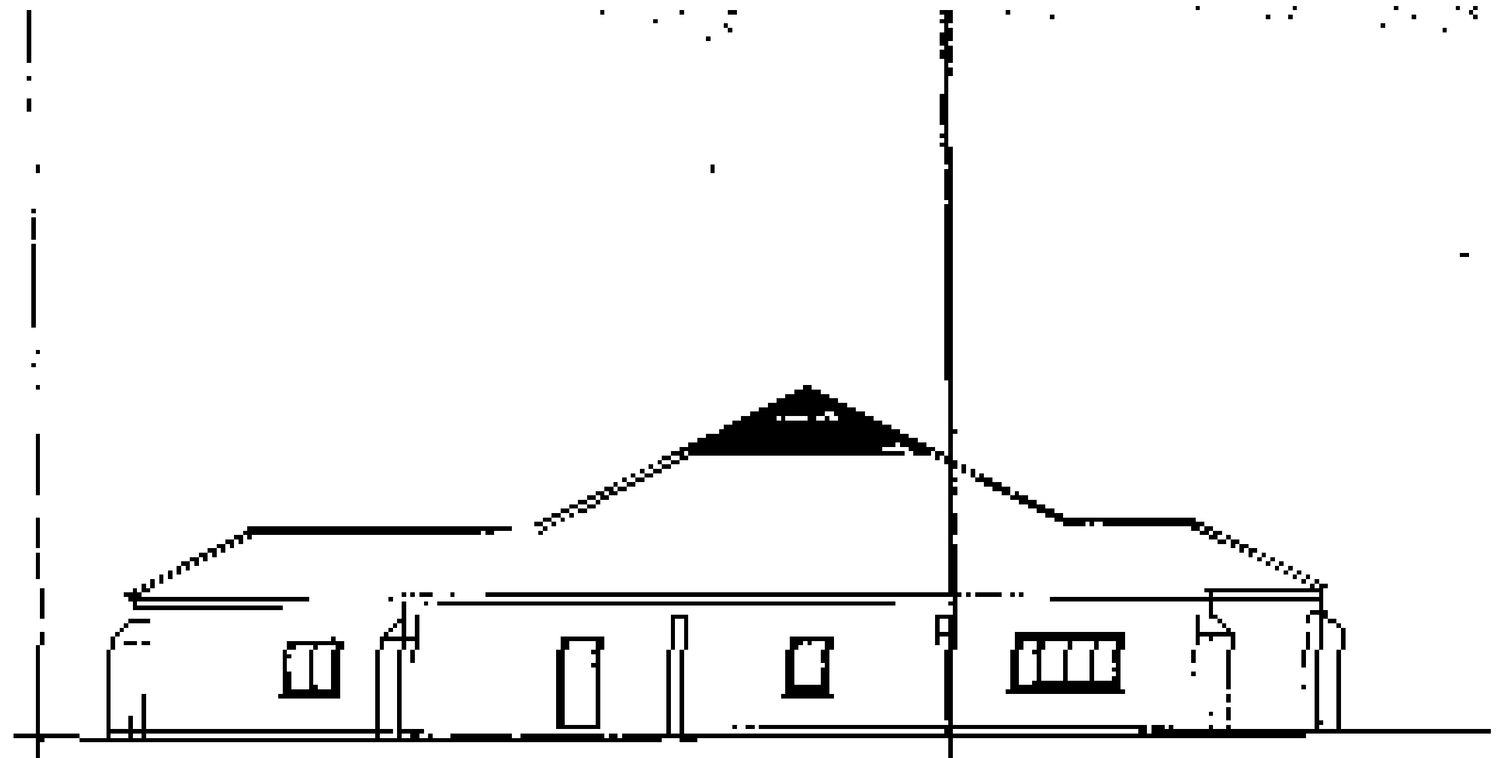
DRAWING
15 DEC 1993
ISSUED

A.J.H. (FARMS) Ltd.
Restaurant and Service
Area
Restaurant



Front Elevation

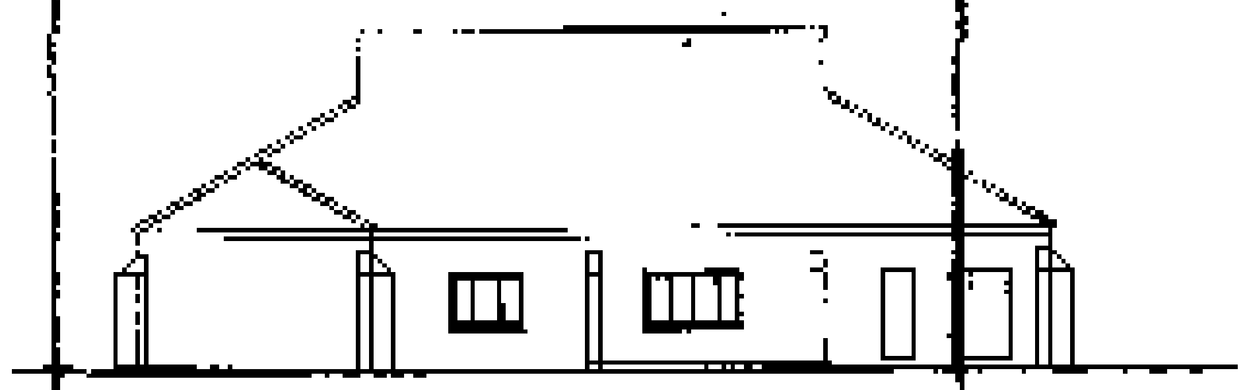




Side Elevation

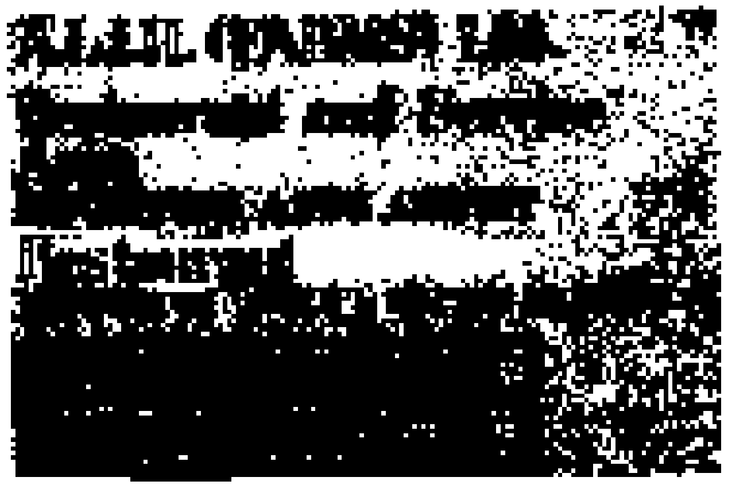


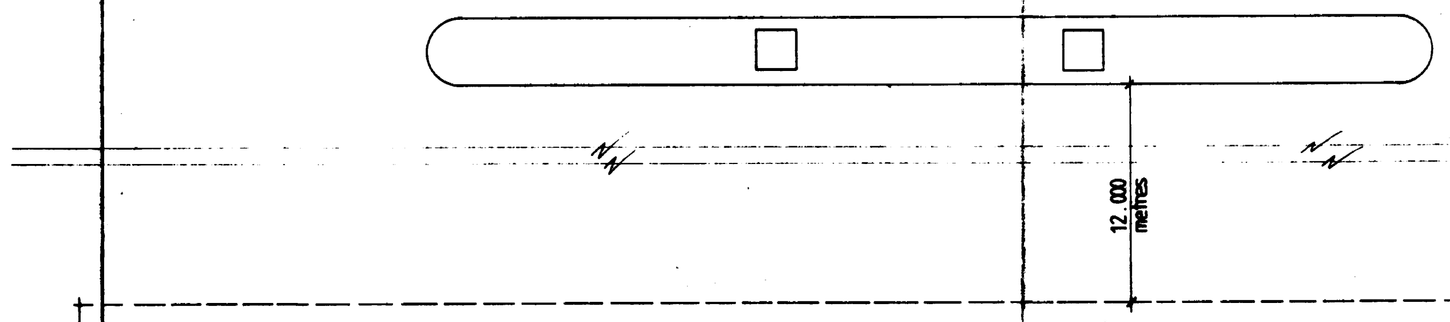
Side Elevation

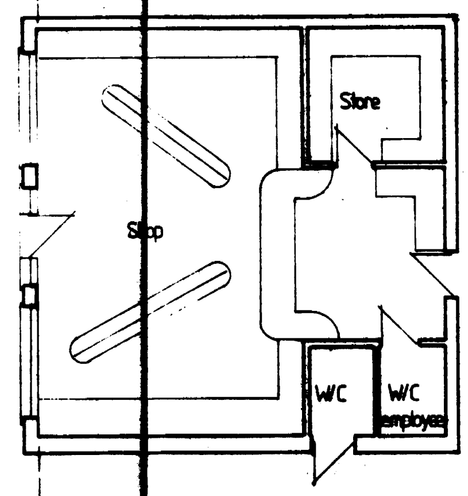


Rear Elevation

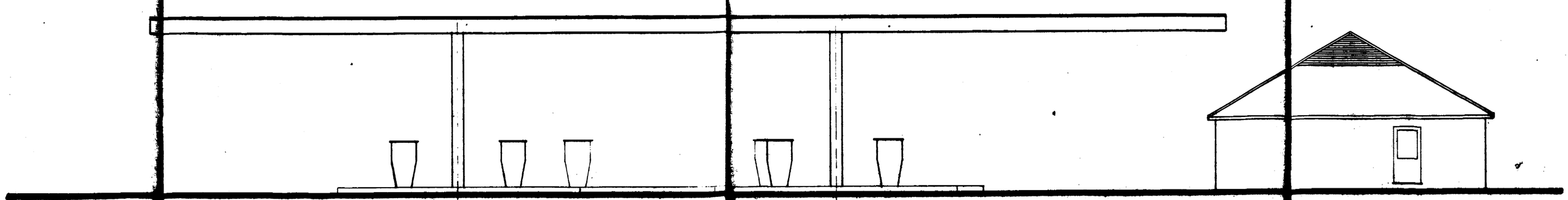
DRAWINGS
ISSUED



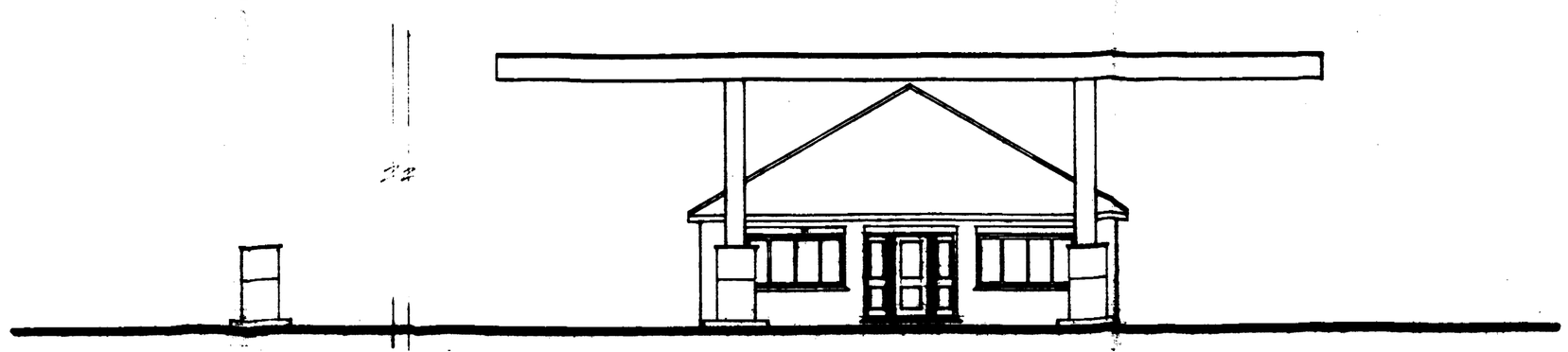




Layout of Service Station



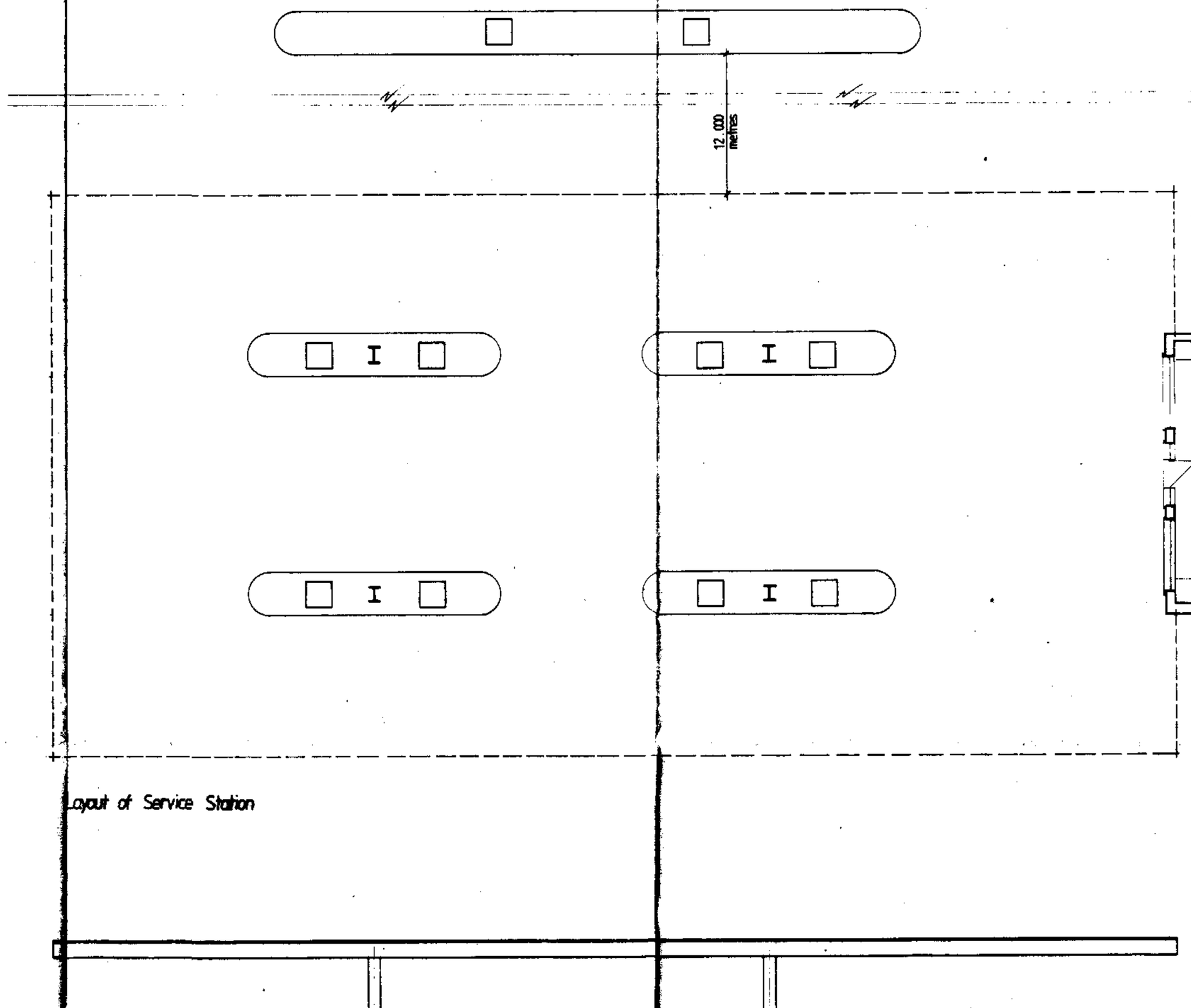
Elevation from Restaurant



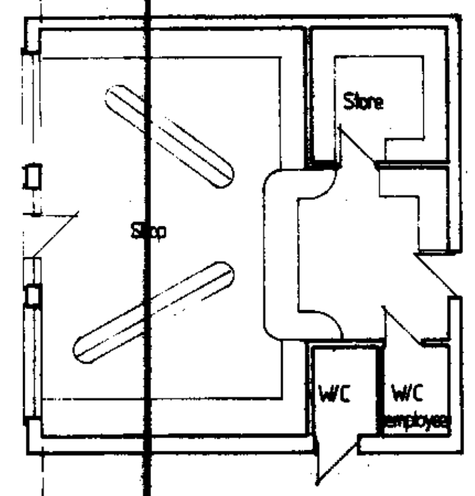
SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF. 1184/93

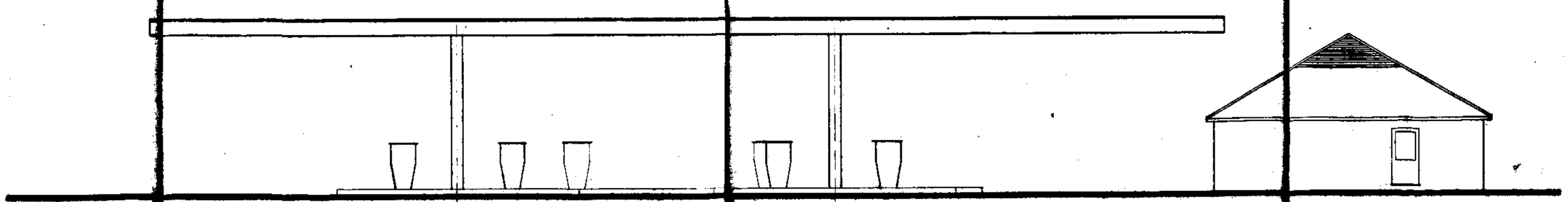
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15 DEC 1993
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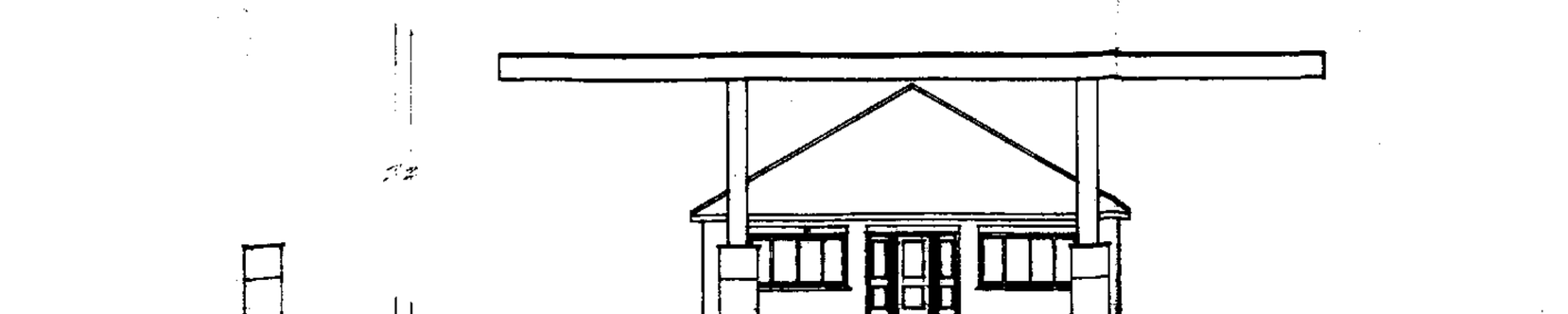
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Service Station
[illegible]



Layout of Service Station





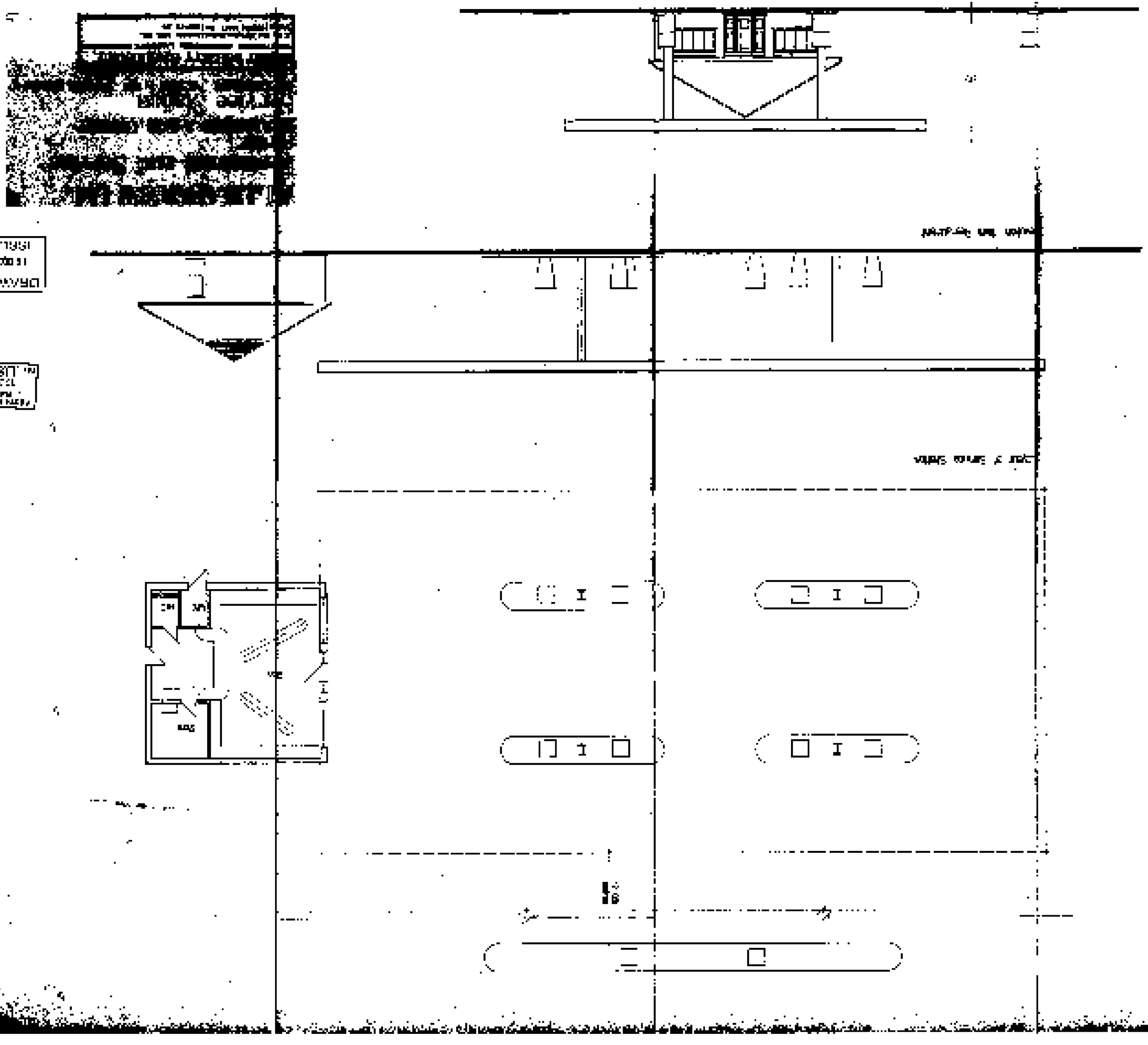


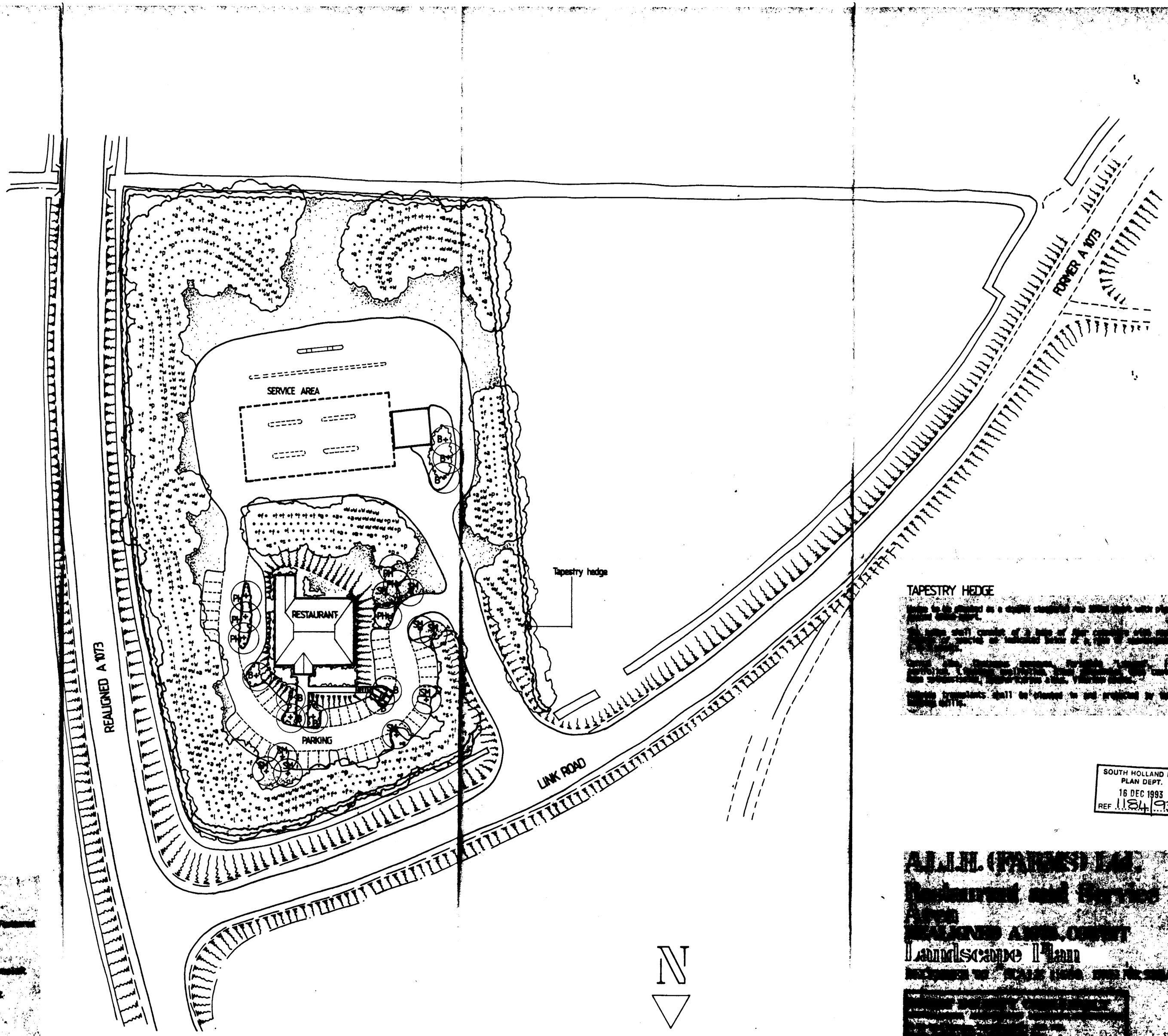
Elevation from Restaurant

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF. 1184/93

DRAWING
15 DEC 1993
ISSUED

[illegible] Service Station





TAPESTRY HEDGE

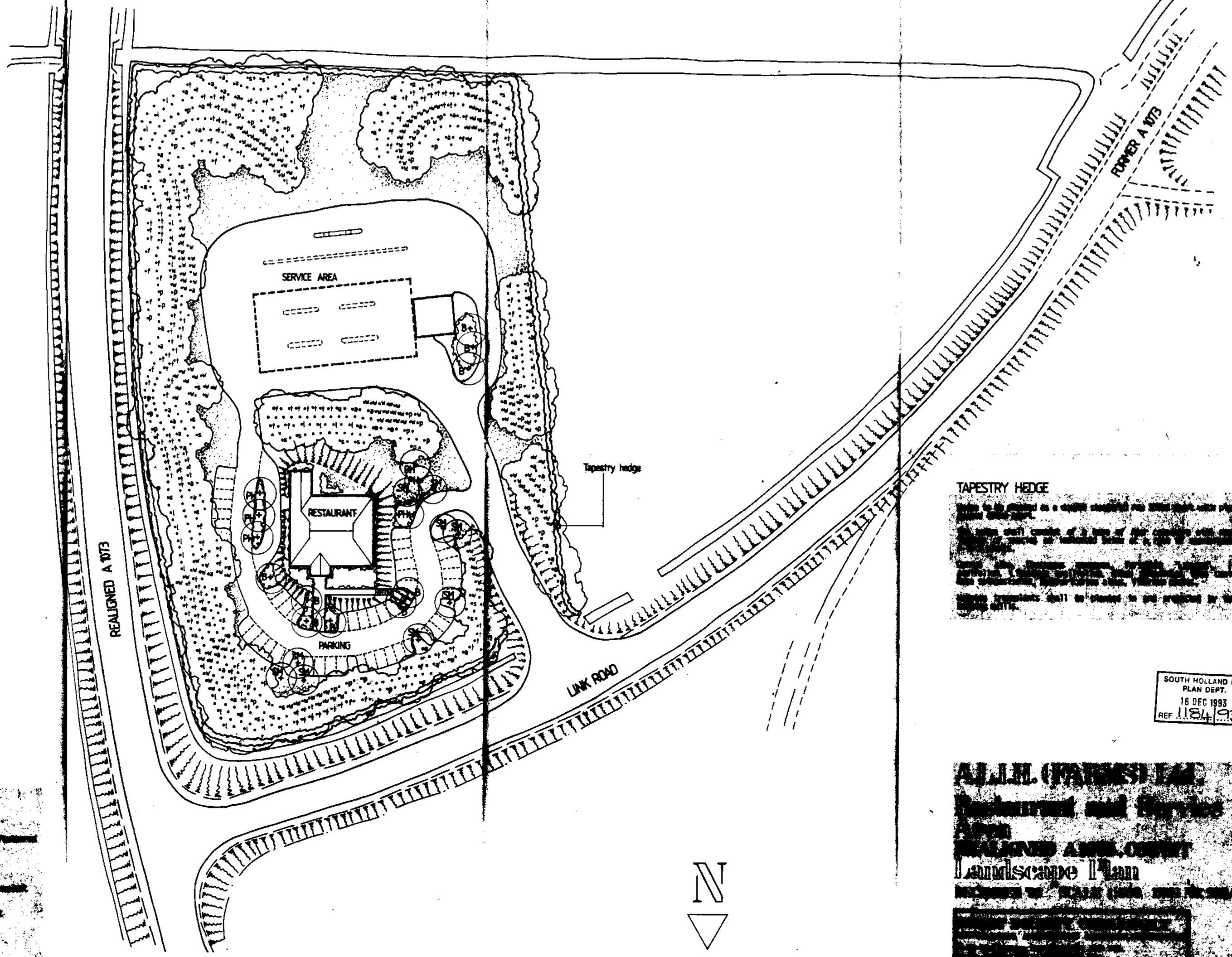
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SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1184/93

[redacted]

[redacted]
Landscape Plan

[redacted]



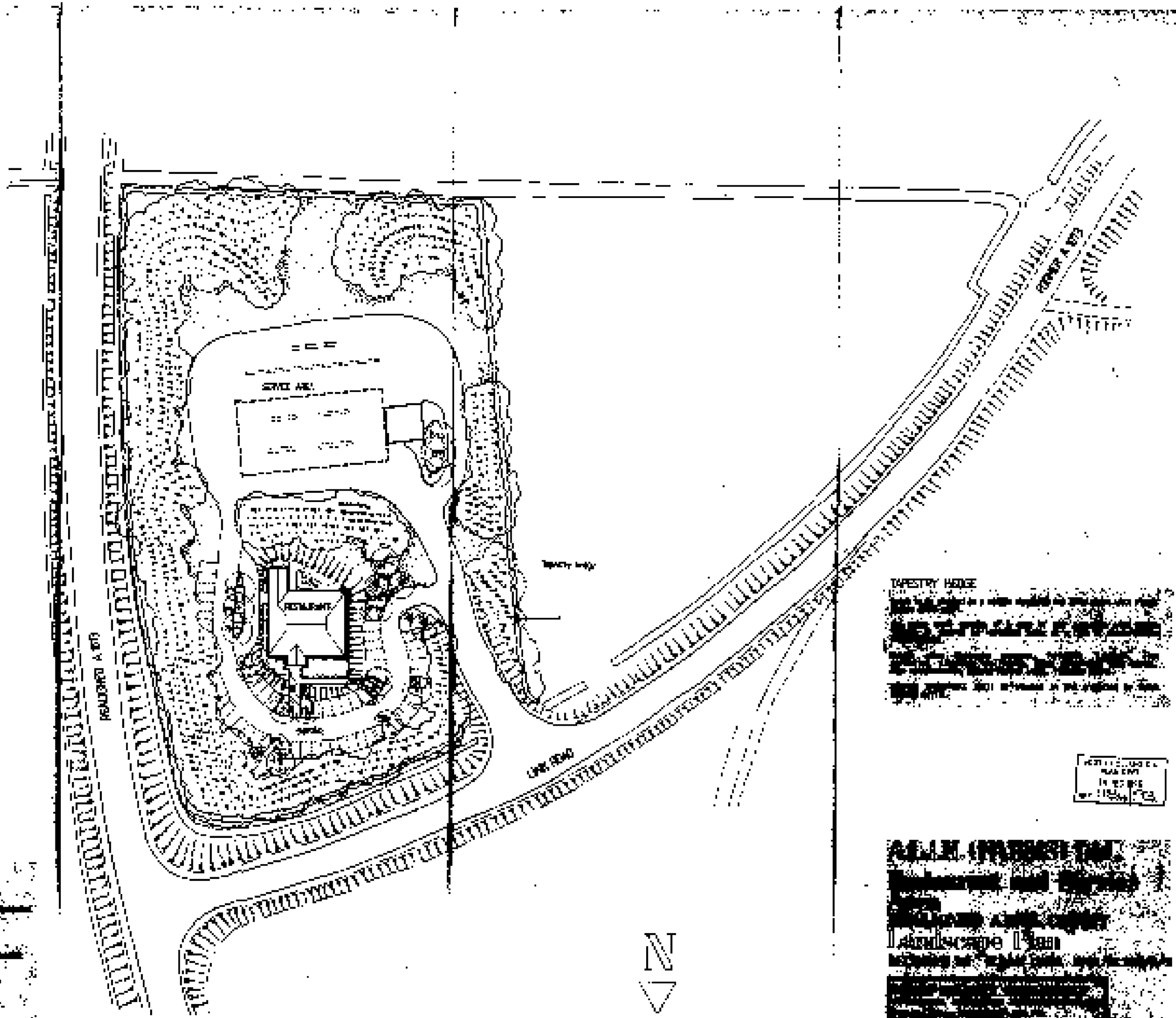
TAPESTRY HEDGE

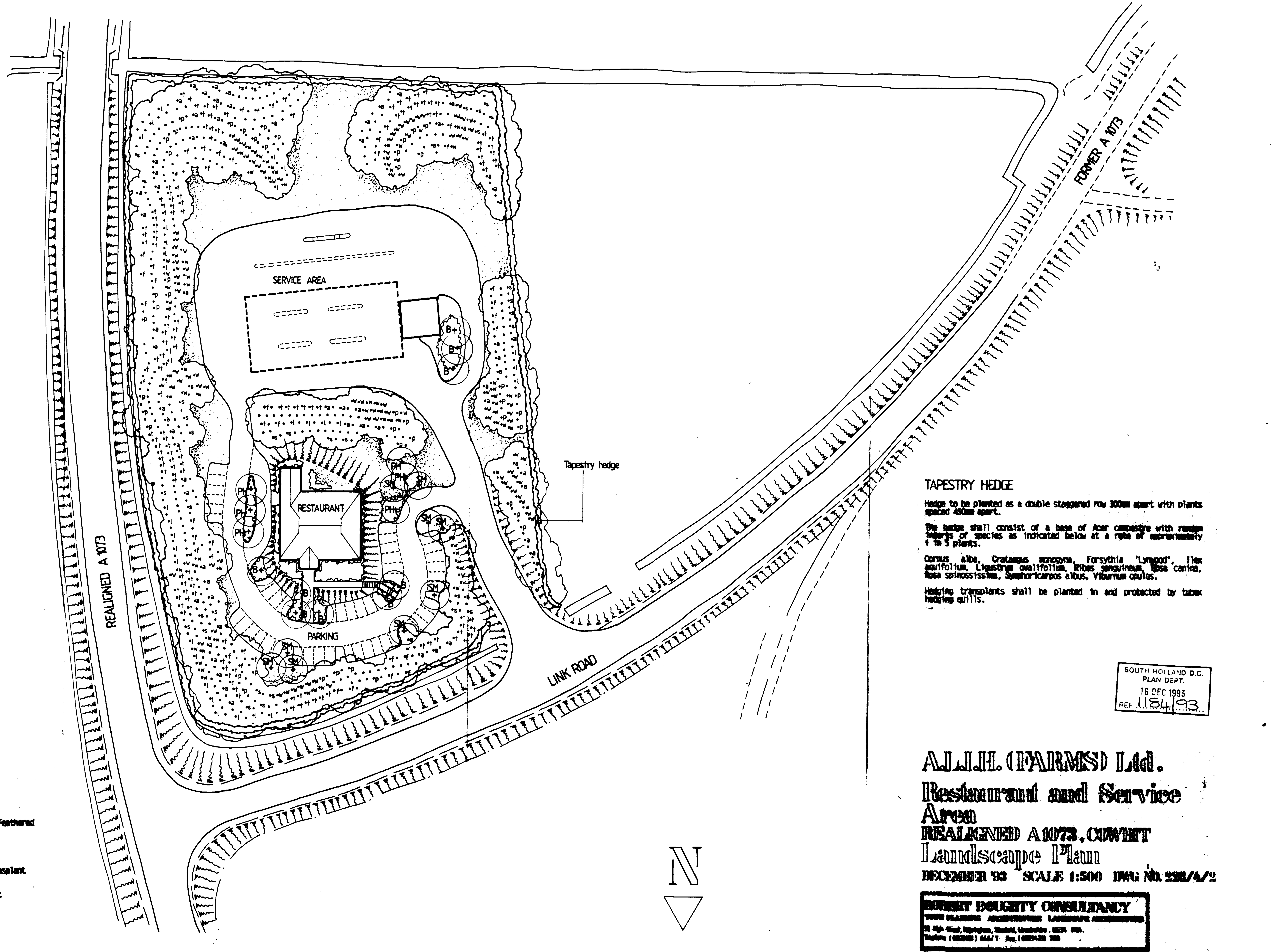
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SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1184/93

[redacted]

[redacted]


RESTAURANT
SERVICE AREA
PARKING
TAPESTRY HEDGE



[illegible] OF PLANTS:

S	Acer pseudoplatanus (Sycamore)	120-150	Whip
a	Alnus glutinosa (Alder)	120-150	Whip
B	Betula pendula 'Dalecarlica' (Swed. Birch)	150-180	10L c.g. Feathered
f	Fraxinus Excelsior (Ash)	150-180	Feathered
p	Prunus avium (Cherry)	150-180	Feathered
PH	Prunus x hillieri 'Spire'	8-10	Standard
w	Salix [illegible]	60-90	(0+1) Transplant
SM	Sorbus x 'Mitchellii'	8-10	Standard
t	[illegible]	40-60	Transplant
L	Tilia platyphyllos	120-150	Whip

PLANTING NOTES

[illegible] a mix of tree and shrub planting [illegible] for each [illegible]. Firmed in well

TAPESTRY HEDGE

Hedge to be planted as a double staggered row 300mm apart with plants spaced 450mm apart.

The hedge shall consist of a base of Acer campestre with random inserts of species as indicated below at a rate of approximately 1 in 5 plants.

Cornus alba, Crataegus monogyna, Forsythia 'Lynwood', Ilex aquifolium, Ligustrum ovalifolium, Ribes sanguineum, Rosa canina, Rosa spinossissima, Symphoricarpos albus, Viburnum opulus.

Hedging transplants shall be planted in and protected by tubex hedging quills.

SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1184/93

A.J.J.H. (FARMS) Ltd.

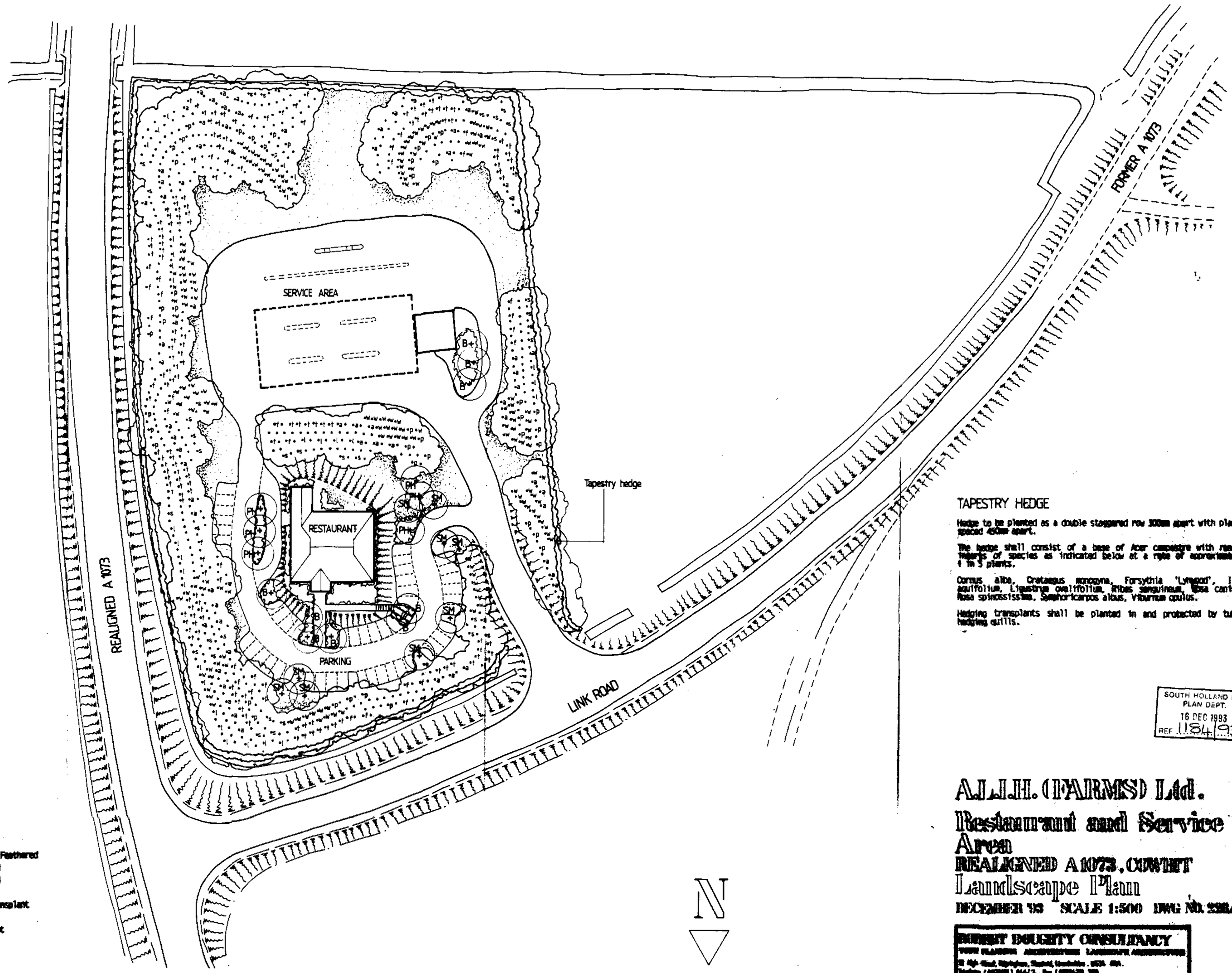
Restaurant and Service Area

REALIGNED A1073, COWBIT

Landscape Plan

DECEMBER '93 SCALE 1:500 DWG No. 228/4/2

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
[illegible] High Street, [illegible], Spalding, Lincolnshire. [illegible]
Telephone ([illegible]) [illegible] Fax ([illegible]) [illegible]



	120-150	Whip
	120-150	Whip
	150-180	10L c.g. Feathered
	150-180	Feathered
	150-180	Feathered
	8-10	Standard
	60-90	(0+1) Transplant
	8-10	Standard
	40-60	Transplant
	120-150	Whip

TAPESTRY HEDGE

Hedge to be planted as a double staggered row 300mm apart with plants spaced 450mm apart.

The hedge shall consist of a base of Acer campestre with random mixings of species as indicated below at a rate of approximately 1 in 5 plants.

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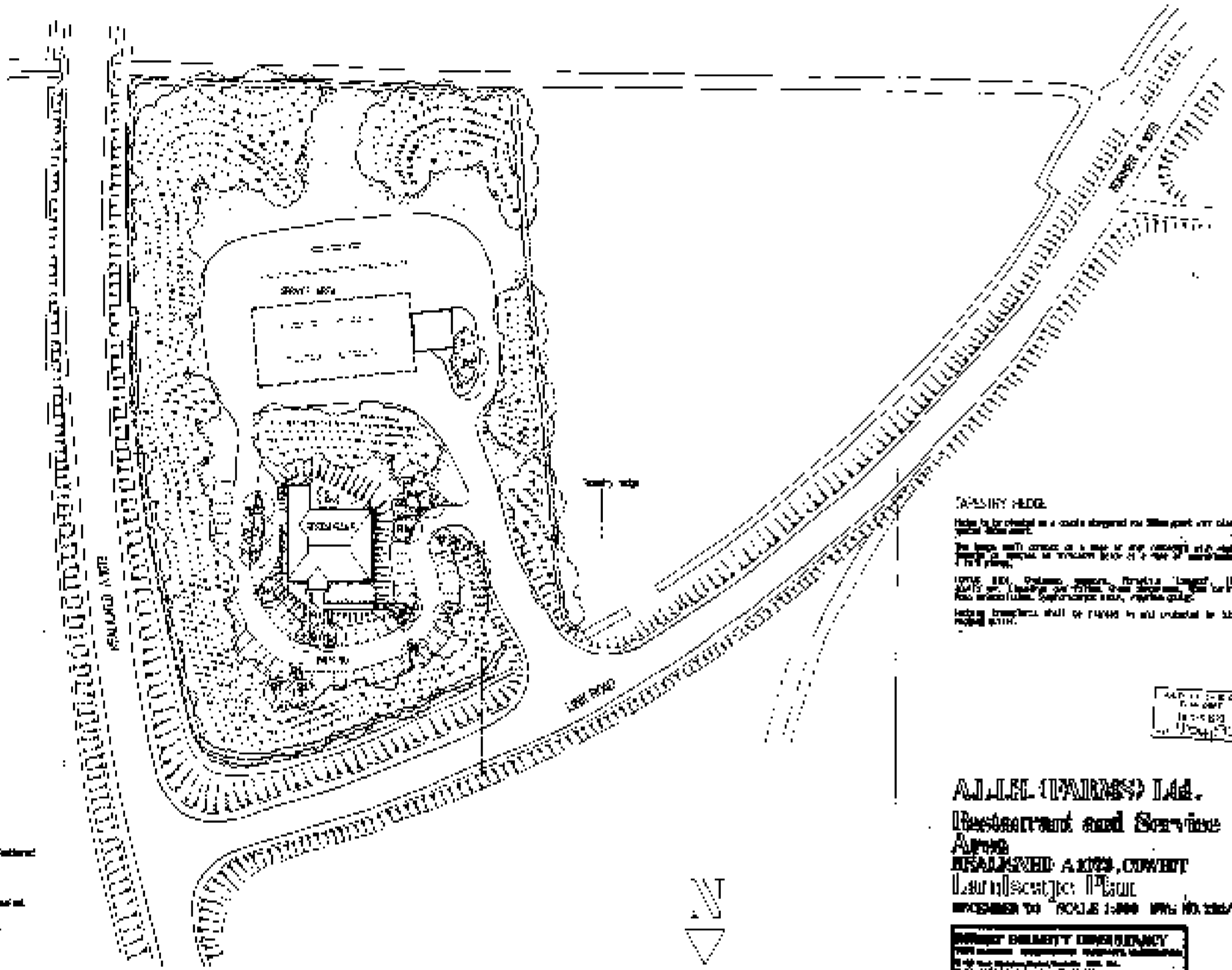
SOUTH HOLLAND D.C.
PLAN DEPT.
16 DEC 1993
REF 1184/93

A.L.J.H. (FARMS) Ltd.

Restaurant and Service Area
REALIGNED A1073, COWBIT
Landscape Plan

DECEMBER '93 SCALE 1:500 DWG No. 238/4/2

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
Norfolk (0603) 666171 Fax (0603)



TAPESTRY HEDGE

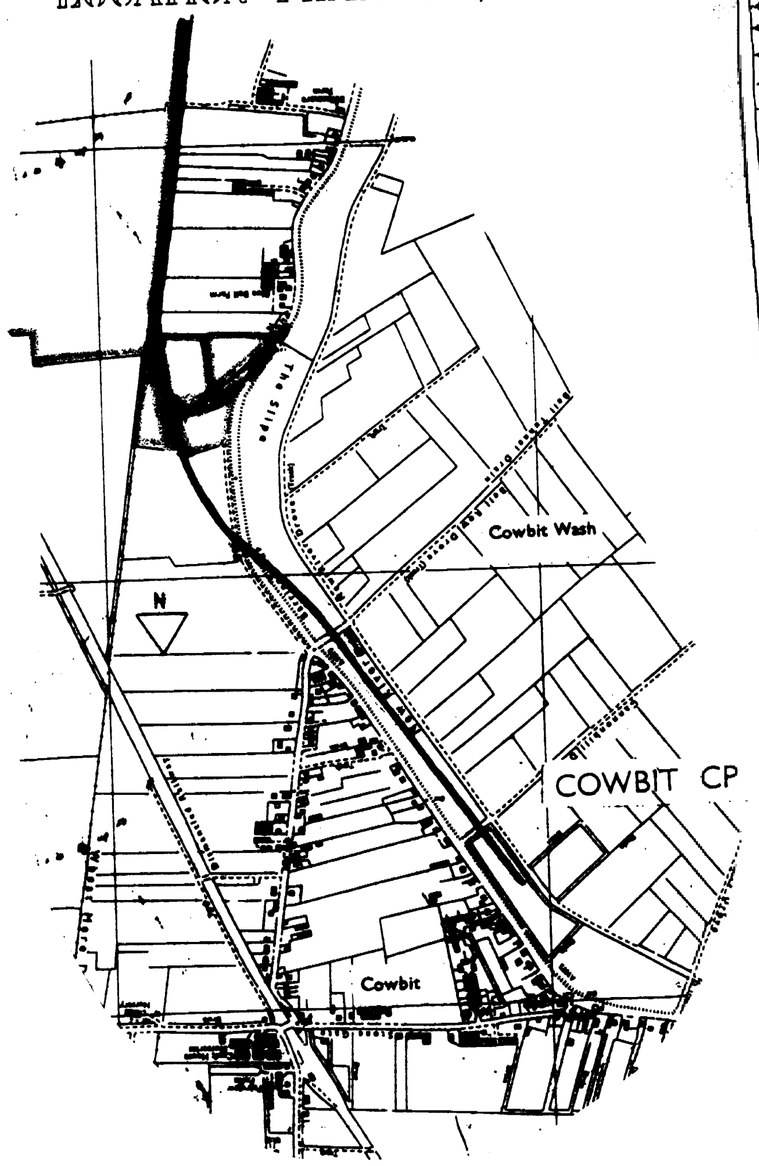
AJ LEE (PARTS) Ltd.

Restaurant and Service Area

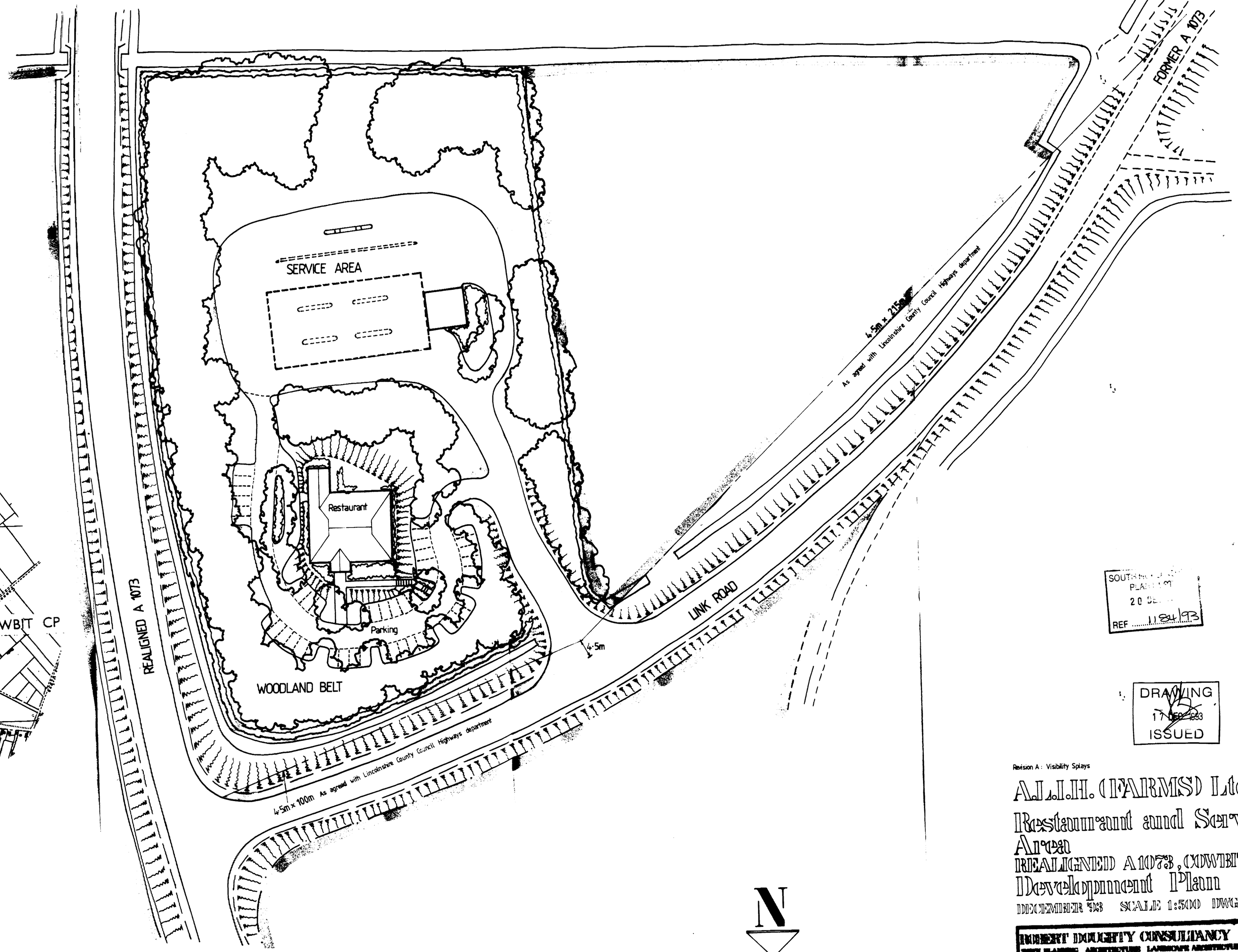
BRAUNSTON ROAD, DAVENTRY

Landscape Plan

LOCATION PLAN - 1:10,000



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SOUTH ... PLANNING
20 DEC ...
REF 11/84/93

DRAWING
17 DEC 1993
ISSUED

Revision A : Visibility Splays

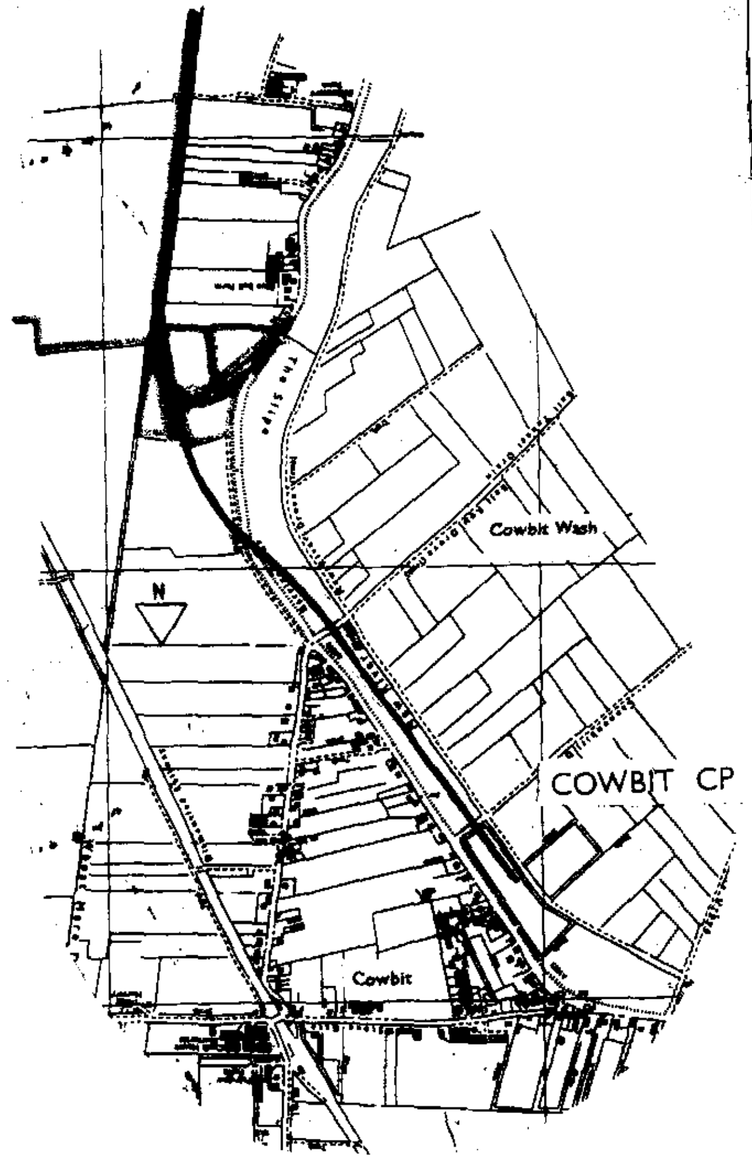
A.L.I.H. (FARMS) Ltd.

Restaurant and Service Area
REALIGNED A1073, COWBIT
Development Plan

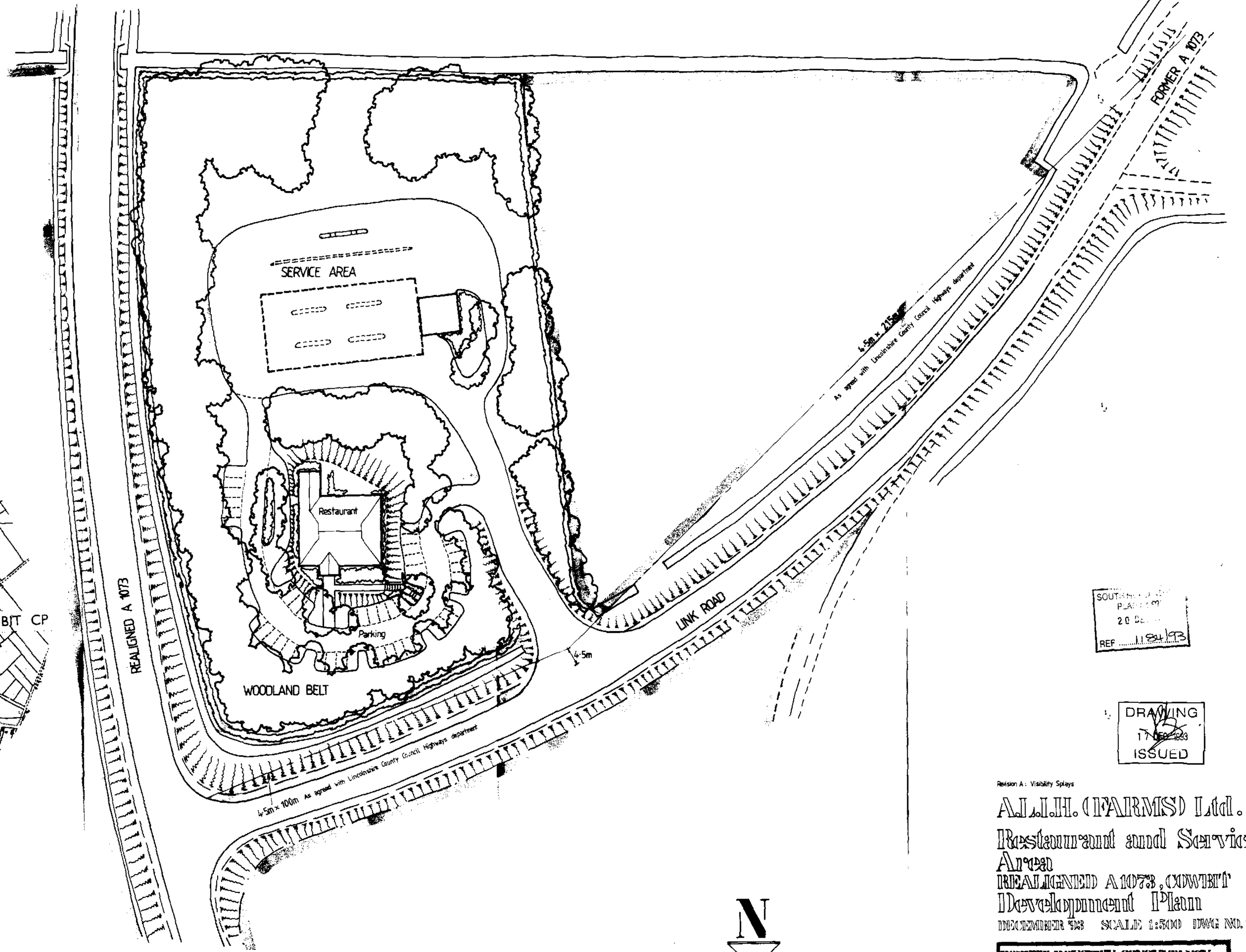
DECEMBER '93 SCALE 1:500 DWG NO. 223/4/1a

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LOCATION PLAN - 1:10,000



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SOUTH KESTEVEN DISTRICT COUNCIL
PLANNING
20 DEC 1983
REF 1184/83

DRAWING ISSUED
17 DEC 1983

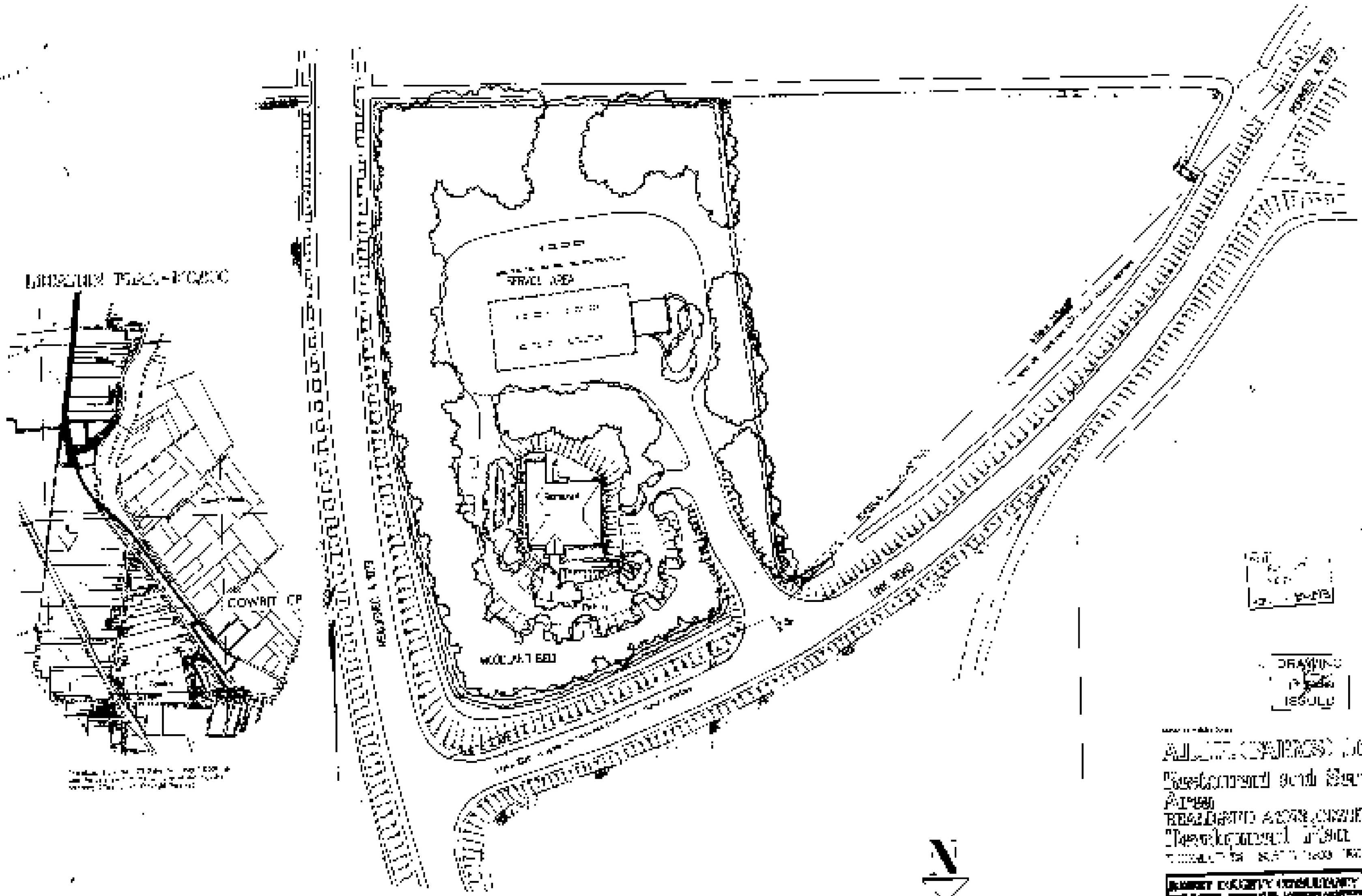
Revision A: Visibility Splays

A.L.I.H. (FARMS) Ltd.

Restaurant and Service Area
REALIGNED A1073, COWBIT
Development Plan

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