SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0535/92 Received:13-MAY-92 Type:FULL

Name: D & S Factors
Pinders Lane
Donington
Spalding
Lincs

Agent: Fentop Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Extension to existing storage building

Location : Pinders Lane Donington
Spalding Lincs

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

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

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

2 The development shall be screened by trees, hedges and/or bushes on the western side of the site to the reasonable satisfaction of the Local Planning Authority.

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

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.

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

Director of Planning and Building Control Services
23-JUN-92 H04/0535/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04/0535/92

Date Registered 13 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D&S FACTORS
PINDERS LANE
DONINGTON
SPALDING.

Tel. No.

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

FENTOP CONSTRUCTION LTD.,
MALTING LANE, DONINGTON,
SPALDING, LINCS.
TEL. (0775) 820050.

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS APPLICANT

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO EXISTING STORAGE BUILDING

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220 If you consider no fee is payable include a written explanation instead.

Signed T. Pope Date 16/3/1992

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: 112 sq. metres

B. Please state size of any new structure:- (a) max. height: 6 metres

(b) max. length: 9 metres

(c) max. width: 12 metres

C. Please state type and colour of materials for facing external walls: ALL CLADDING SINGLE SKIN PROFILED CEMENT FIBRE SHEETS IN NATURAL COLOUR.

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

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? EXISTING PARKING AREA TO BE USED

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: INTO EXISTING DRAINS

B. For estate developments, please state how highway surface water will be disposed of: DOES NOT APPLY

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

D. Foul sewerage will be disposed of to: DOES NOT APPLY

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. → Date: Consultee(s):

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

Continue on separate sheet if necessary.

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 T. Pope (~~Applicant~~/Agent) Date 16/3/1992

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 T. Pope ~~Applicant~~/Agent) Date 16/3/1992

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

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 112 sq. m. Previous total gross floorspace / sq. m.

This new total includes the following net floorspace:

Retail sq. m. Office sq. m. Industrial sq. m. Warehousing 112 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 0		4 0
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	/		
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	BUILDING TO BE USED FOR STORAGE OF TYRES & RIMS.		
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	DOES NOT APPLY		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	INCREASING OF STORAGE AREA		
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)	EXISTING AREAS TO BE USED FOR PARKING, LOADING & UNLOADING VEHICLES		
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)	5/10 VEHICLES /DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	EXISTING DISPERSAL SYSTEM		
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?	DOES NOT APPLY		

APPLICATION ASSESSMENT

ces for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJH
date: 2-6

Case Officer Conclusions (issues)

Open field to side + rear. Small orchard sited to east, not shown on plan. Trees need to be removed. Well away from neighbouring house. Types + sizes currently unknown.

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? No
Yes / No

No ....

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....

Flagged by Senior Officer
Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....

Nil fees (not first Submission)

ANY ONE OF ABOVE

Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
22.9.16

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] | Precise details, for non-standard direction:

PM 20-5

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
The Occupier
The Hollys,
Pinders Lane, Dronfield

Residents (Delivery):
The Occupier
Pinders Lane, Dronfield

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: | Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220 P1148

Receipt Issued ..... No. P1147

Date First Received 13 MAI 1992

REGISTRATION

REFERENCE H04/0535/92

Cross-Ref R

Date 14/5/92

VALIDATION Date 13/5/92

Type FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 112

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:

Certificate ☐ Accuracy ☐

Site plans ☐ Incomplete form ☐

Description ☐

S65 Advert required ☐ Expiry date .....

Fees:

Nil fee – previous app ☐ Ref .....

– type ☐

Discounted fee ☐ Reason .....

Correct fee £ 220 Additional £ NIL Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 13.5.92

Index Sheets 91 OS Nos ..... Grid Ref 5319830 1359830

Ward C Parish DONINGTON TR Rural ☐ CA ☐

TR Bypass ☐ LB ☐ Grade

Inside LBD NO Inside LP Area NO Level crossing ☐ TPO ☐

Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref. 003003G

Planning Records:

Earlier apps 731/80 New Storage building

1/7/93

831/84 Storage building

949/84 R

B Reg Records:

Already submitted Ref.....

Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H04/0535/92 Received:13-MAY-92 Type:FULL

Name: D & S Factors
Pinders Lane
Donington
Spalding
Lincs

Agent: Fentop Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Extension to existing storage building

Location : Pinders Lane Donington
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 The development shall be screened by trees, hedges and/or bushes on the western side of the site to the reasonable satisfaction of the Local Planning Authority.

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

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.

Authorised to issue:

19-JUN-92 H04/0535/92

AD..A.....DC..P.C...
22/6 -3/6

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: H04/0535/92 Type: FULL

Applicant: D & S Factors
Tel:

Agent: Fentop Construction Ltd
0775 820050

Description: Extension to existing storage building

Location: Pinders Lane
Donington
Spalding
Lincs

Valid date: 13-MAY-92
Target dates:
To case officer 18-MAY-92
Inspected by 23-MAY-92
Extra contacts 28-MAY-92
Report if not clear by 17-JUN-92

Terminal date: 08-JUL-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 112 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	18-MAY-92	01-JUN-92
Cllr Mrs R Hunt MBE 0775 820291	18-MAY-92	01-JUN-92
Cllr M S L Rollinson	18-MAY-92	01-JUN-92

Approve

A.C.C — No objections JC 21/5/92.

Own/Occ, The Hollys, Pinders Lane, Donington 4-JUN-92 18-JUN-92

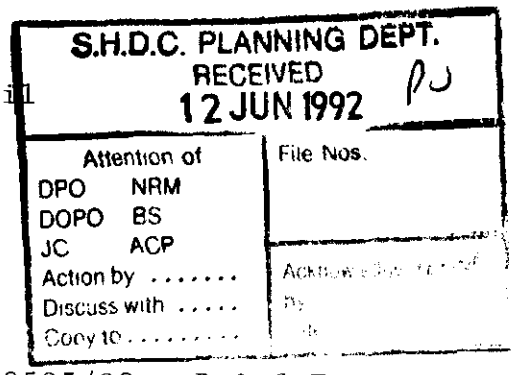
BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PA

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX.0205 360657

YOUR REF. OUR REF. JMH/JA/P/D1 DATE 11 June 1992



South Holland District Council
Council Offices
Second Floor
Priory Road
SPALDING
Lincs

Dear Sirs

Planning Application No H04/0535/92 - D & S Factors - Donington

I have the following requirements with reference to the above planning application.

The proposed development increases the rate of discharge into the Board's drainage system. Under the Board's Byelaws the developer shall pay the Board a development contribution.

Yours faithfully

Engineer to the Board

BR.. ..N 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.
RECEIVED
- 1 JUN 1992
Attention of
DPC MHM
DOPO HS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge Yes No
by

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0535/92

Applicant: D & S Factors
Pinders Lane
Donington
Spalding
Lincs

Agent: Fentop Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Extension to existing storage building

Location: Pinders Lane Donington
Spalding Lincs

Type: FULL

Date received: 13-MAY-92

18-MAY-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 02-JUN-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Approved

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUN 1992
Allocation of
File Nos.

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

NRA

National Rivers Authority
Anglian Region

18 June 1992

Our Ref: GT/92/1/SH/0163/EB

Dear Sir

PLANNING APPLICATION NO H04/0535/92
FOR PROPOSED EXTENSION TO STORAGE BUILDING BY
D & S FACTORS AT PINDERS LANE DONINGTON

With regard to the above-mentioned application received on 18 June 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

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

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

For your information, we enclose a copy of a letter dated 11 June 1992, received from The Black Sluice Internal Drainage Board, who were also consulted about the application.

Yours faithfully

C R F Morgan
Planning Engineer

ROGER HYDE
Regional General Manager

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

BLACK SLUICE INTERNAL DRAINAGE BOARD

172 CARLTON ROAD, BOSTON, LINCS. PE21 8PA

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX. 0205 360657

YOUR REF. OUR REF. JMH/JA/P/D1 DATE 11 June 1992

Planning Engineer
Anglian Water - NRA
Aqua House
Harvey Street
LINCOLN
LN1 1TF

Dear Sirs

Planning Application No H04/0535/92 - D & S Factors - Donington

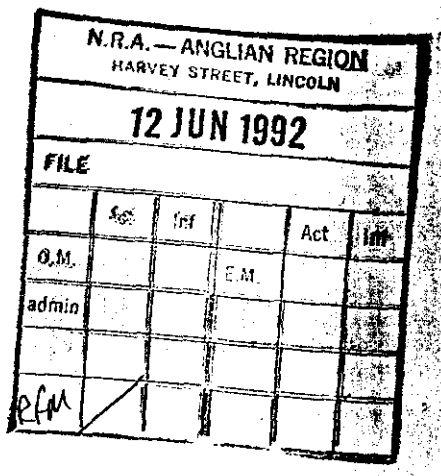
I have the following requirements with reference to the above planning application.

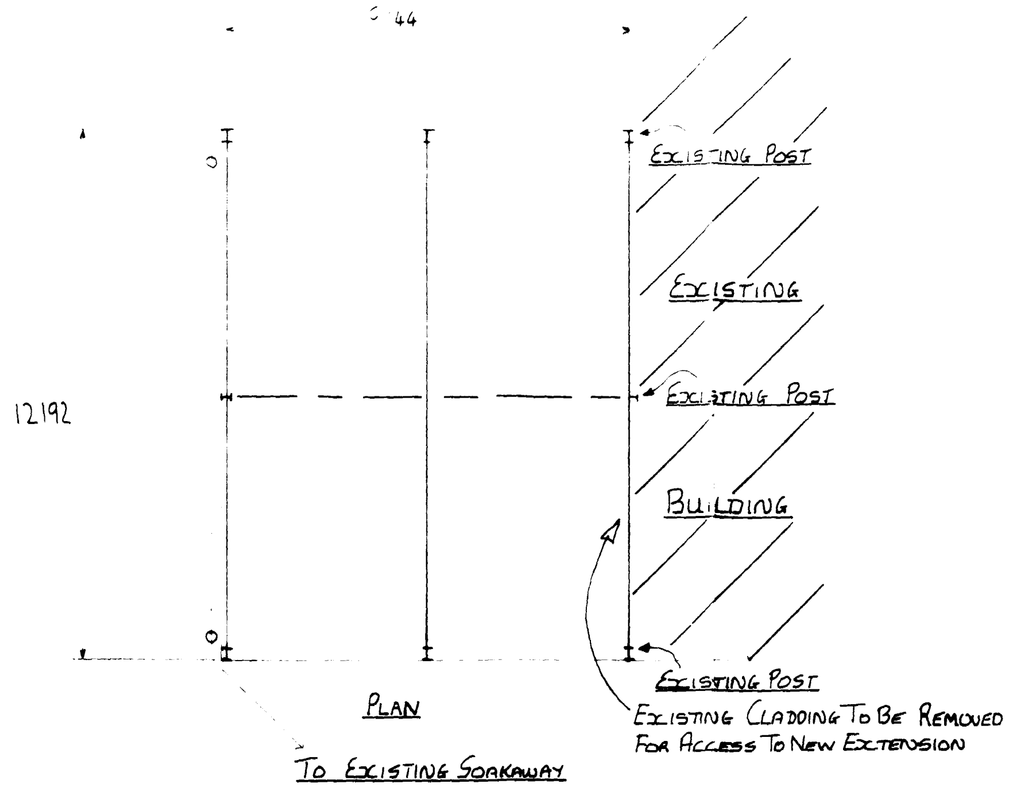
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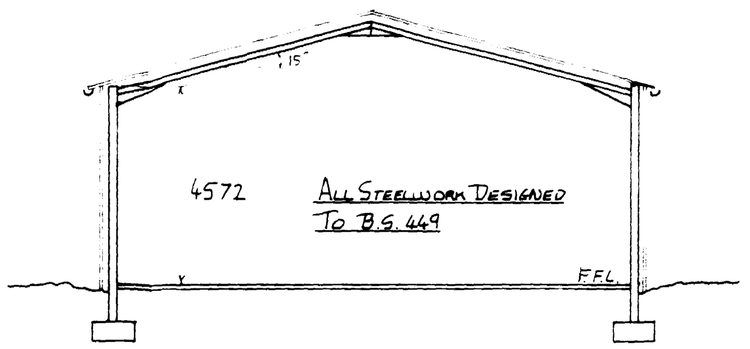
Yours faithfully

S.M. Hg

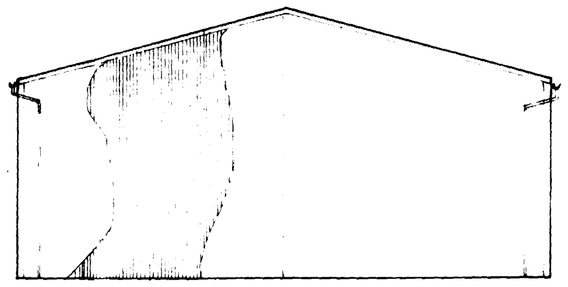
Engineer to the Board



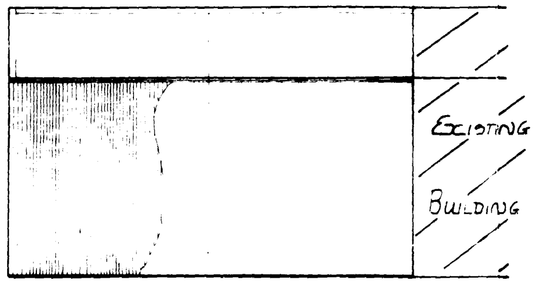




SECTION THROUGH



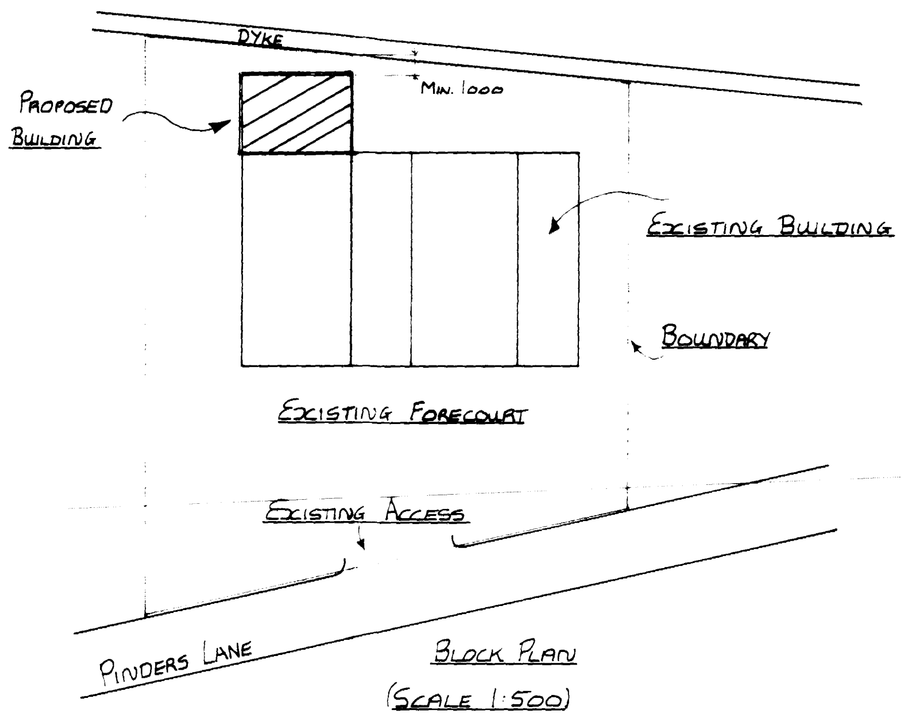
END ELEVATION (REAR)



WEST SIDE ELEVATION
EAST SIDE ELEVATION OPP. HAND



LOCATION PLAN (SCALE 1:2500)



EXISTING FORECOURT

BLOCK PLAN
(SCALE 1:500)

Drawing No. FT. 12.03.92

FENTOP

STRUCTURAL

NOTES

CLADDING

ALL CLADDING TO BE IN ETERNIT 2000 PROFILE 6 SHEETS IN NATURAL COLOUR. ALL OVER ZED PURLIN SYSTEM. SINGLE SKIN CONSTRUCTION.

RAINWATER GOODS

ALL NEW RAINWATER GOODS CONNECTED INTO EXISTING DRAINAGE.
150MM HALF ROUND FIBRE CEMENT GUTTER
100 MM FIBRE CEMENT DOWNPIPE

SOUTH [illegible] D.C.
PLANNING
13 MAY 1992
REF. H04/0535/92

Revisions	By	Date

S/BLAST			
PAINT	PRIMER		
	TOP COAT		
SCALE	1:100 (U.O.N.)		
COMP		DATE	
DRAWN	T. POPE	DATE	12·3·92
CHKD		DATE	

CLIENT
D&S FACTORS

SITE
PINDERS LANE
DONINGTON
SPALDING

DETAILS
PROPOSED EXTENSION TO EXISTING STORAGE BUILDING

FENTOP CONSTRUCTION LTD.
MALTING LANE, DONINGTON,
SPALDING LINCS. PE11 4XA.
TEL 0775 820050
FAX 0775 821576

Drawing No.
F.T. 12·03·92