SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/1167/92 Received:09-NOV-92 Type:FULL

Name: Mr A Welch
5 Greatford Road
Baston
Peterborough
Cambs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Storage building

Location : The Mission Main Road
Tongue End Spalding, Lincs

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

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

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

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

Reason: In the interests of visual amenity.

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

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

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

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

6 The access and parking arrangements shall be hard surfaced in accordance with details to be agreed with the Local Planning Authority before the building is brought into use.

Reason: In the interests of the locality.

7 There shall be no storage of goods or equipment on land outside the building.

Reason: To safeguard the amenities of the locality and to ensure that access and parking arrangements can at all times remain capable of use.

8 No goods or equipment shall be loaded or unloaded to or from the building between the hours of 6.00 pm and 8.00 am on weekdays; 1.00 pm and 8.00 am on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the nearby dwelling.

9 Before development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the colour finish to be applied to the external walls and roof of the building.

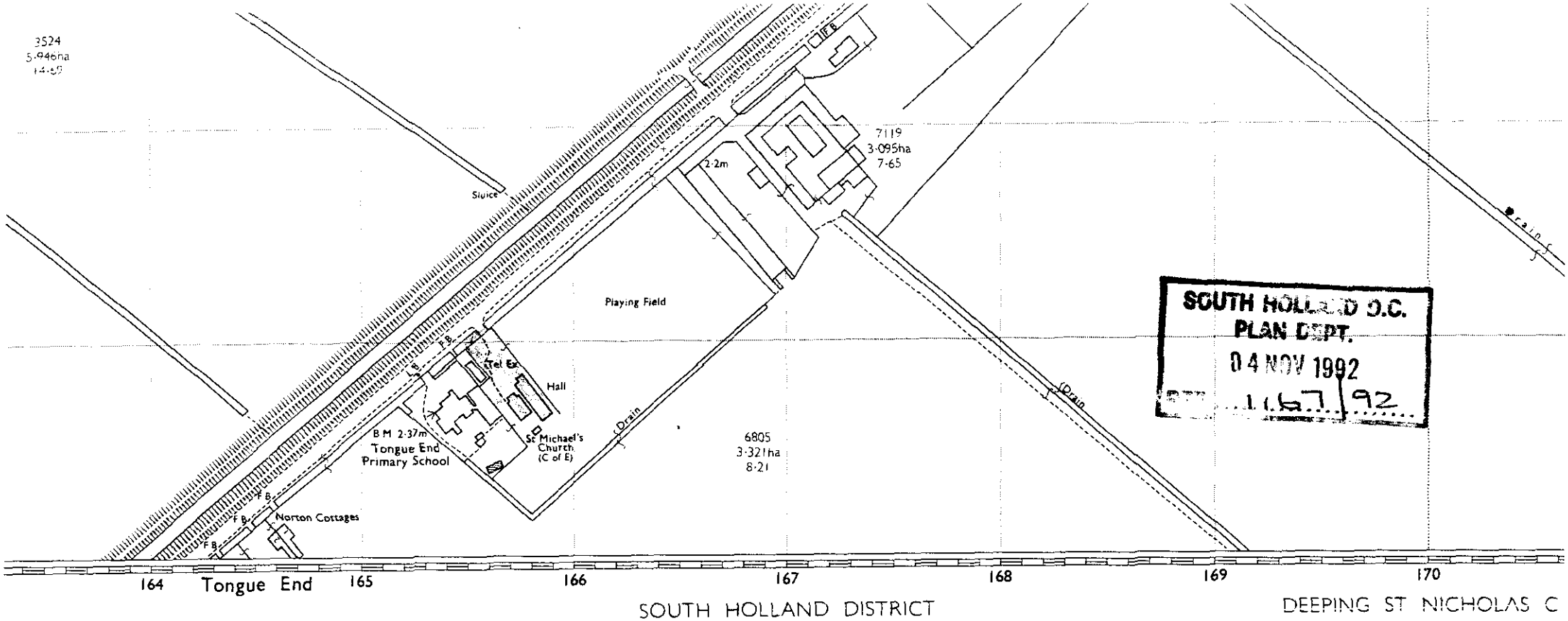
Reason: To ensure a satisfactory appearance.

Director of Planning and Building Control Services
11-DEC-92 H03/1167/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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



TF 1618

CONVERSION SCALES

HECTARES-ACRES

Hectares 0 1 2 3 4 5 6

Acres 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

METRES-FEET

Metres 30 20 10 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540 560 580

Feet 100 50 0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900

1 metre = 3·2808 feet

1 foot = 0

ABBREVIATIONS

B H ..... Beer House
B M ..... Bench Mark
B P ..... Boundary Post
B S ..... Boundary Stone
C ..... Crane
C H ..... Club House
Chy ..... Chimney
Cn ..... Capstan
D Fn ..... Drinking Fountain
El P ..... Electricity Pillar or Pole
E T L ..... Electricity Transmission Line
F A ..... Fire Alarm
F A P ..... Fire Alarm Pillar
F B ..... Filter Bed or Foot Bridge
F B M ..... Fundamental Bench Mark
F S ..... Flagstaff
F Sta ..... Fire Station
G P ..... Guide Post
G V C ..... Gas Valve Compound
L B Sta ..... Lifeboat Station
L C ..... Level Crossing
L G ..... Loading Gauge
L Ho ..... Lighthouse
L Twr ..... Lighting Tower
m ..... Metres
M H W ..... Mean High Water
M H W S ..... Mean High Water Springs
M L W ..... Mean Low Water
M L W S ..... Mean Low Water Springs
M P ..... Mile or Mooring Post
M P U ..... Mail Pick-up
M S ..... Mile Stone
N T L ..... Normal Tidal Limit
P ..... Pillar, Pole or Post
Path (um) ..... Unmade Path
P C ..... Public Convenience
P C B ..... Police Call Box
P H ..... Public House
R H ..... Road House
rp ..... Revision Point
S ..... Stone
S B ..... Signal Box
S Br ..... Signal Bridge
S D ..... Sundial
S L ..... Signal Light
Sl ..... Sluice
S P ..... Signal Post
Spr ..... Spring
S Sta ..... Signal Station
T C B ..... Telephone Call Box
T C P ..... Telephone Call Post
Tk ..... Tank or Track
Tr ..... Trough
ts ..... Traverse Station
W ..... Well
W B ..... Weighbridge
Wd Pp ..... Wind Pump

SYMBOLS

Non-coniferous trees
Coniferous trees
Surveyed trees
Orchard trees
Coppice, osier
Scrub
Heath
Bracken, rough grassland
Marsh
Saltings
Slopes
Cliff
Cave entrance
Rock
Boulders
Sloping masonry
Rooled building
Glasshouse
Archway
Change of boundary mereing

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H03/1167/92

Date Registered 04 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. A. WELCH
5 GREATFORD ROAD.
BASTON.
PETERBOROUGH.

Tel. No.

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

AVOCET DESIGN
123 MAIN ST.
BASTON PETERBOROUGH.

Tel. No. 0778 560 422
(Personal contact name) E.D. AARON.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE MISSION, MAIN ROAD, TONGUE END.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

STORAGE BUILDING.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Signed E.D. Aaron Date 29.10.92 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:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 93·5 sq. metres

B. Please state size of any new structure:- (a) max. height: 4·2 metres

(b) max. length: 18·780 metres

(c) max. width: 5·360 metres

C. Please state type and colour of materials for facing external walls: CORRUGATED STEEL ON BLOCKWORK + WEATHERSHIELD

D. Please state type and colour of roofing materials. CORRUGATED STEEL.

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. ST. MICHAELS MISSION HALL.

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? AS APPLICATION No. H03/1044/93.

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 NO EXISING SYSTEM

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

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

D. Foul sewerage will be disposed of to: N/A.

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):
Is this application related to a previous submission	No	→ Application No.:

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

Continue on separate sheet if necessary. SEE ENC. LETTER.

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 — No

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

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace 70.42 sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing 93.5. sq. m.

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

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	3 MAX. AS APPLICATION No. 403/1044/93		
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: YES.		
If so, please explain the relationship	RELATING TO CURRENT APPLICATION No. 403/1044/93.		
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)	5 No PARKING SPACES & TURNING HEAD & CONCRETE APRON AS APPLIED FOR IN APPLICATION No. 403/1044/93		
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)	1–4		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE		
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?	NONE		

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by DL 12/11
Date

Notice posted by DL
Date 12/11

Case Officer Conclusions

Accuracy

Other

No change since last visit
PP granted for cou of existing building
This will be very prominent
not very attractive.
Could do better
green along site boundary
with playing field.

Neighbours

Resident Notices required

Sent

Boundaries

Delivered

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance .....
viz:

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve

Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PDH 10-11 This isn't very pretty.
DC 14/11/14

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DH

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1891 P1904

Date first Rec'd 04 NOV 1992

Registration

Reference H03/1167/92

Cross-Ref R (B03/741/92)

Date 5/11

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 220

Additional Refund 110

Receipt Issued 1904

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 3511

OS No's

Grid ref 516970 319090

Ward B

Parish DSN

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps

1044/92 (NO DEC YET)
764/90

B Reg Records:
Already submitted - Ref
Request
Requested

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: H03/1167/92 Type: FULL

Applicant: Mr A Welch
Tel:

Agent: Avocet Design
0778 560422 E D Aaron

Description: Storage building

Location: The Mission
Main Road
Tongue End
Spalding, Lincs

Valid date: 09-NOV-92 Terminal date: 04-JAN-93
Target dates: Target Committee: 08-DEC-92
To case officer 16-NOV-92 Report deadline: 24-NOV-92
Inspected by 19-NOV-92
Extra contacts 23-NOV-92 Case Officer:
Report if not clear by 14-DEC-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building: Other Constraints: TPO
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk Deeping St Nic 0775 724337	11-NOV-92	25-NOV-92
Cllr J T Davis 0775 89 243	11-NOV-92	25-NOV-92
Site/Press Advert MIN	~~11~~ 12-NOV-92	~~08~~ 3-DEC-92

L.C.C. — plan taken as 11/11/92.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H03/1167/92 Received:09-NOV-92 Type:FULL

Name: Mr A Welch
5 Greatford Road
Baston
Peterborough
Cambs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Storage building

Location : The Mission Main Road
Tongue End Spalding, Lincs

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

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

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

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

Reason: In the interests of visual amenity.

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

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

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

5 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

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

6 The access and parking arrangements shall be hard surfaced in accordance with details to be agreed with the Local Planning Authority before the building is brought into use.

Reason: In the interests of the locality.

7 There shall be no storage of goods or equipment on land outside the building.

Reason: To safeguard the amenities of the locality and to ensure that access and parking arrangements can at all times remain capable of use.

8 No goods or equipment shall be loaded or unloaded to or from the building between the hours of 6.00 pm and 8.00 am on weekdays; 1.00 pm and 8.00 am on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the nearby dwelling.

9 Before development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the colour finish to be applied to the external walls and roof of the building.

Reason: To ensure a satisfactory appearance.

Authorised to issue:

09-DEC-92 H03/1167/92 AD..N.....DC.....

11/12

APPLICATION REFERENCE: H03/1167/92 DATE RECEIVED: 09 11 92

APPLICANT: Mr A Welch
5 Greatford Road
Baston
Peterborough
Cambs

AGENT: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

TYPE: Full

DESCRIPTION: Storage building

LOCATION: The Mission, Main Road, Tongue End, Spalding

Parish Council: Supported.

County Highways: Request conditions.

Environmental Services: Site abuts a dwelling. No objections in principle would suggest conditions re hours of use and yard surfacing. Site screening may also be relevant if forklifts are to be used for mechanical handling.

Information From Applicant:

- Applicant is concerned with design and supply of machines for agriculture, quarry and foundry industries.
- Between three and six personnel on site at any one time; mostly office bound.
- All machines are manufactured off site on sub-contract basis.
- Storage building is required to store equipment prior to dispatch to sub-contractors etc.
- We supply markets all over the world and are competing with other European competitors.
- Main size of lorry calling at site would be 7 ton pick up type. Other vehicles are cars and vans towing trailers.

Public Notice: Expires 3 December 1992 - any response to be reported.

PREVIOUS DECISIONS
H03/1044/92 - Change of use to drawing office and proposed portacabin - Granted.

PLANNING POLICIES/DOE ADVICE
Structure Plan Policy 18 - there will be a general presumption against new industrial development in the open countryside, except where it can be shown that the proposal is essential in that location and would be acceptable in terms of the impact on the environment and the level of traffic movement.

Structure Plan Policy 25 - provision will be made for small firms and businesses to expand or to set up in the towns and villages in the county.

PLANNING ISSUES

1 Proposal is for an 18 metre x 5 metre (approximate) single storey storage building adjoining the former Mission Hall at Tongue End. The Mission was granted permission for change of use to drawing office earlier this year. The site is relatively open from the north east and adjoins the former Tongue End Primary School. There are no other buildings in close proximity.

2 The main issues are the impact of the proposal in the landscape and effects on the adjoining dwelling.

CONCLUSIONS

1 The building is similar in size and appearance to many agricultural buildings in the district and replaces a previous timber hall which formerly stood on the site. A screen hedge of Hawthorn is proposed for the north eastern boundary of the site to soften the appearance of the building.

2 This is a relatively small scale venture, allied to the adjoining drawing office, which has already been granted permission. As such the proposal is considered acceptable in terms of structure plan policy, and subject to the recommended conditions, should not adversely affect the amenities of the adjoining dwelling or the wider visual amenities of the locality.

RECOMMENDATION - Grant Permission.

TL 1

1 SC21 - (Landscaping Scheme).

2 SC27 - (Implementation of Planting).

3 B21 - (Turning Space).

4 F4 - (Parking In Accordance With Plan).

5 The access and parking arrangements shall be hard surfaced in accordance with details to be agreed with the Local Planning Authority before the building is brought into use.

6 There shall be no storage of goods or equipment on land outside the building.

7 No goods or equipment shall be loaded or unloaded to or from the building between the hours of 6.00 pm and 8.00 am on weekdays; 1.00 pm and 8.00 am on Saturdays and at no time on Sundays or Bank Holidays.

8 Before development is commenced the applicant shall submit to and agree with the Local Planning Authority details of the colour finish to be applied to the external walls and roof of the building.

Reasons

1-2 Standard.

3 B21.

4 F4.

5 In the interests of the locality.

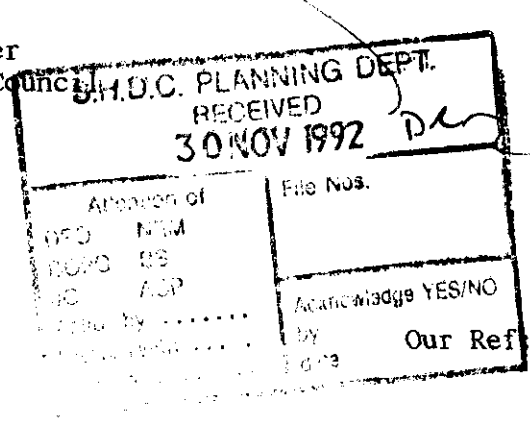
6 To safeguard the amenities of the locality and to ensure that access and parking arrangements can at all times remain capable of use.

7 To safeguard the amenities of the nearby dwelling.

8 To ensure a satisfactory appearance.

St. this has been determined file away pls. DR 11/12.

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



S.H.D.C. PLANNING DEPT.
RECEIVED
30 NOV 1992
Attention of
DFO NRM
DCPO BS
JC ASP
File Nos.
Acknowledge YES/NO
by
Date

NRA
National Rivers Authority
Anglian Region

25th November 1992

Our Ref GT/92/1/SH/319

Dear Sirs

PLANNING APPLICATION NO H03/1167/92
FOR PROPOSED STORAGE BUILDING AT THE MISSION, MAIN ROAD, TONGUE END, SPALDING, FOR MR A WELCH

With regard to the above-mentioned application received on 17th November 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

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

Yours faithfully

R F Morgan
Planning Engineer

cc
Avocet Design
123 Main Street
Baston
PETERBOROUGH

LMP

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H03/1167/92.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

The Mission, Main Road, Tongue End
Deeping St Nicholas

3. Name, classification and number of road

III

4. Date application referred 11-11-92

5. State whether outline, detailed application etc.

Full

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

Storage Building

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: 26/11/92

Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H03/1167/92

Applicant: Mr A Welch
5 Greatford Road
Baston
Peterborough
Cambs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Storage building

Location: The Mission Main Road
Tongue End Spalding, Lincs

Type: FULL

Date received: 09-NOV-92

11-NOV-92

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 26-NOV-92. 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 Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments: Support

Signed: Y K Grocock

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1992 DR

H03/1167/92
- AM.

MOTIVATED ENGINEERING TECHNIQUES LTD

5, GREATFORD ROAD,
BASTON,
PETERBOROUGH,
ENGLAND. PE6 9NR

Tel: 0778 560 352
Fax: 0778 560 740

Company Activities

Personnel

We anticipate between three and six personnel on site at any one time. These personnel being mainly office bound.

Design and supply machines for agriculture, quarry and foundry industries.

Machines consist of:-

SOUTH HOLLAND D.C.
PLANNING
23 NOV 1992
REF 1167/92

Potato grading feeders
Vibratory conveyors for potato sizing.

Drying and cooling equipment
The drying and cooling of sand, cement, steel shot

Crushers
Jaw crushers for stone and sand sizing.

A range of vibratory equipment
For screening, conveying and classifying.

Conveying equipment - mechanical and pneumatic
Belt conveyors and pneumatic tube transport.

Waste sand recycling equipment.
To enable the recovery of waste foundry sand for reuse as new.

Manufacture

All machines are subcontracted out to local metal working shops for complete manufacture, including painting and testing. Specialised equipment, such as gearboxes, fans, motors, springs, etc., are purchased by ourselves and issued as free issue items to the subcontractor(see storage).

Markets

We have supplied machines to Italy, France (indirect), Canada, U.S.A.,Germany (indirect) and U.K. We are currently quoting for contracts in the U.S.A.., South Korea, Israel, China and U.K.

Storage Building (Proposed)

1. We purchase, for contracts, a number of bought in components which we need to store for our subcontractors. Some of the components, when despatched direct from our suppliers to the subcontractor, have been lost or damaged due to poor storage and, in certain cases, have never actually been despatched. For example one export order was delayed by four weeks due to components being lost, penalty clauses, due to late delivery, were then enforced.

Some machines form part of major contracts, our involvement being very small in comparison, because of this the machines are required later resulting in storage being necessary. Our subcontractors have helped us in this but again at times their storage space is at a minimum. The cost of storage can sometimes cause a financial loss on a particular contract.

The storage building, apart from small components, could be relatively empty and is solely dependant upon the type of contracts the company is involved in.

Weight and size of Machines

Maximum weight of any one machine is 2 tonnes. Total size being 3000 long x 2000 wide x 2500 high. The size can change is dismantled prior to storage.

Transport Access

The maximum weight for any machine being delivered would not exceed 2 tonnes. The maximum lorry for access would be no larger than a 7 ton pickup type truck, this type of lorry being driven on a non HGV licence.

Vehicles on Site

We anticipate one Ford Sierra saloon, one Ford Escort saloon and possibly two works Ford Escort vans, two trailers, one being 4ft. x 6ft. and the other 14ft. x 6ft. both of these trailers will be towed by the Escort vans and stored in the proposed storage building.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.11.92

OUR REF: JC/SS/PC

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

Planning Application H03/1167/92
Storage building, Main Road, Tongue End

The site abuts a dwelling and whilst in principle I have no objections to the use of the site for storage purposes I would suggest you consider conditions relating to the hours of operation and yard surfacing.

Site screening may also be relevant if forklifts are to be used for mechanical handling.

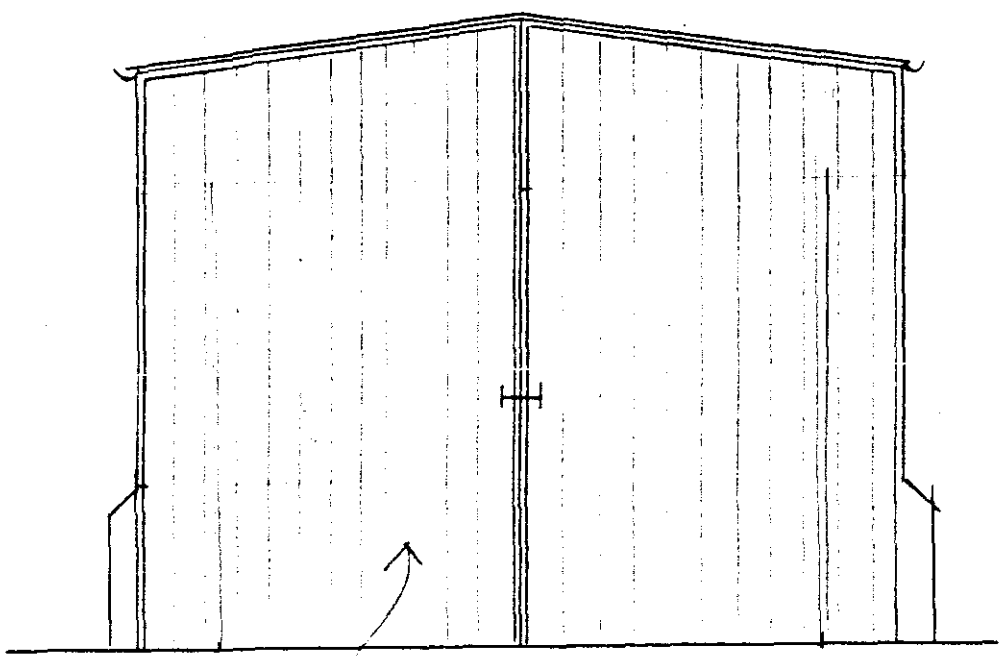
Director of Environmental Services

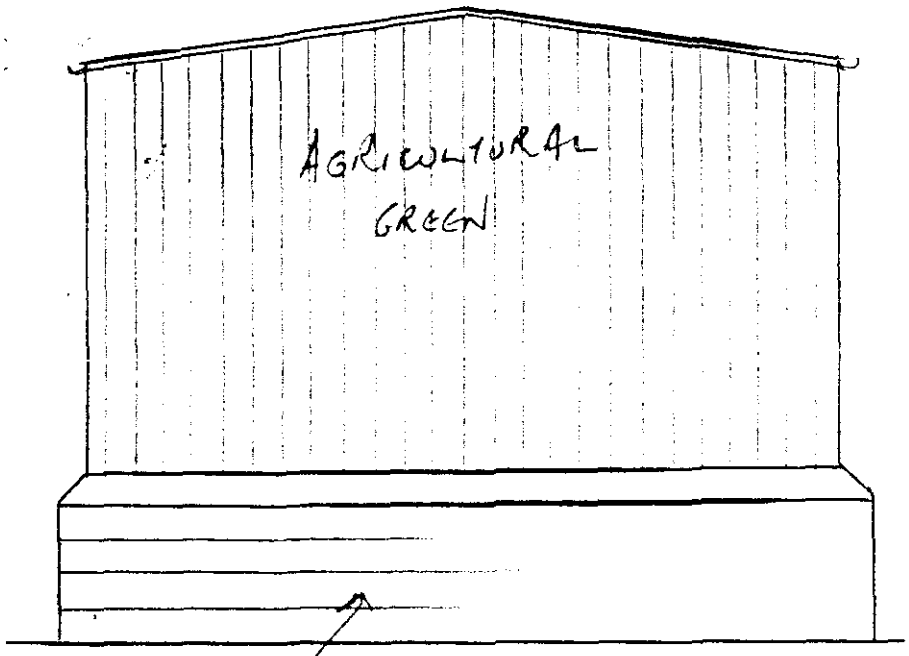
DR.

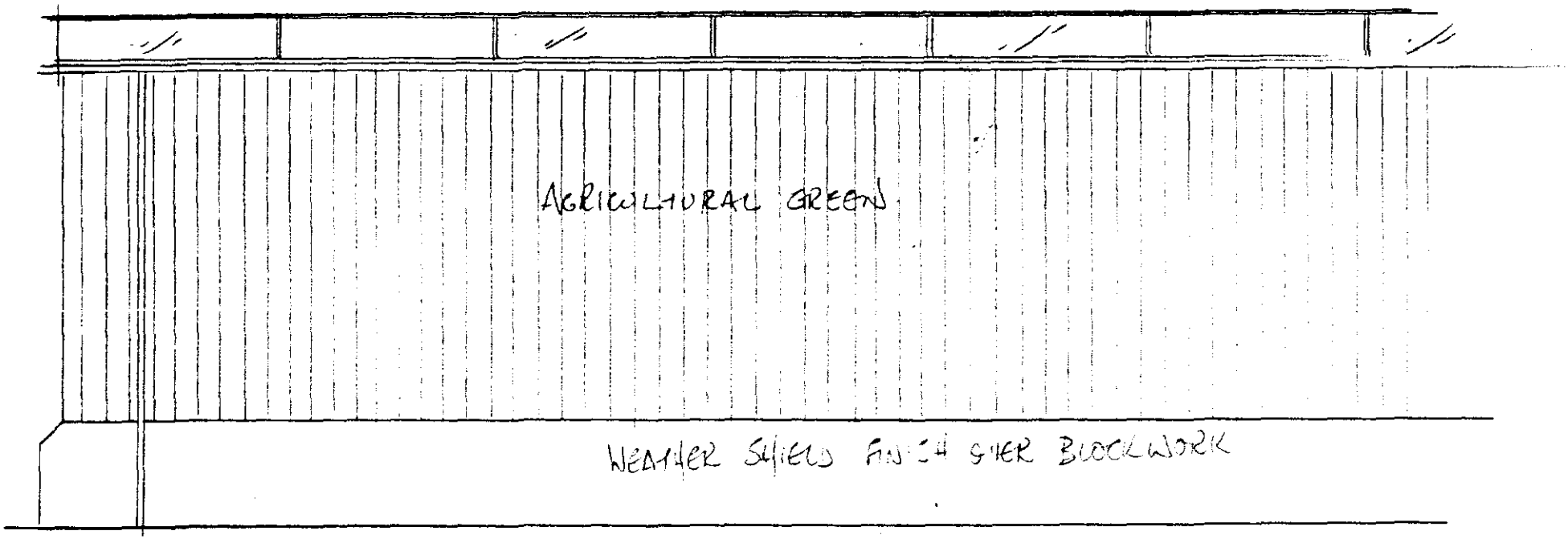
S.H.D.C. PLANNING DEPT.
RECEIVED
23 NOV 1992

File Nos.

Acknowledge YES/NO
by
date


AGRICULTURAL GREEN


AGRICULTURAL
GREEN
WEATHER SHIELD
FINISH to BLOCKWORK



SIDE ELEVATION - EAST FACING

LANDSCAPING TO COMPLETE LENGTH OF BUILDING



Avocet Design,
123 Main Street,
Baston,
Peterborough.
PE6 9EB.

Mr D Roberts

DJR/JJ H3/1167/92

17 Nov 1992

Dear Mrs Aaron,

ERECTION OF STORAGE BUILDING, TONGUE END FOR MR A WELCH.

As we discussed over the telephone I am concerned over the appearance of the proposed building, which in my opinion will look most unattractive in this prominent rural location. As it stands, it is probable that any recommendation to Committee's would be one of refusal.

My advice therefore is that you consider ways of amending the proposal in order to improve its appearance. My initial suggestions would be as follows:

- Reduce the length of the building.
- Delete or reduce the block work and carry the cladding closer to ground level.
- Centralise the entrance doors.
- Consider re-siting the building to run across the site to the rear of the existing building (this would however involve the submission of a fresh application as it would not be possible to amend the present proposal by such an extent).

Additionally I am concerned over the proposed security fence, which measures some 3m in height. Because details of the fence have not been included however I am not considering this as part of the formal submission. I would be grateful if you could contact me at your earliest convenience to discuss the matters raised.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Meeting Arranged.
3.30 19/11
to discuss

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: H03/1167/92

Applicant: Mr A Welch
5 Greatford Road
Baston
Peterborough
Cambs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description: Storage building

SOUTH HOLLAND D.C.
PLAN DEPT
09 NOV 1992
REF .....

Location: The Mission
Main Road
Tongue End
Spalding, Lincs

Type: FULL

Date received: 04-NOV-92

09-NOV-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

✓ A further fee of £110 is required, as the building is over 75sqm.

Please return the original copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

MOTIVATED ENGINEERING TECHNIQUES LTD

SOUTH HOLLAND D.C.
PLAN
NOV 1992
1167/92

5, GREATFORD ROAD,
BASTON,
PETERBOROUGH,
ENGLAND. PE6 9NR

Tel: 0778 560 352
Fax: 0778 560 740

16th. October, 1992

Following discussions in Italy regarding vibratory crushers and sand conveying equipment for a central recycling plant we have been asked to submit a tender. The recycling plant will be based in central Milan and will allow waste sand, produced from the foundries in the surrounding area, to be prosessed for reuse. We have been asked to tender for six vibratory crushers with ancillary sand conveying equipment. Our equipment will be integrated to feed German and Italian furnaces and cooling equipment.

The project will be in three phases, the first phase being proven on a particular type of sand with phases two and three utilising different sands.

Our equipment will be identical for all three phases, there being two vibratory crushers per phase.

Due to the current business climate we have to quote very competitively to win this contract. To reduce costs we plan to manufacture all the machines in one go. By doing this we can possibly save some 30% of the manufacturing costs which should give us the edge on our European competition.

To enable us to achieve this we will need to have the facility on our own premises to store the machines for possibly up to six months, again to keep costs to a minimum.

We do have an advantage over our competition as we have one of our systems already proven and operating in Italy, however at the end of the day price seems to rule in the current climate.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Copy to D. Roberts - D.C

H03/1044/92

Destination Name: AVOCET DESIGN

Fax No: 560740

Your Ref/Contact: MRS D. AARON. No of Pages 2 (including cover sheet)

Our Ref/Contact: G. BADDILEY _ B03/0741/92.

Date: 19. APRIL 1993

Subject: TIMBER STORAGE BLG. AT 'THE MISSION' MAIN ROAD, TONGUE END, SPALDING FOR MR. WELCH. BUILDING ~~REGULATIONS~~ 1991

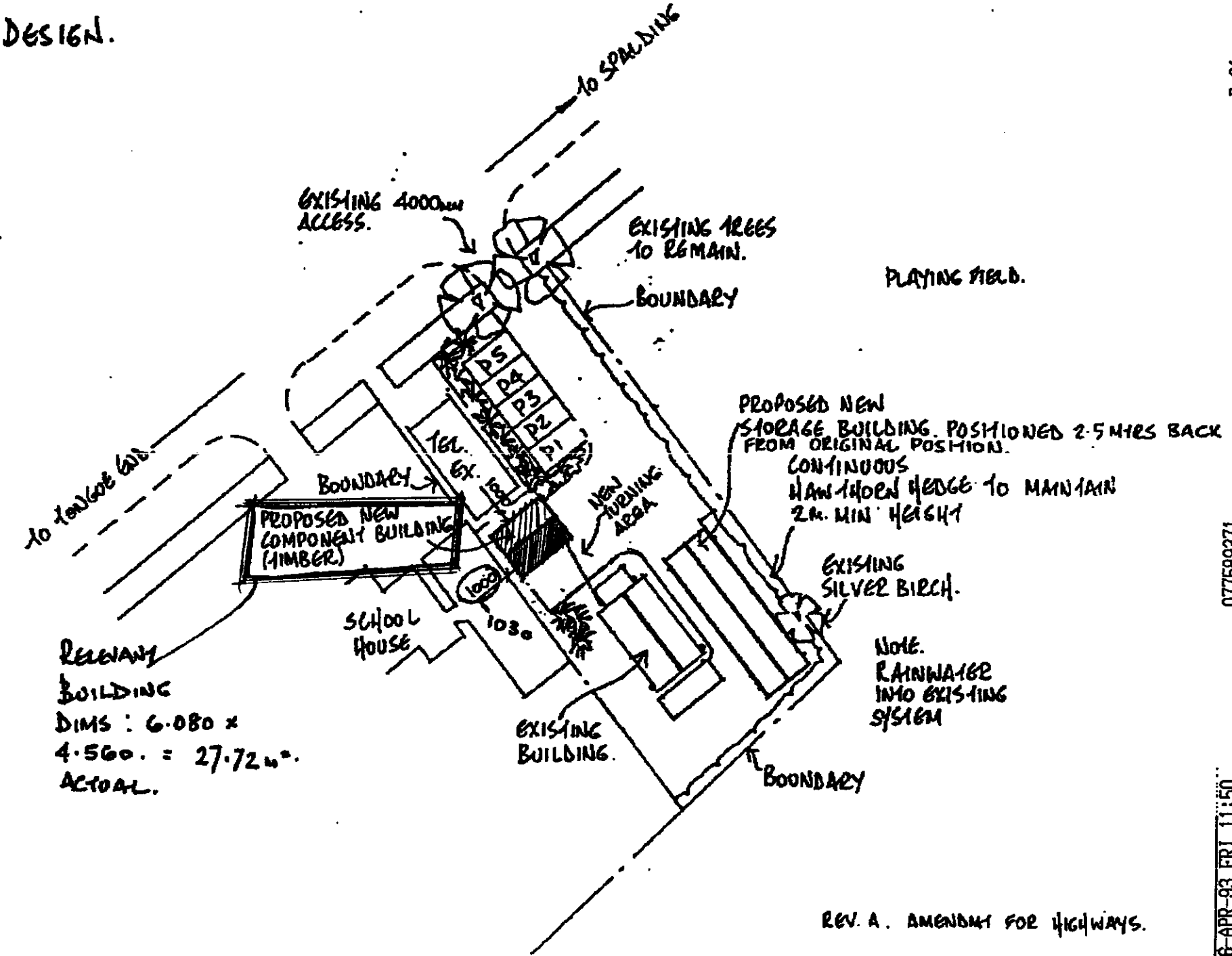
FAX MESSAGE

Dear Mrs Aaron,

Further to your fax. transmission received on 16/April 93. I can confirm that the timber storage building referred to, and shown hatched on the attached layout plan, can be considered as a CLASS VI, SMALL DETACHED BUILDING, under the provisions of Schedule 2 of the B. Regs 1991. I understand the building to be less than 30m² floor area (measured internally) and a minimum of 1.0 metre from adjacent boundaries and the building does not contain sleeping accommodation. It is therefore exempt from the requirement to submit plans under B. Regs. Other criteria referred to by D. Roberts (D.C. Planning Section will however apply. Yours sincerely Baddiley.

P.01

AVOCET DESIGN.



REV. A. AMENDMENT FOR HIGHWAYS.

P.01
077589371
16-APR-93 FRI 11:50
16-APR-93 FRI 10:49 M.E.T. LTD.
P.01

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H03/1167/92/A1 Date Received: 13-APR-93

Applicant: Mr A Welch
5 Greatford Road
Baston
Peterborough
Cambs

Agent: Avocet Design
123 Main Street
Baston
Peterborough
Cambs

Description of Original Development: Storage building

Location: The Mission, Main Road, Tongue End, Spalding

Amendment Submitted: Resiting of building - 2.5m towards the rear of the site

20 April 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H03/1167/92/A1

Date registered 13 APR 1993

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

Re-site building 2.5m. towards rear of site.

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Avocet Design

Architectural & Structural Design
and a Personal Tracing Facility
Proprietor: E. D. Aaron

123 MAIN STREET, BASTON, PETERBOROUGH PE6 9EB
Telephone: 0778 560 422
FAX: 560 740

TELEFAX TRANSMISSION

No of pages 2

Attention MR. D. ROBERTS Date 2.4.93. Sender AVOCET DESIGN
Company S.H.D.C. PLANNING DEPT Our Ref MISSION, TONGUE END. Fax No 0775 710772
Your Ref Page 1 of 2.

A/1

Dear (Mr) Roberts.

Please find revised site layout as discussed with Mr. Briggs at site meeting 1.4.93. The Mission, Tongue End.

Large ancillary building on east side of site moved back 2.5 mtrs and turning area to be between new proposed timber building & existing mission hall. (drawing office.) this was agreed on site.

I look forward to hearing from you.

Yours sincerely.

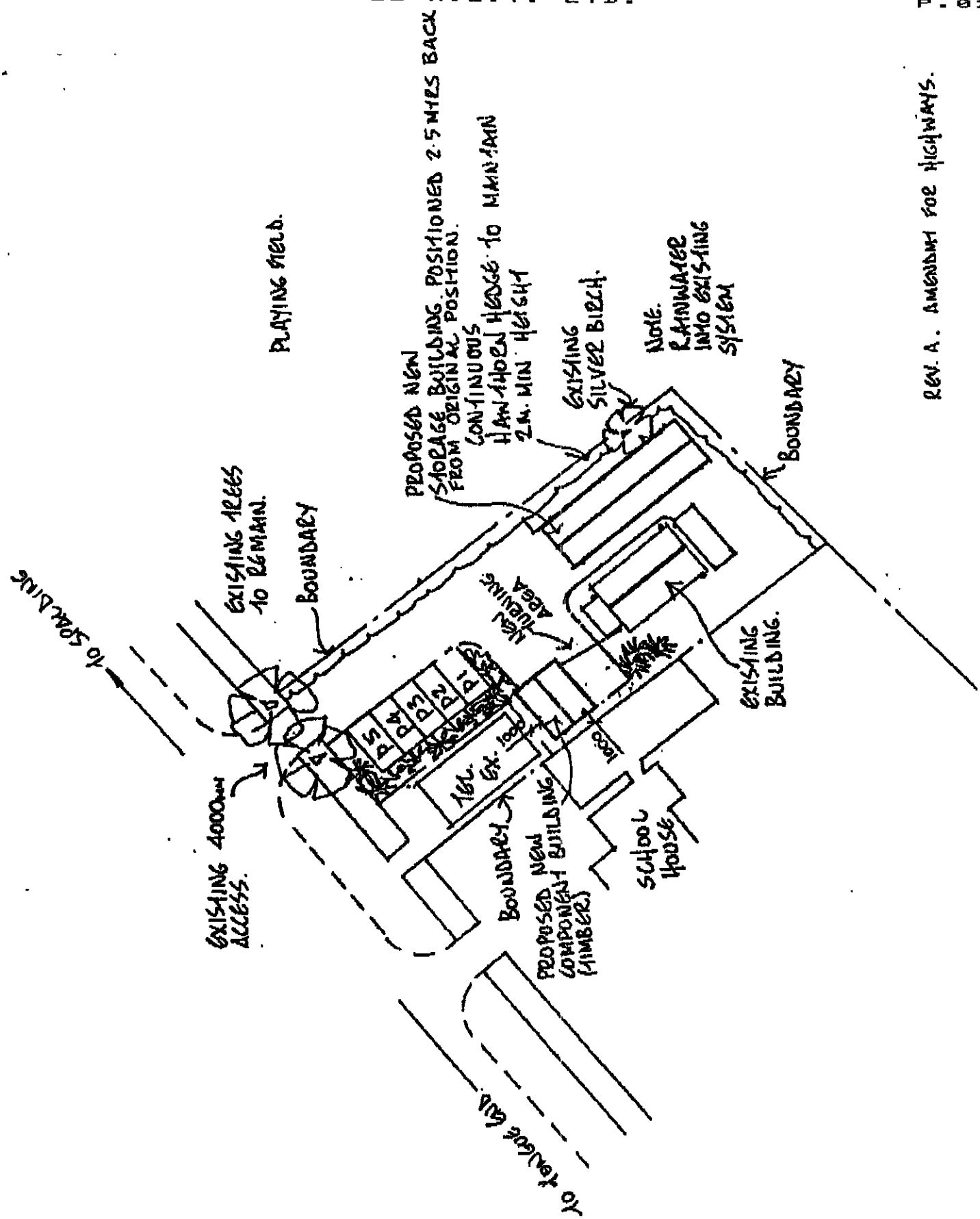
E.D. Aaron.

P.S. Could you please forward to me a copy of our landscaping plan at your earliest convenience.

Amendment to - 1167/92.

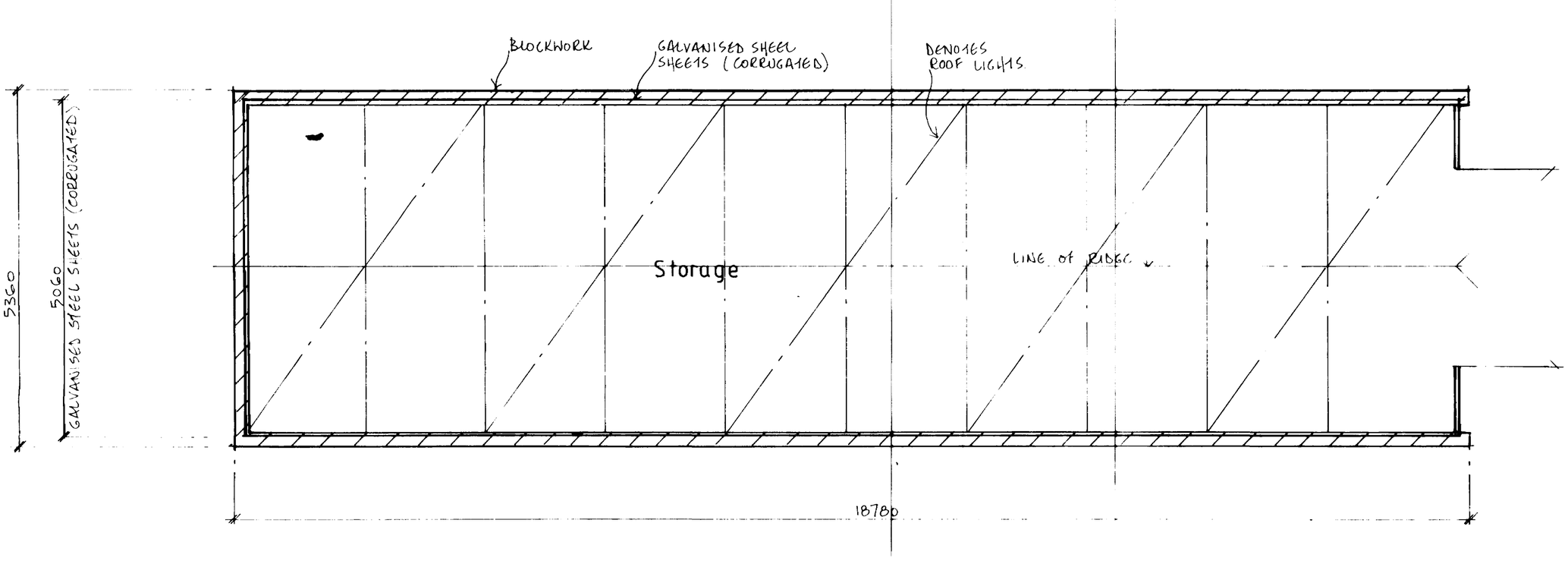
S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 APR 1993 DR

Attention of	File Nos.
DPO (Mr M)	
DDPO ES	
JC AP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

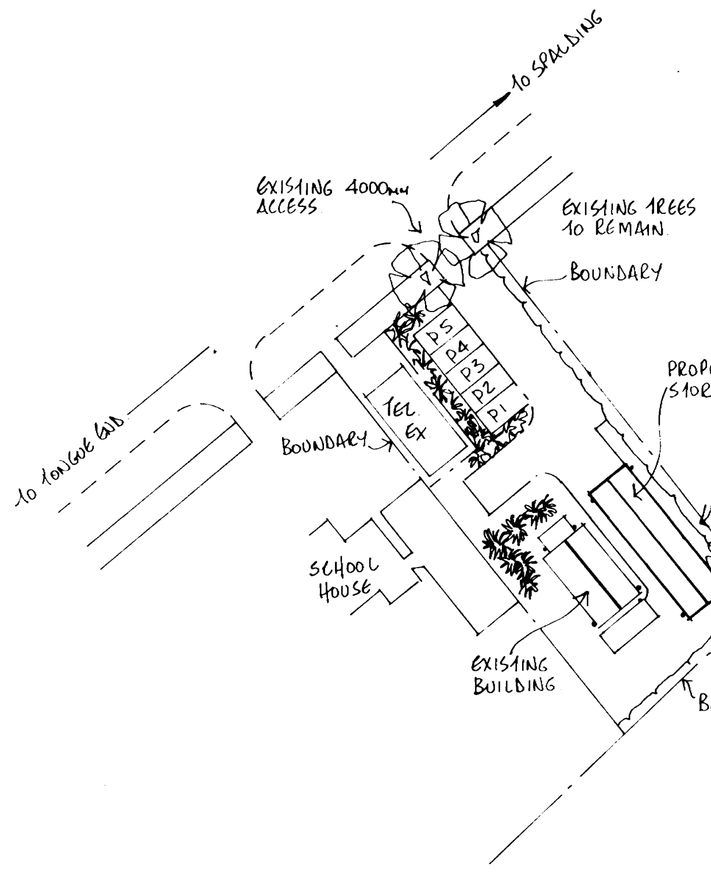


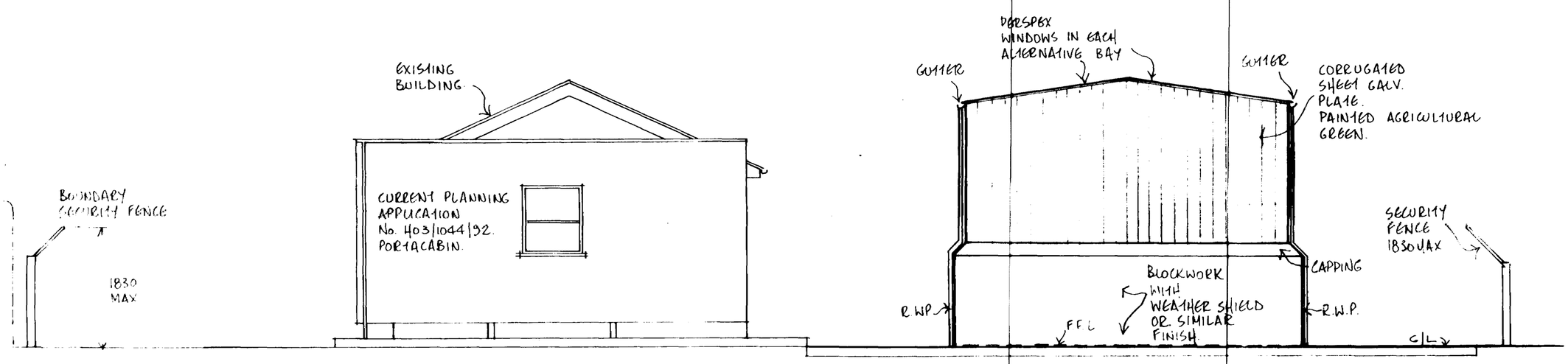
REV. A. AMENDMT FOR HIGHWAYS.

S.H.D.C. PLANNING DEPT.

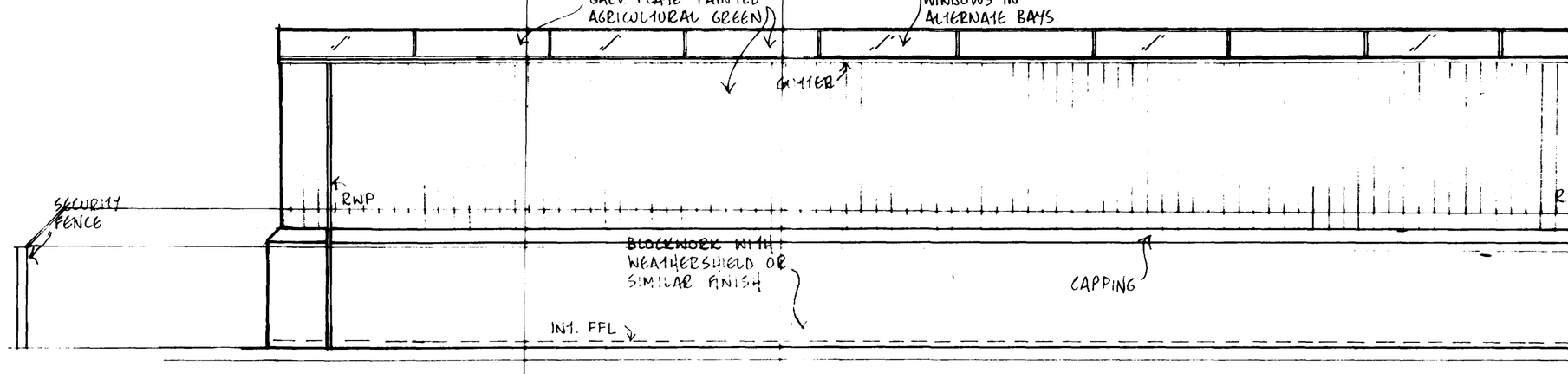


Layout – showing roof lights

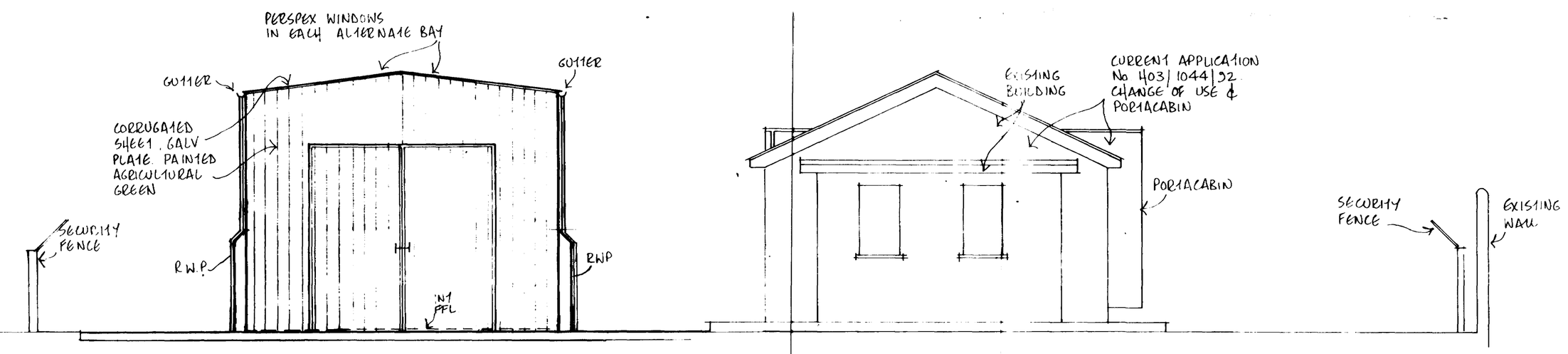




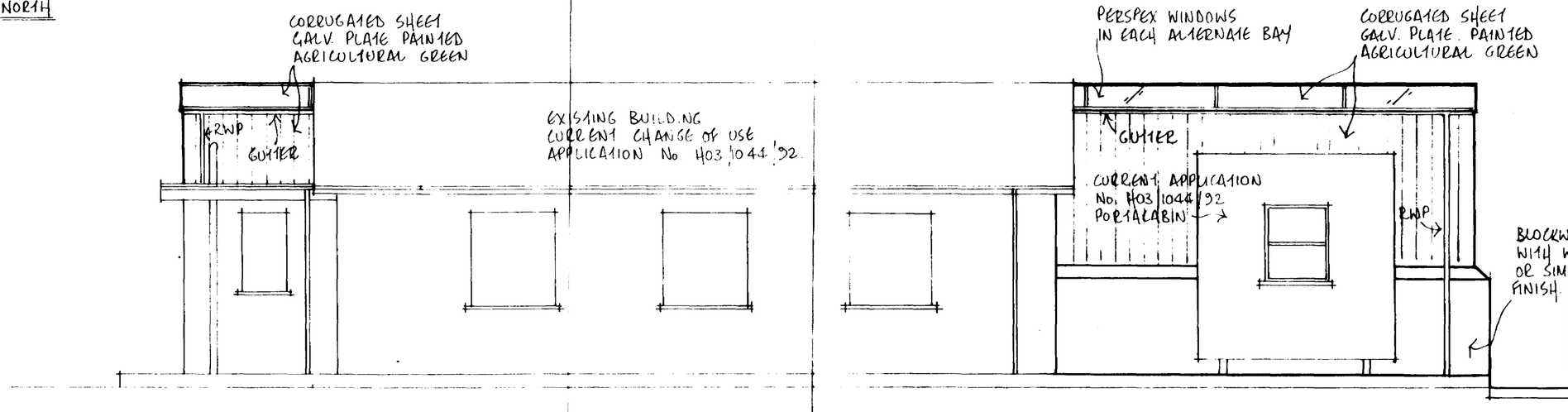
Proposed Rear Elevation
FACING SOUTH



Proposed Side Elevation
FACING EAST



Proposed Front Elevation
FACING NORTH



Proposed Side Elevation
FACING WEST