ILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0732/92 Received:03-JUL-92 Type:FULL

Name: British Fuel Company Ltd
8 St Peter At Arches
Silver Street
Lincoln
LN2 1EA

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: Widening of Existing access from Fen Road

Location : Holly House Fen Road
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.

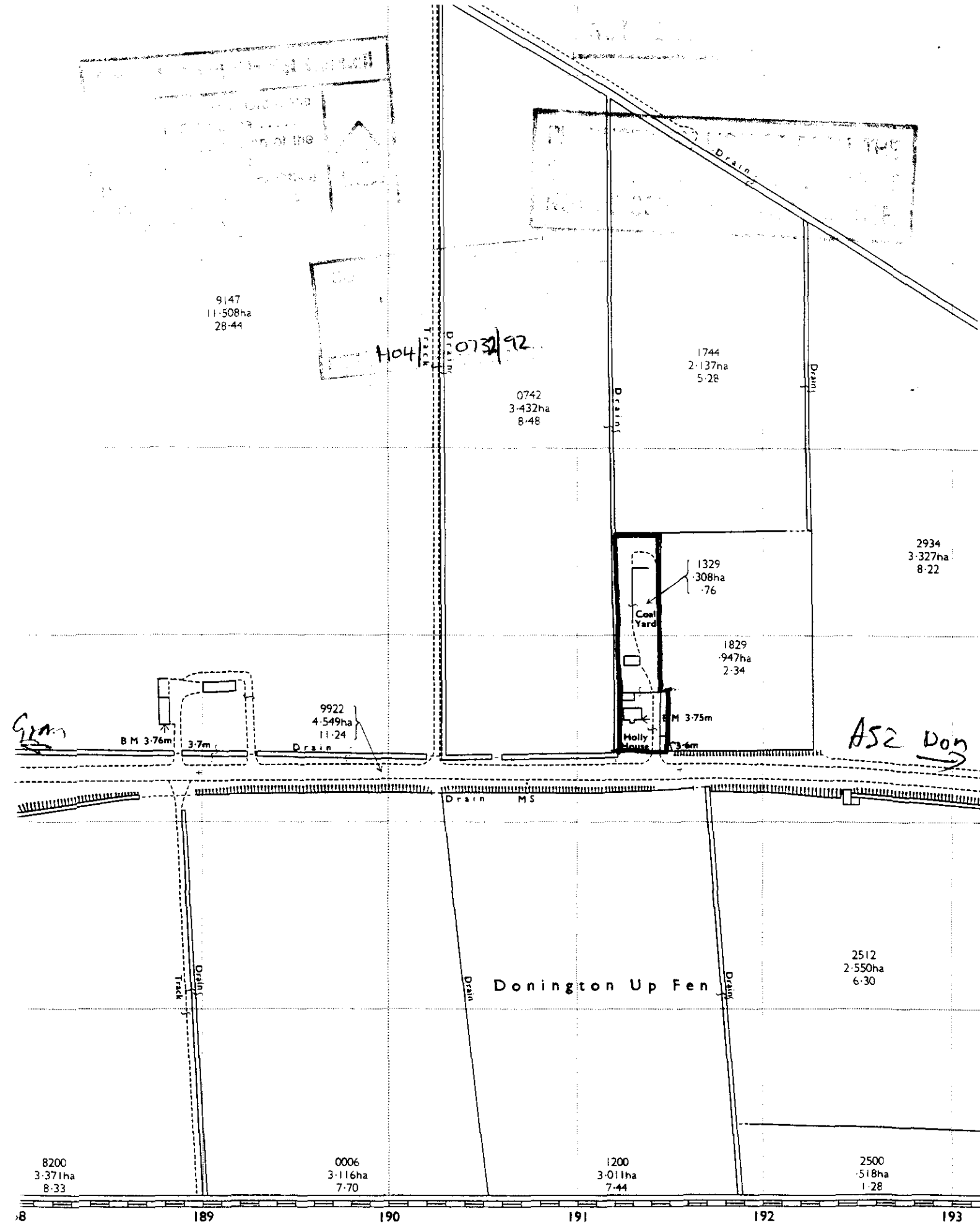
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
05-AUG-92 H04/0732/92

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)



HOLLAND WITH BOSTON CO CONST

TF 1834-1934

CONVERSION SCALES

HECTARES-ACRES

5 6 7 8 9

10 11 12 13 14 15 16 17 18 19 20 21 22

METRES-FEET

340 360 380 400 420 440 460 480 500 520 540 560 580 600 620 640 660 680 700 720 740 760 780 800 820 840

00 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04/0732/92

Date Registered 03 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BRITISH FUEL COMPANY LTD.
5 ST. PETER AT ARCHES
SILVER STREET
LINCOLN
LN2 1EA.

Tel. No. 0522 532291

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

RICHARD J. DIGGLE
OAK HOUSE, VICARAGE CLOSE,
HOLBEACH ST. JOHNS,
SPALDING, LINCS, PE12 8RS.

Tel. No. 0406 34 376
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BRITISH FUEL COMPANY LTD, HOLLY HOUSE, FEN ROAD, DONINGTON, LINCS. PE11 4XE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

WIDENING OF EXISTING ACCESS FROM FEN ROAD.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55-00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 1st JULY 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: sq. metres

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

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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: FEN ROAD
Will there be —
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site?: AS EXISTING.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of: TO EXISTING.

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.		→ 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.

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 ____ 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 ____ 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?	NONE	NONE	NONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	NONE		
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	COAL DISTRIBUTION DEPOT		
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			
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	ACCESS ROAD TO COAL YARDS		
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)	AS EXISTING.		
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)	NO INCREASE ON EXISTING. APPROX. 10 VEHICLES PER DAY.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
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?	N/A.		

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

Certificate A

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

Signed ..... ~~(Applicant~~/Agent) Date 1st July 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 ..... ~~Applicant~~/Agent) Date 1st July 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.

Date .....

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:

CONSULTATION/PUBLICITY REQUIRED PDU 8-7.

Publicity : General Residents (Postal):
Departure
Setting of LB Viz

Residents (Delivery):

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours No Other

Boundaries Site Features

Inspected by: PSU
date: 14-7

Case Officer Conclusions (issues)

Access will remove old farm gate stockade into adjoining field
visibility good in both directions overhead cables + posts do not
seem to need relocating.

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy — Yes ---- No ✓

Ward member request — Yes ---- No ✓

Recommend approval against material objection — Yes ---- No ✓

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

Other info. viz:
Signed .....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. 11388

Date First Received .....

REGISTRATION

REFERENCE H04/0732/92

Cross-Ref N/A

Date 6/7/92

VALIDATION Date.....

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Site plans ☐ Description ☐ Accuracy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ - type ☐ Discounted fee ☐ Ref ..... Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 7/7

Index Sheets 8 OS Nos ..... Grid Ref S 19130 B 35360

Ward C Parish DENINGTON

Inside IBD NO Inside LP Area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: ☐ Grade

Linked to site.....Ref..... Linked to property.....Ref. 0024077

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H04/0732/92 Received:03-JUL-92 Type:FULL

Name: British Fuel Company Ltd
8 St Peter At Arches
Silver Street
Lincoln
LN2 1EA

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: Widening of Existing access from Fen Road

Location : Holly House Fen Road
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.

Authorised to issue:

31-JUL-92 H04/0732/92 AD..AC.....DC....DP...
4/8 4/8

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: H04/0732/92 Type: FULL

Applicant: British Fuel Company Ltd
Tel: 0522 532291

Agent: Richard J Diggle
0406 34 376

Description: Widening of Existing access from Fen Road

Location: Holly House
Fen Road
Donington
Spalding Lincs

Valid date: 03-JUL-92
Target dates:
To case officer 08-JUL-92
Inspected by 13-JUL-92
Extra contacts 18-JUL-92
Report if not clear by 07-AUG-92

Terminal date: 28-AUG-92
Target Committee: 26-AUG-92
Report deadline: 12-AUG-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

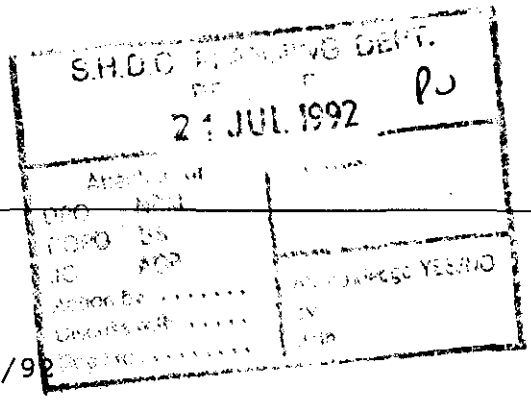
CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	08-JUL-92	22-JUL-92
Cllr Mrs R Hunt MBE 0775 820291	08-JUL-92	22-JUL-92
Cllr M S L Rollinson	08-JUL-92	22-JUL-92

LCC - Obs Attached JCS 9/7/92

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: H04/0732/92

Applicant: British Fuel Company Ltd
8 St Peter At Arches
Silver Street
Lincoln
LN2 1EA

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: Widening of Existing access from Fen Road

Location: Holly House Fen Road
Donington Spalding Lincs

Type: FULL

Date received: 03-JUL-92

08-JUL-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 23-JUL-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:

Approval Recommended.

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: – South Holland District Council

Application Reference H02/0732/92

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

Fen Road, Donington

3. Name, classification and number of road

I (A52)

4. Date application referred 9-7-92

5. State whether outline, detailed application etc.

Full

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

Widening of Existing Access to Coal Yard.

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.~~

Note: This is not the ideal location in highway terms for this business but obviously as it is established I welcome the improvements to the access

Date: 9-7-92 Signed: [signature]
Director of Highways and Planning

Richard J Diggle

Architectural Project Manager

SOUTH HOLLAND D.C.
PLANNING
03 JUL 1992
REF H04/0732/92

1 July 1992

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

Dear Sirs

WIDENING OF EXISTING ACCESS AND ENTRANCE ROAD
HOLLY HOUSE : FEN ROAD : DONINGTON
BRITISH FUEL COMPANY LTD

I enclose the following in respect of an application for Planning Permission:

1. Four copies of drawing no 112/1

2. Four copies of 1:2500 Ordnance Survey plan.

3. Four copies of completed application form.

4. Cheque to the value of £55.00 being the fee payable.

I trust you find the application in order and should you have any queries or require any further information, please do not hesitate to contact me.

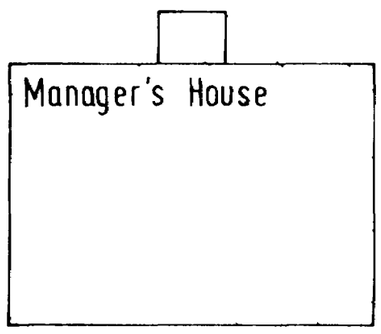
Yours faithfully

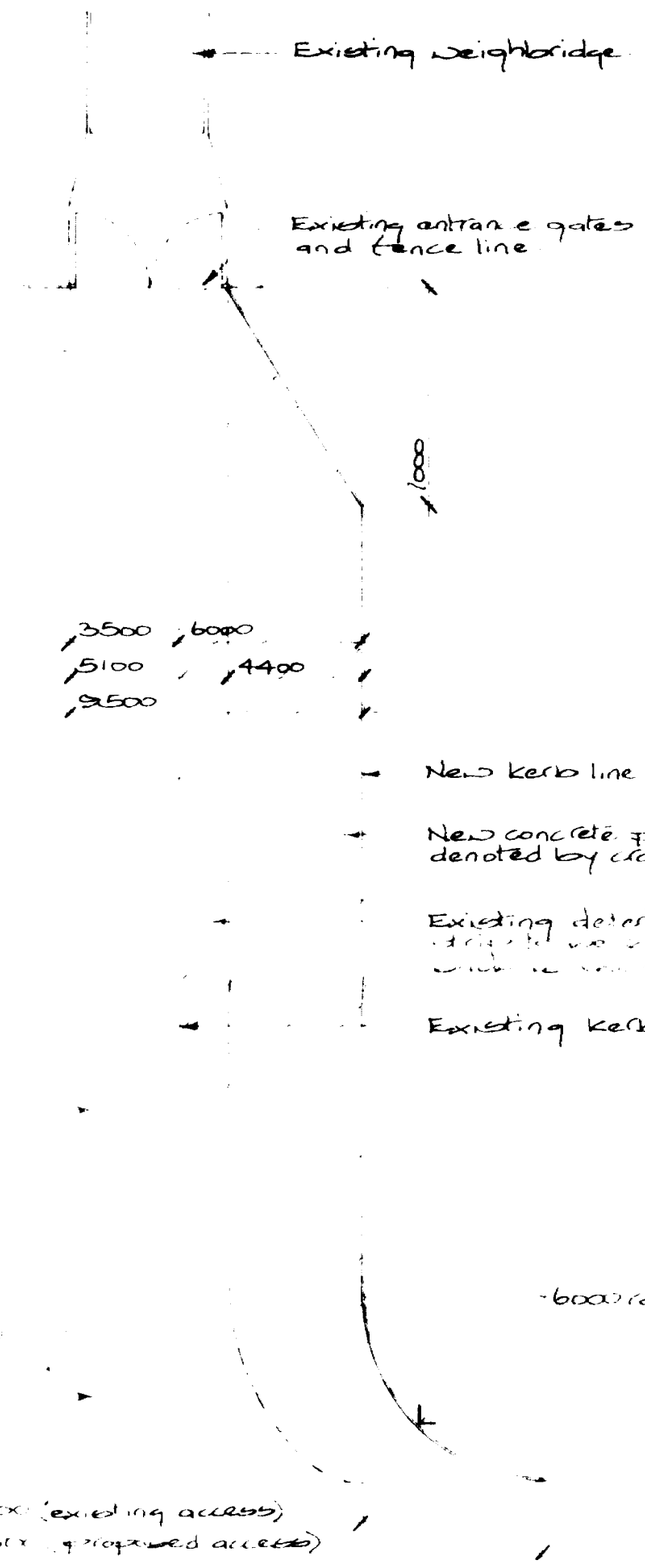
RICHARD J DIGGLE

Oak house
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone 0406 34 376

Existing Depot





A52 To Donington ---→

FEN ROAD