

Chartered Town Planners
Chartered Landscape Architects

Your ref:
Our ref: 641 2 AJT JDR

02 February 2006

rdc

Robert Doughty
Consultancy

32 High Street, Helpringham
Sleaford, Lincolnshire NG34 0RA

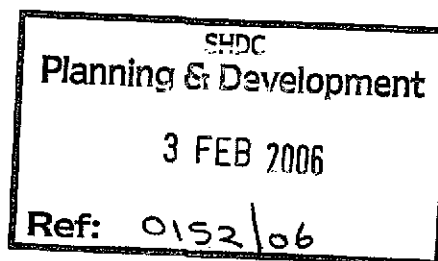
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Head of Planning and Development
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE



Dear Sir

**GEORGE BARNSDALE & SONS
DEMOLITION OF STORE AND ERECTION OF JOINERY PRIMING
WORKSHOP LAND OFF HIGH STREET, DONINGTON, SPALDING**

Please find enclosed a full planning application for the demolition of a store and the erection of a joinery priming workshop on land off High Street, Donington together with the planning fee cheque of £1590.

In support of the application, we enclose a Planning Statement and this demonstrates how the project has been approached and how the final layout and accompanying Masterplan were arrived at. In addition, the statement considers how the proposal accords with adopted and emerging local plan policy.

The substances used in priming the windows etc. being manufactured is water based and non toxic; no noise or smell will emanate from the shed from this process.

Should you have any queries whatsoever regarding this application, please do telephone or write to this office when we will be pleased to respond to any questions you may have.

Yours faithfully

A handwritten signature in black ink, appearing to be "AT", followed by a long horizontal line.

Andrew Turner BA (Hons)



INVESTOR IN PEOPLE



Robert Doughty Consultancy Ltd

Registered in England No. 4084500

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Registered Office: 32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA

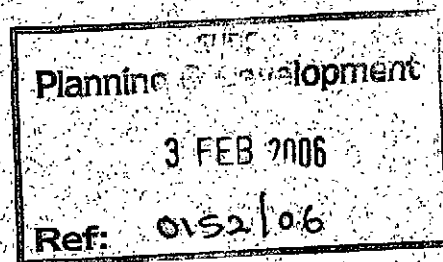
George Barnsdale & Sons

Demolition of store and erection of a joinery priming workshop
Land off Main Road, Donington, Spalding

February 2006

Planning Statement

641/2
Document: 641/2/PS/AT



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- A- Extract from South Holland Local Plan, Redeposit Draft 2005/ Comparison of Existing Structures
- B- Site Survey
- C- Letter from HM Agricultural Inspectorate
- D- Letter from Ramblers' Association
- E- Letter from Spalding Group Ramblers' Association
- F- Letter from Lincolnshire Police
- G- Masterplan

1. Introduction

- 1.1. The Robert Doughty Consultancy Limited has been instructed to make a planning application, on behalf of George Barnsdale & Sons, for the demolition of a store and the erection of a new joinery priming workshop. This is the planning statement to accompany the application.
- 1.2. The statement will begin by appraising the village of Donington, the site and its surroundings with particular relevance to the importance of the company to the village. This will then be put into the planning policy context relevant to the proposal, which together will highlight the physical and political constraints to which the proposal will conform.
- 1.3. The site design will be considered in relation to these physical and political constraints and be complementary to the site and surrounding area, at the same time providing the most economical and practical solution to the company's expansion needs for a new joinery priming workshop.
- 1.4. The application site has had the benefit of various planning permissions given in 1989 and the operators were granted planning permission for the modification of the main timber storage building to include a painting and assembly area in 1999. These permissions were sought and granted to coincide with expansion of the business taking place at the time.

2. The Site and its Surroundings

- 2.1. Donington is large village situated approximately 15 miles southeast of Sleaford, 10 miles southwest of Boston and 10 miles northwest of Spalding. The village is located along the A152, which links the A52 with the A16, to provide a route to Spalding through Gosberton, Surfleet and Pinchbeck.
- 2.2. The A152 is the High Street leading subsequently to the village centre, where the majority of commercial and industrial activity, are located. All main amenities within the village are within walking distance of each other, including primary and secondary schools, a small supermarket, public houses, butchers and green grocers. Other amenities include a petrol station, hair salons and lawyer's offices, all adding to this self-sufficient community.
- 2.3. Public transport in Donington exists in the form of commercial bus services, the main operators being Kimes and Fowlers. Services provide an hourly link with Boston and Spalding.
- 2.4. The application site is home to the George Barnsdale & Sons timber manufacturing and finishing company, east of the village centre, off the A152. Currently, there are several buildings on the site, all relating to the business, which include storage facilities, workshops, offices and machine shops. The site lies close to, but outside the Donington conservation area and defined retail centre. An extract from the South Holland Local Plan Re-deposit Draft 2005, annotating the site's location, has been appended as A.

3. The Company

- 3.1. George Barnsdale & Sons is a family business, established in the village in 1884. They design and manufacture high performance, long life, low maintenance, factory finished timber windows and doorsets, whilst specialising in round-headed windows and doorsets, timber stairs and joinery.

- 3.2. They are at the cutting edge of window design and have designed and supplied windows for various projects throughout the UK including the Westminster Council Building on Piccadilly and new housing development in Mayfair, both in London.
- 3.3. Notwithstanding their national identity and prowess, George Barnsdale & Sons pride themselves on being a local company, employing local people in a safe and comfortable environment. This has led to the BSI British Standard Kitemark Scheme, the ISO 9001:2000 accreditation and Investors in People accreditation, achieved through apprentice schemes and other training programmes.
- 3.4. Further to this, the company strives to be particularly environmentally friendly, using timber sourced from manageable forests wherever possible.

4. Adjacent Land Uses

- 4.1. The company is located between the Black Swan public house and a storage/hauling yard on High Street. Residential properties are located to the north and north east of the site, with the Thomas Cowley High School and associated playing fields nearby.
- 4.2. The Donington Lawn Bowling Club is located to the west of the site next to the specialist auto repair and electronic repair shops. The 'Pop In' care centre for the elderly is situated to the west of the site.

5. Site Boundaries

- 5.1. The site's western boundary is made up of a 1.8m high timber and tin sheet fence running along the footpath and the hedge separating the site from the adjacent bowling green. A high boundary hedge also separates the site from the surrounding residential development to the north and east, with a 1.8m high concrete post and panel fence leading into a 2.4m high concrete port and timber panel along the eastern boundary.
- 5.2. Excluding the access point, the southern boundary also comprises a 1.8m high timber and tin sheet fence, running parallel with an existing footpath. The site survey showing the annotated plan of the site is appended as B.

6. Public Right of Way

- 6.1. As annotated in Appendix B, there is a public right of way running across the site from Church Street to Church Lane. Currently, the footpath is an unattractive public amenity that crosses the site creating an unnecessary hazard to its users as it dissects the George Barnsdale & Sons vehicular access. Notwithstanding this application, in the interest of public safety, the footpath should be diverted and this is confirmed in a letter, from the Health and Safety Executive, appended as C.
- 6.2. Other correspondence, including the Ramblers' Association, Spalding Group Ramblers' Association and the Lincolnshire Police, has all produced positive comments for the diversion of the footpath and letters from these consultations have been appended as D, E and F, respectively. In conjunction with these comments a Masterplan has been drawn up and is appended as G.
- 6.3. This proposal clearly improves the safety and aesthetics of the route through the site and the inclusion of the 1.8m high timber pallisaded fence, through suggestion of the Lincolnshire Police, will discourage crime. Further to this, the high-level hooded downlighters lighting the path will

be substantial in improving the user's visibility and safety, whilst not emitting any light pollution into the neighbouring properties.

- 6.4. Notwithstanding our Masterplan, the planning permission for this development must be granted prior to an application for a footpath diversion order can be submitted under Section 257 of the Planning Act 1990. The information provided in this chapter, however, does encourage the improvement and diversion of the existing footpath, which relates to this proposal to demolish the store and erect a joinery priming workshop.

7. Planning Context

- 7.1. The South Holland Local Plan was adopted in 1998. Notwithstanding this, the Local Plan Review is well advanced with adoption anticipated later this year. The Re-deposit Draft 2005, with pre-inquiry changes in October 2005, has significant weight and provides the most up to date planning policies.
- 7.2. Donington is designated an Area Centre, which "will continue to provide for housing, employment and commercial development to support their role as service centres for the surrounding rural areas." Policy EC3 states that, "proposals for... redevelopment, for employment uses within existing employment curtilages and/or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside."
- 7.3. Policy EN7 sets out criteria which must be met for a development affecting a Conservation Area. The fundamental importance of this type of policy is to retain the historic fabric of the surrounding area and preserve or enhance the character and appearance of the area and its setting. The application proposal is in accordance with these criteria and thus the policy.

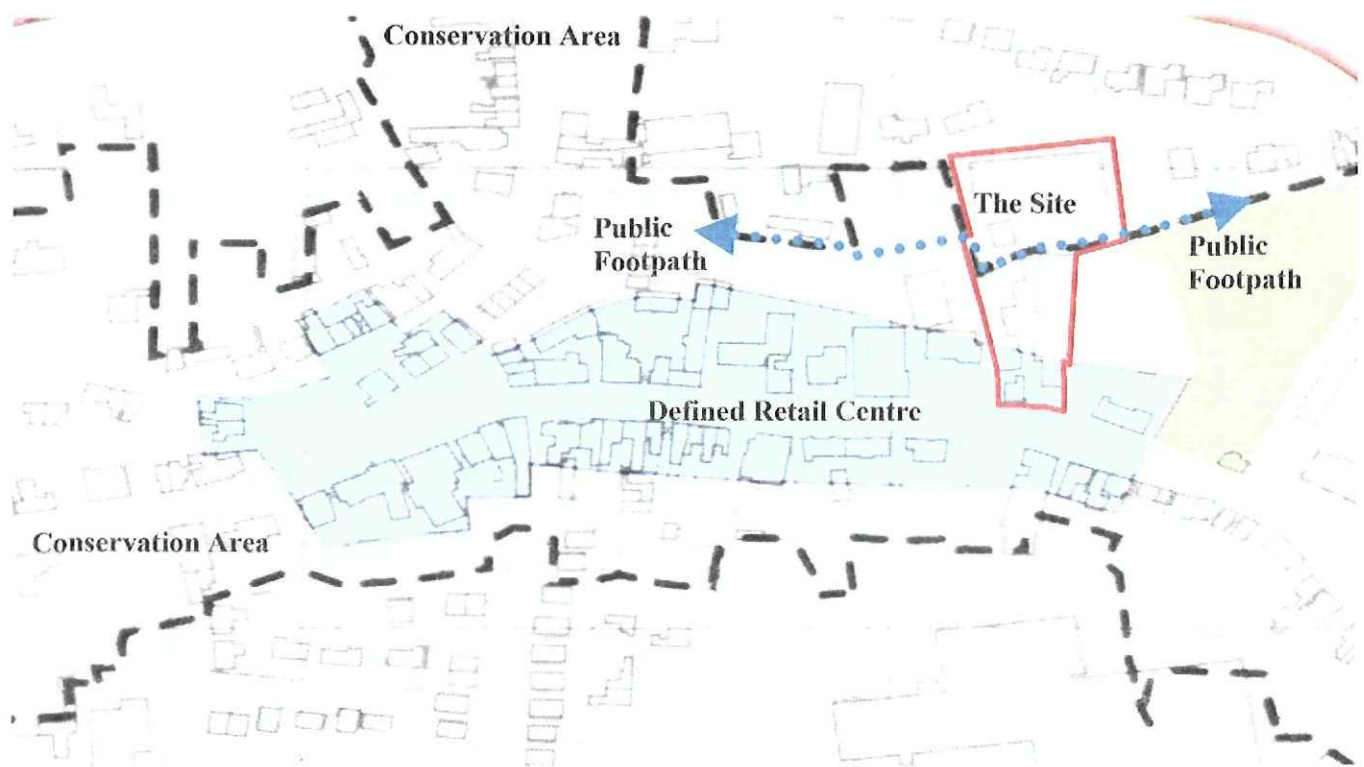
8. Proposed Development

- 8.1. It is clear that the South Holland District Council supports the principle of re-development and the expansion of employment land. The site design (Appendix C) annotates the proposal.
- 8.2. Demolition of the store is justified as the building is in poor condition, too small and therefore, the site is not being utilised to its full potential. An expansion of the company's boundaries is not currently possible so contained renewal and redevelopment is the only possibility for the business to improve its facilities and expand.
- 8.3. The proposed building is a very similar design to the adjacent one already there. It will create a safe and secure environment for the company's manufacturing to continue. The increase in floorspace will also help with the business' long-term future, creating further storage and workspace. A comparison of the existing structures is appended as A.
- 8.4. The access to and turning facilities within the site will remain unchanged. The proposal will not directly contribute to any increase of traffic movements or any other noise or disruption to the surrounding area. No smell will emanate from the priming process and any views into the site will be improved.

Appendices

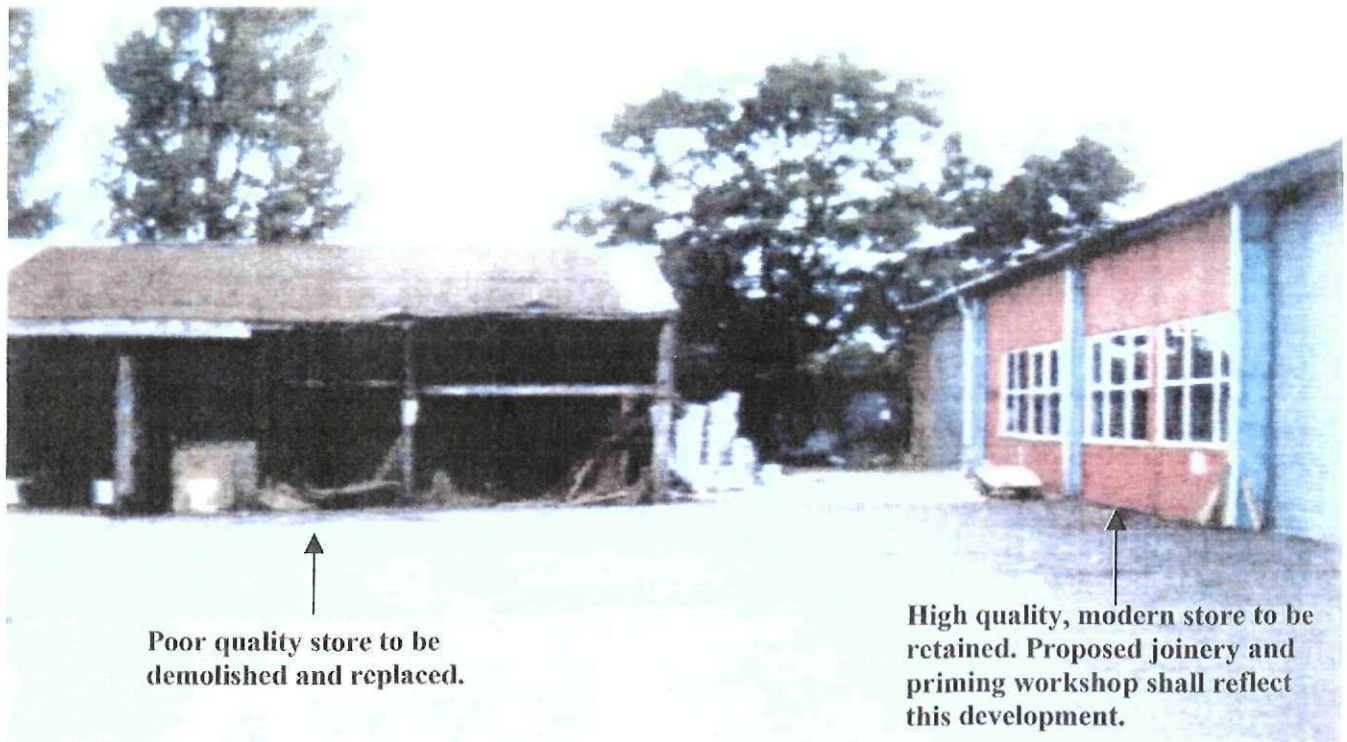
A

Extract from South Holland Local Plan, Re-deposit Draft 2005



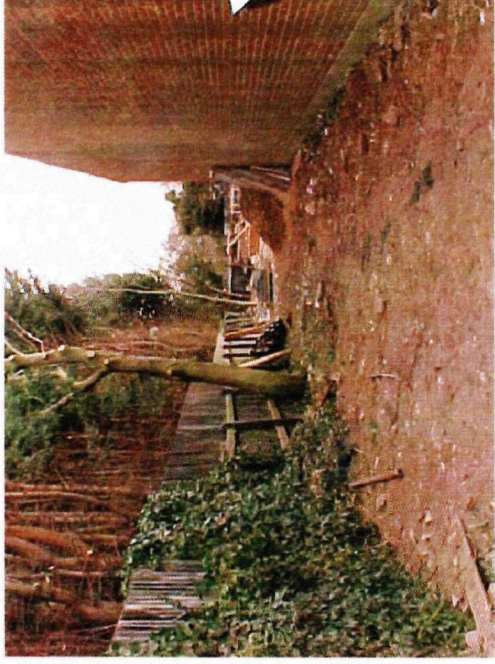
"Reproduced from the 2nd January 2006 Ordnance Survey map with the permission of the Controller of HM Stationary Office, Crown Copyright reserved." Robert Doughty Consultancy Limited License Number AR 100010613

Comparison of existing structures



B

Existing View A



Existing View B

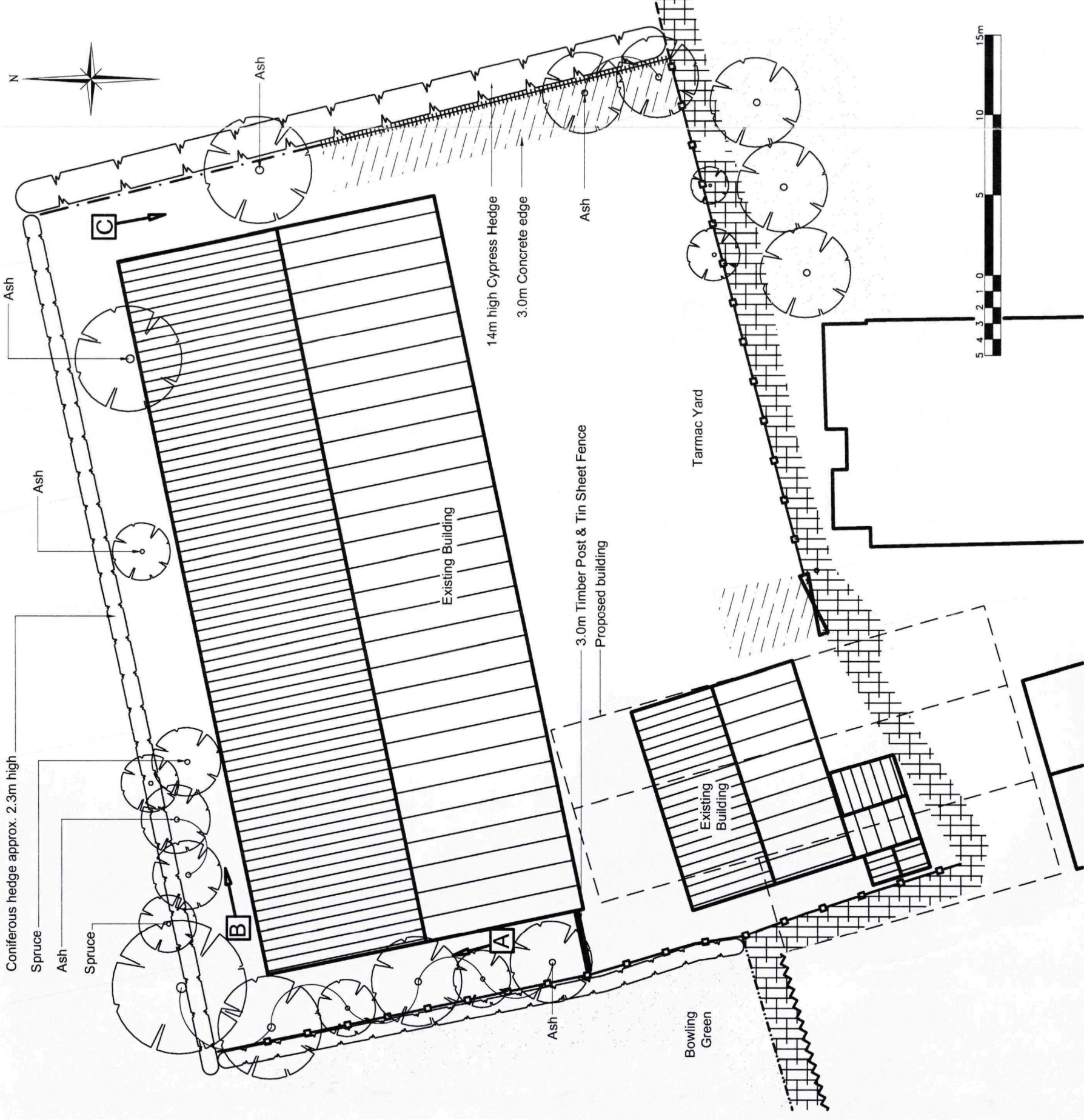


Existing View C



Survey Plan

KEY	
	Tree
	Boundary hedge
	1.5m timber panel & barbed wire fence
	1.8m steel post & chain link fence
	1.8m timber post & tin sheet fence
	2.4m concrete post & timber panel fence
	1.8m concrete post & panel fence
	Tarmac footpath
	Concrete surfacing
	Grass



Rev.	By	Notes	Date
rdc THE ROBERT DOUGHTY CONSULTANCY LIMITED TOWN AND COUNTRY PLANNING/LANDSCAPE ARCHITECTURE 32 High Street, Highthorpe, Sheffield, Lincolnshire, © NGS4 00A Tel: (01529) 421948 Fax: (01529) 421958 Website: www.rdc-landplan.demon.co.uk E mail: admin@rdc-landplan.demon.co.uk			
Client: GEORGE BARNSDALE & SONS			
Project: FOOTPATH DIVERSION, HIGH STREET, DONNINGTON			
Drawing title: SITE SURVEY			
Job No. 641	Drawing No. 01	Rev. JC	Drawn JC
Scale NOT TO SCALE	Date 13/04/04	Checked	

DO NOT SCALE from the drawing. All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.

C



HM Agricultural Inspectorate

Health & Safety
Executive

Ext:

HM Principal Agricultural Inspector - R E PRAGNELL

Mr S C Wright
George Barnsdale & Sons Ltd
High Street
Donington
SPALDING
Lincs. PE11 4ST

Your ref: GB/5155

Our ref: PB01/MB/A2

Date: 15 Nov. 93

Dear Mr Wright

In reply to your letter, 27 October 1993, regarding the current siting of the footpath in front of your storage sheds.

It is a requirement that every workplace is organised in such a way that pedestrians and vehicles can circulate in a safe manner. Generally speaking this means that people are segregated from vehicle operating areas. Lift trucks and reversing vehicles are especially dangerous. It is essential that pedestrian routes and crossing places are defined, designated and clearly marked. In some instances, eg. limited vision crossings etc. you will need to provide suitable barriers to segregate pedestrians from vehicle areas.

Bearing the above in mind it is obvious that a footpath crossing an industrial site is a constant source of danger and should, if it is at all possible, be re-routed.

... Enclosed are 2 leaflets, "Reversing Vehicles" and "Danger! Transport at Work", for your information.

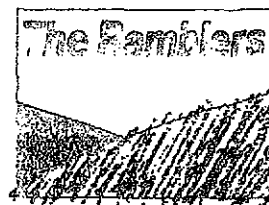
Yours sincerely

P N BETTS
HM Inspector of Health and Safety

... Encs.

D

The Ramblers' Association
Company Limited by Guarantee
Working for walkers
Registered Charity 1093577



Rothay,
27 Church Green Road,
Fishtoft,
Boston. PE210QY.
Tel: 01205 364835.
19th August, 2004.

Lincolnshire Area
Groups: Boston • Gainsborough
Grantham • Grimsby & Louth
Horncastle • Lincoln
Scunthorpe • Sleaford
Spalding • Skegness • Stamford

Dear Stephen,

DONINGTON PUBLIC FOOTPATH NUMBER 11.

Thank you for your letter of the 18th August, 2004.

My wife did tell me that you rang on Monday and that you would be ringing again.

Robert Doughty did ring me and discuss the type of fencing he had recommended, and I did indeed agree that this would be acceptable to the Association.

I now look forward to walking this diverted route in the years ahead.

I would like to thank you for the friendly way we have been able to agree this alternative route, and its layout.

Kind regards.

Yours sincerely,

Ron White Area Footpath Officer South Lincs.

E



SPALDING GROUP RAMBLERS' ASSOCIATION

To encourage rambling, to foster a greater knowledge, love and care of the countryside, to work for the preservation of natural beauty, the protection of our existing heritage of public paths and the provision of access to open country



CHAIRMAN:

SECRETARY:

TREASURER:

FOOTPATH OFFICER

[F. R. NEAL]

[15 EDINBURGH WALK]

[HOLBEACH]

[SPALDING]

[LINES]

[PE 12 TAP.]

GEORGE BARNSDALE & SONS LTD

5. 1. 94.

HIGH STREET

DONINGTON

SPALDING

LINES

PE 11 4 ST.

Dear Mr Wright

Sorry for the delay in answering your letter regarding the footpath crossing your property, but our committee only meets quarterly, and as your letter arrived after our last meeting, I have to contact them individually. also I have been off with influenza over the Xmas period.

In the interest of Public safety our committee can see no objection to that section of the path that crosses your property being diverted, provided it is suitably surfaced and lighted

I apologise again for the delay.

Yours Faithfully

F. R. Neal.

F



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558118
email
peter.gravells@lincs.pnn.police.uk

Your Ref:
Our Ref: PG//CS

11th November 2005

Mr S Wright
George Barnsdale & Sons Ltd
High Street
Donington
Spalding
Lincolnshire
PE11 4TA

Dear Mr Wright

Re: Footpath diversion

With reference to our recent meeting on Monday 7th November regarding the proposals for the diversion of the public footpath from its existing route to around the perimeter of George Barnsdale & Sons Ltd., I support the proposal and offer no objections. I would however recommend that the boundary treatment etc. as shown on drawing 02 (Master plan) be adopted with the following additional measures.

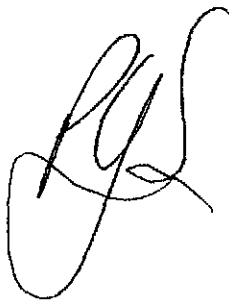
- The fencing treatment to the adjacent properties should be 1800mm close-boarded construction without footholds with the rails facing towards the dwellings. It is also recommended that the fencing to the dwellings on Church Lane should be increased in height to 2200mm. This would be 1800mm close boarded topped with 400mm of trellis. The trellis will help to deter climbing into the adjacent properties and can be made more secure by using it as a framework to carry deterrent planting e.g. thorny shrubs. The remainder of the fencing adjacent to the works yard should be of a hit and miss construction allowing for additional surveillance during daylight hours and illumination from the yard at night into the narrow part of the footpath.
- There are two options available for the proposed lighting scheme, either low-level columns or wall mounted down lights, both designs of lighting units should be vandal resistant. Through my own experience I would recommend wall lights, as these are least susceptible to damage and can be fixed either proud on the brickwork or recessed into the wall.

- All landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a maximum height of 2 metres, thereby maintaining a clear field of vision along the footpaths. Trees when fully grown should not mask any security measures or become climbing aids. Additionally consideration should be given for removal of the large tree to allow for this level of surveillance.
- With the installation of monitored CCTV with the correct signage this should negate the concerns of the adjoining occupiers with regards to the proposed diversion. It is recommended that a CCTV system should be designed to cover all vulnerable areas, which should consist of a minimum of four cameras. Consideration also needs to be given to the Data Protection Act 1998 and the Human Rights Act 1998 for the principles of the installation.
- In the interests of crime reduction and community safety it is recommended that acrylic convex security mirrors be erected to allow for pedestrians to have sight 'around' the corners they are approaching. These should be a minimum of 600mm in diameter. This measure will help to reduce the possibility of crime and further reduce the fear of crime for the footpath users.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Should you require any further advice on this matter please do not hesitate to contact me.

Yours sincerely,



Constable P. Gravells
Architectural Liaison Officer

G

Proposed View A



Proposed View B



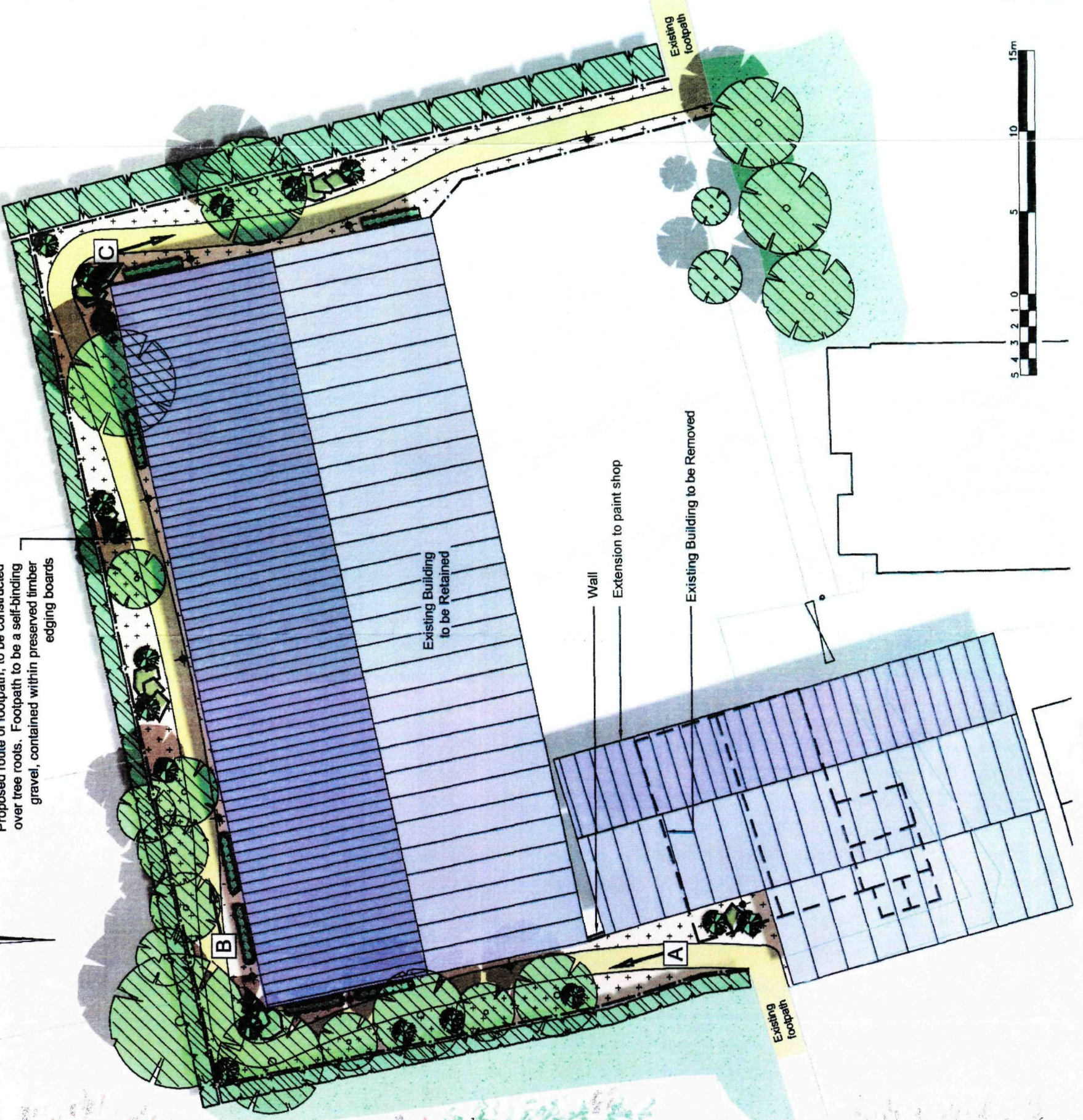
Proposed View C



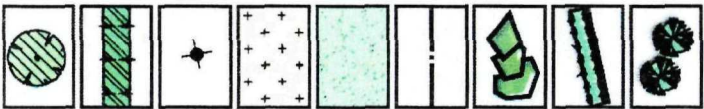
Masterplan

Continuously manned CCTV surveillance of new footpath route. View restricted to footpath only, in order to prevent overlooking into adjoining gardens.

Proposed route of footpath, to be constructed over tree roots. Footpath to be a self-binding gravel, contained within preserved timber edging boards



KEY



Rev.	By	Notes	Date
THE ROBERT DOUGHTY CONSULTANCY LIMITED			
TOWN AND COUNTRY PLANNING LANDSCAPE ARCHITECTURE			
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Client: GEORGE BARNSDALE & SONS			
Project: FOOTPATH DIVERSION, HIGH STREET, DONINGTON			
Drawing title: MASTERPLAN			
Job No.	Drawing No.	Rev.	Drawn
641	02		JC
Scale	Date	Checked	
NOT TO SCALE	13/04/04		

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