APPLICATION NO. : H4 1043 92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H04/1043/92 Received:12-JAN-93 Type:OUTLINE

Name: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Agent: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Residential development including details of means of access
Location : Malting Lane Donington
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposed access has inadequate visibility, to the south, the traffic approach side, to serve a residential estate road. Also the access is adjacent to the access to the adjoining land. To allow this proposal would lead to vehicles emerging onto Malting Lane with inadequate site of oncoming traffic, to the detriment of highway safety, close to another access point.

2 The site forms part of a larger area of potential development land. In the opinion of the Local Planning Authority the development of this site in isolation from the other land would be unsatisfactory in that it would result in a piecemeal and unco-ordinated pattern of development and would prejudice the satisfactory development of the larger area of land to the detriment of the long term development of the area.

3 Notwithstanding the details submitted with the application the Local Planning Authority is of the opinion that it would not be possible to provide a satisfactory development on this site in isolation from other land and provide adequate measures to safeguard the amenities of the proposed dwellings against noise from the nearby commercial activities on land to the west.

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)

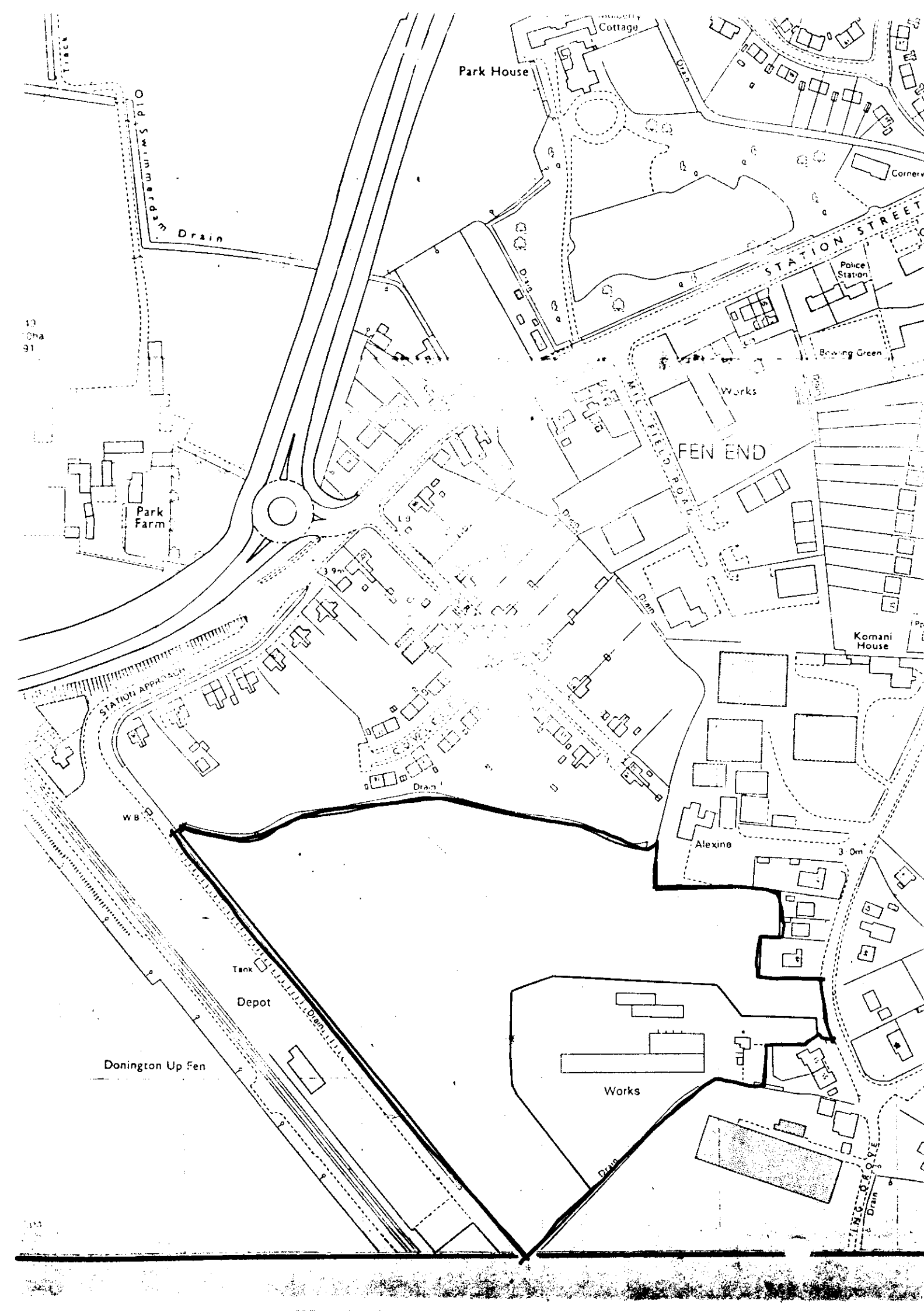
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
18-FEB-93 H04/1043/92

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)


Park House
Cottage
Old Swinmerdan Drain
STATION STREET
Police Station
Bowling Green
Works
FEN END
MILL FIELD ROAD
Park Farm
Komani House
STATION APPROACH
Alexine
Tank
Depot
Donington Up Fen
Works

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04/1043/92

Date Registered 05 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

FEN TOP CONSTRUCTION LTD
MALTING LANE
DONINGTON
SPALDING

Tel. No. 0775 820050

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MALTING LANE, DONINGTON, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL development including details of main of access.

Please complete

I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of 1210 If you consider no fee is payable include a written explanation instead.

Signed..... Date 2-10-92 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 Certificates**

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

Please state Site Area 1.1 (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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. *If building works are proposed, please state extra floor space to be created:*	N/A sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	N/A metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	N/A
D. Please state type and colour of roofing materials.	N/A
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.

INDUSTRIAL

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?		

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 or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ 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?		➡ Application No.

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.

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.**
(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 2-10-92

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 2-10-92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Existing dwelling adjoins Pair Bungalows - House appears to contain hazardous asbestos linings + potentially small Acq. significant stone near entrance

Inspected by DP
Date 19/10

Acq. land to north

Notice posted by DP
Date 19/10

Resident Notices required

glasshouse/nursery to south

Sent | Delivered

Case Officer Conclusions

Heritage yard to west on

stone goods yard.

whole site enclosed by 2m. security fence.

Partial screen planting to some Boundary

Finches Inspector 22/11/93 - visits Colin Chapman From Forestry yard.

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: Noise Assessment in accordance with BS.4142 1990 "Rating industrial noise affecting mixed residential and industrial areas". and scheme indicating the relevant protection of the dwellings.

Senior Officer authorised: ....DC 26/10 Sent: 27/10

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ Signed: ....DC 12/11

Further direction: Precise details:

Amended description:

New valid date: ....n/a..... ⇒. Re consult Env. Service (draw attention to noise report) 14/11 DC

PDM 15-10

Consultation/Publicity Required

PDM 15/11

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	As ✓	16/10 .....
	LB/Cons. Area – Local	.....	.....
	– Local & National	.....	.....
	– English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DC

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 1210 P1756 P2110

Receipt Issued

Date first Rec'd 05 OCT 1992

Registration

Reference H04/1043/92

Cross-Ref N/A

Date 6/10/92 JRB

Validation

TYPE OUTLINE

Earliest permission

Site area 1.1

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £1210 4/1/93 1320

Additional £110 ✓ 12/1/93

Receipt Issued 2112

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 1

OS No's

Grid ref 530 350 3 35100

Ward C

Parish TONINGTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 862

Linked to property

Ref

Planning Records:
Earlier apps

93/910
1897/88 361/73
609/88 520/89
1069/89
572/73

B Reg Records:
Already submitted - Ref
Request
Requested

File
1093/92

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PROPERTY SERVICES DEPARTMENT

MRS SALLY WALTHAM
BA(Hons) F.I.H.
Director of Housing and Property Services

Digby R. Townshend,
Townshends,
Guinea Wiggs,
Nayland,
Colchester,
Essex,
C06 4NF.

Your Contact: Mr. D. Showler.
Our Ref: DS/JP.
Your Ref:
Date: 27th May, 1994.

Dear Digby,

Development off Cowley Road, DONINGTON.

I acknowledge your letter dated 20th May, 1994.

I am on holiday until 6th June, 1994 and will contact you then.

This scheme however, would not be a priority for HAG funding. This was confirmed at the Housing Services Committee on 25th May, 1994.

This still however, requires ratifying at full council on 15th June, 1994.

Yours sincerely,

D. Showler, (Mr.),
Deputy Director of Housing & Property Services.

c.c. Dave Roberts, Planning.
John Chapman, Environmental Services.

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAY 1994
DR

Housing and Property
Services Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 723496

TOWNSHENDS
Guinea Wiggs, Navland, Colchester, Essex CO6 4NF
Telephone: (0206) 263187 Fax: (0206) 262624

Copy

DIR.	D. DIR.	H.M.	M & A	R.T.B.
P.S.M.	S. H. D. C.			H.S.M
REP.	2 3 MAY 1994			HENT
ARCH.	H. A. P. S.			S. SEC
P. BLD	D. ENG	PL. M		

D Showler Esq
Deputy Director of Housing and Property Services
South Holland District Council
Council Offices
Priory Road
Spolding
Lincolnshire
PE11 2XE

20 May 1994

Dear David

Maltings Lane, Donnington, Lincolnshire.

Many thanks for your letter dated 17 May 1994 enclosing your most recent Housing waiting list together with conveyance plans of those properties that have been sold out of Council ownership.

Your letter is indeed well timed as R M C have indicated they would now wish to sell the land in there ownership and we are now moving the land purchase forward with our funders.

I have forewarded copies of the conveyance plans to my architect Nigel Dyer although looking at the plans there appears to be reasonable flexibility in our layout where properties back onto the gardens of the houses in Station approach.

I will of course keep you posted on further developments but as with all land negotiations it will probably be several weeks before there is any news.

What I had not discussed with you is whether you feel a bid for some HAG funding should be included in this years application to the Housing Corporation for this site and perhaps I could ask you to telephone me in order that we many discuss this in more detail.

I therefore look forward to hearing from you.

With kind regards.

Yours sincerely

DIGBY R TOWNSHEND.

Chartered Surveyors
Design and Development
Town & Country

M D Design Group,
Chartered Architects,
Unit 3,
Warwick Court,
22 Leigh Road
Eastleigh,
Hants.
SO5 4DF.

Mr D Roberts

DJR/JJ F.1870.4

NJD/030897/sp

09 Feb 1996

Dear Sir,

MALTING HOUSE, DONINGTON: PROPOSED RESIDENTIAL DEVELOPMENT.

Further to your letter and plans dated 17th January 1994 and our subsequent telephone conversation. As discussed the success of any development on this site will depend on the effectiveness of the sound bund between the dwellings and Messrs Fruits's site. In this respect I can only reiterate that any application should be accompanied by a noise assessment under B.S. 4142:1990, to demonstrate that the dwellings will be adequately safeguarded against noise. In this respect the bunding may need to be extended to form a continuous barrier over the drain. The design of the dwellings will also need to take account of the adjacent noise source.

Turning specifically to your most recent sketch layout. At this stage I have no strong comments to make, but I have not carried out a detailed analysis, nor discussed the layout with technical consultees. Some minor revisions may be necessary, but the broad principles of development appear satisfactory. These comments relate primarily to Phase I. I have some reservations over the continuous terrace shown on Phase II, but this could be discussed in more detail at a later date.

I hope this is of some assistance, but must stress that the final decision on any development will rest with the Members of the Planning Committee, and at this stage any advice has to be made without prejudice.

Yours faithfully

[illegible]
[illegible] Planning Officer
[illegible]

MD Design Group
MD Design Group Ltd
Chartered Architects
Unit A, Warwick Court
32 Leigh Road
Eastleigh, Hants. SO5 4DT
Telephone (0703) 612235
Fax (0703) 611786

Our Ref : NJD/93SK97/sp

17 January 1994

S.H.D.C. PLANNING DEPT.
RECEIVED
18 JAN 1994
Attention of
DPO NRW
DOPO BG
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
Ov
Date

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

For the attention of : D Roberts Esq - Planning
D Showler Esq - Housing
J Chapman Esq - Environmental

Dear Sir

Re ; Malting Lane, Donington, Lincolnshire

Further to our recent meeting and discussions, please find enclosed revised drawings to cover the points raised as follows :-

1. Provide a 40 metre wide landscaped area of open space to incorporate an acoustic sound barrier. (Note: houses fronting the sound barrier to have no habitable rooms on front elevations).

2. Incorporate 2 additional pieces of Council land to provide a comprehensive development.

3. Reduce the number of dwellings to approximately 95 units.

We trust that these revisions are acceptable, and look forward to receiving your comments in the near future.

Yours faithfully
MD DESIGN GROUP LIMITED

N. J. Dyer.

N J Dyer
DIRECTOR

COPIED TO
D. SHOWLER
I. CHAPMAN
Asked Ron to contact me to discuss
18/1/94.

Chartered Architects
Directors N. J. Dyer D. E. Herbert
Vat No. 411 7912 71 Registered No. 1890286
Registered Office: Hedley & Co
109 Leigh Road, Eastleigh
Hampshire SO5 4DR

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 25.1.94

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES (f.a.o. Mr. D. Roberts) YOUR REF:

Residential - Malting Lane, Donington
MD Design Group Ltd.

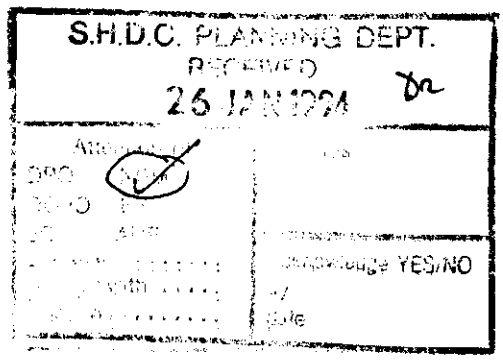
I write in response to Agents letter and layout plan of the 17th instant which attempts to mitigate the potential impact of the Fruitex Haulage yard.

If the IBD for Donington is to remain in its current position with the Fruitex Depot remaining then a strategy for development of the land which acknowledges a reduced amenity for dwellings must be formulated.

As regards the revised submission I would suggest that noise assessment for respective bund positions and heights is provided together with details of the dwelling designs and a site plan showing the relationship to the Fruitex Depot.

I would also ask you to consider what consents exist and whether there are in fact any controls over the Fruitex site.

Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 21.12.93

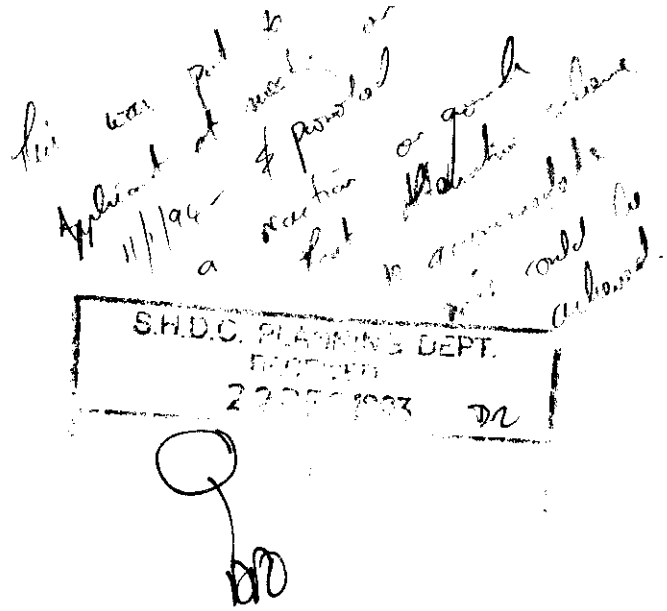
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES (f.a.o. Mr. D. Roberts) YOUR REF:

Proposed Development on land adjacent to Fruitex Ltd., Donington

I write further to the prospective applicants letter of the 13th December, 1993 and would refer you to my memorandum H04/1043/92 of 22nd January, 1993. This is clearly a case of incompatible land uses and I remain of the opinion that if the land within your designated IBD is to be developed, then relocation of the Haulage Depot is paramount.

Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PROPERTY SERVICES DEPARTMENT

MRS SALLY WALTHAM
BA(Hons) F.I.H.
Director of Housing and Property Services

Digby R. Townshend,
Townshends,
Guinea Wiggs,
Nayland,
Colchester,
Essex,
CO6 4NF.

Your Contact: Mr. D.A. Showler

Our Ref: DAS/CMT

Your Ref:

Date: 17th December 1993

Dear Digby,

Social Housing Site at Maltings Lane, Donington

Thank you for your letter received on 12th November 1993. I can confirm our subsequent telephone conversation concerning the potential for this site as follows:

1) 90 units to let on this particular site is felt to be excessive even over a period of two or three years.

2) Your proposal for 25 general family houses and 21 elderly/ disabled bungalows is directly related to our waiting list and given that some of those indicating a preference for Donington will be their second choice, then these figures are at the top end of demand in Donington.

   It is however fair to say that new development tends to generate a demand.

3) Our experience is that bungalows in this area of Donington are not the easiest properties to let. You might also consider a small number of one and/or two person flats.

4) On the question of rents the current Housing Association level is in the order of £48 per week for a 3 bedroom house and £46 per week for a 2 bedroom house.

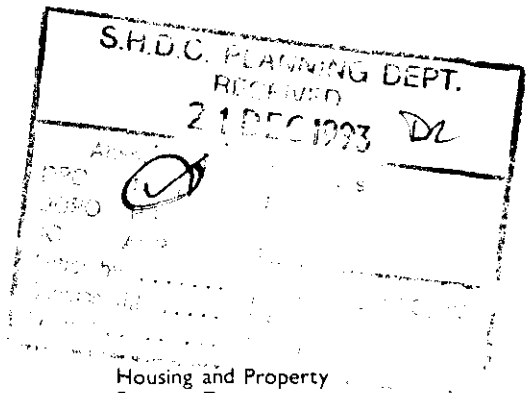
I hope this information proves useful.

Yours sincerely,

David Showler.

D.A. Showler,
Director of Housing & Property Services.

Copy: D. Roberts, Planning Dept.



Housing and Property
Services Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 723496

MD Design Group

MD Design Group Ltd
Unit A Warwick Court
32 Leigh Road
Eastleigh
Hants. SO5 4DT
Tel. (0703) 612235
Fax. (0703) 611786

Our Ref: NJD/93SK97/sp

13 December 1993

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

For the attention of Mr D Roberts

Dear Sir

Re : Proposed Development on land off Malting Lane, Donington, Spalding, Lincolnshire

Please find enclosed copy of proposed sketch scheme on land jointly owned by R.M.C, and formerly Fentop Construction Limited.

It is the intention of our Client to purchase both sites simultaneously subject to a satisfactory planning approval. Our Clients have the backing of a Housing Association to develop 50 no. dwellings with funds already in place with additional development to follow on.

Based on previous planning application, which has been made on part of the site, we would be very grateful if you could pass comment on our outline proposals.

I look forward to hearing from you in due course.

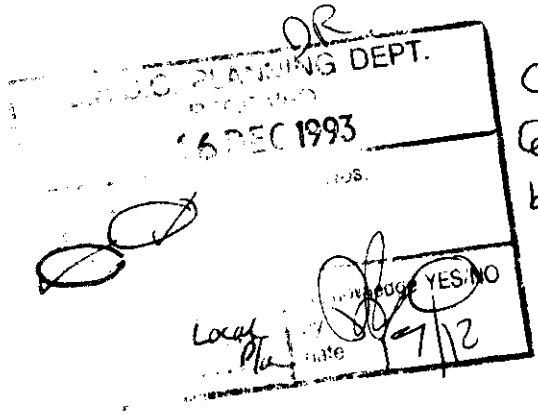
Yours faithfully
M D DESIGN GROUP LTD

N.J. Dyer.

N J Dyer
DIRECTOR

cc T Newman Esq

Encs



Could some of Council's land be included.

Manage yard excluded.!

Copy taken by D. Sloan 20/12

Meeting 11/1/94

Chartered Architects

Directors N.J. Dyer. D.E. Herbert
Vat No. 411 7912 71 Registered No. 1890286
Registered Office: Hedley & Co
109 Leigh Road, Eastleigh
Hampshire. SO5 4DR

meeting PJG, CBraggs Pw Parks 1043/92

11-6-96

noise bund on Fruitex — noise assessment bund would need to be high

B2 B2 would be problematic make quiet at source

I think noise is main issue to be tackled

- C Braggs 6.3m access width to Ind part then 5.5m

250m road need emergency link into Caley Road

80 dwellings at most

If have emergency access from Caley's raises issue of proper access. Was this ~~app~~ but don't think that happened to it. ~~HMO~~ highest scheme?

Ground conditions maybe poor dat known

Chris talked briefly ~~from~~ dat design guide

If looked at ind. B1 only

q[illegible] Mtg
re Townland
re flow Cas
DEH

Mtg - 2:5 4/11/93
to discuss Dingle

She entitle for ~ 90 houses
Sch power
on basis of 50 - Parent standard as
rural office zone : Need for more treatment

? any development formal

? advise Member may ? 90 'Rural' houses
? resultant density development pattern.
Suggested 'Mixed' format of private + Rental
may be proposed,
? advise they contact Chairman re more + Twitter re Parliamentary.
kept that they would explore matter further
(gave copy of original entitle for Info

Dingle Mtg. 11/1/94

key dat
? parent re Chairmans advice re. no development in isolated
form Twitter Sch : they were not happy ? said present
plans not on as it made no provision for more attractive
but they would re-examine setting to see if more happy
tone could be provided : ? again that advised that
they contact Chairman agree doing any thing else to
discuss more problems

Malting Lane Site

H/W Probs -

Access - 5.5m c/w 2 x 10.5m radii
2 x 1.8m f/w's.
Vis splays. up to 50 dwellings - 2.4 x 90m
Over 50 - 4.5 x 90m. (70m ab min)

Bigger Area - max cul de sac length = 250m
unless emergency link
200 dwellings Max
Don't like idea of road serving industrial & residential

TOWNSHENDS
Guinea Wiggs, Nayland, Colchester, Essex CO6 4NF
Telephone: (0206) 263187 Fax: (0206) 262624

DIR. | D. DIR. | H.M. | M. & A. | R.T.B.
P.S.M. | S. H. D. C. | H.S.M.
REP. | 17 JAN 1994 | RENT
ARCH. | H. A. P. S. | S. SER.
P. BLD. | D. ENG. | PL. M.

D Showler Esq
Deputy Director of Housing and Property Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

14 January 1994

Dear David

MALTINGS LANE DONNINGTON

Further to our meeting at your office last Tuesday I was surprised at the strong emphasis that David Roberts was placing on either the relocation or the very costly sound attenuation work to the Fruitex Haulage yard adjacent to the above site.

As was explained at the meeting the scheme we are proposing is essentially to provide social rented housing for nomination to people on South Holland's waiting list and it's therefore not commercially viable to even consider relocating Fruitex. Obviously in order to get rents at an affordable level the economics of the scheme will not allow large additional costs to be born from the capital raised by the rents which are set at an affordable level.

However, since our meeting Nigel Dyer my Architect has had a long discussion with John Chapman of your Environmental Services Department who appears to be taking a more sympathetic view to the works required to reduce noise from the yard. I therefore feel that if his views and recommendations are accepted by your elected members there is a way forward in relation to this scheme.

In this respect I have asked Nigel to produce a revised layout along the lines of the discussion that took place giving a buffer zone between Fruitex's yard and the proposed development and also including the parcels of local authority land you identified on the extract from the OS sheet you passed to us. Nigel has agreed to forward copies of the revised layout to John Chapman for his comments and views and obviously at the same time copies will be forwarded to yourself and David Roberts for comment.

Notwithstanding our ability to resolve amicably with John Chapman the works required for a noise buffer zone I would confirm that in principle David Roberts raised no objection to a residential development on this site with a density of up to 10 units per acre.

Obviously the type and mix of dwellings can be discussed in more detail at a later date and at this stage we need to confirm the basic principles of a scheme for both social rented and private housing on this site in order that we may finalise our agreement with the vendors of the sites in question.

In this respect I would confirm that meetings have taken place with both RMC the owners of the open land and the agents acting for the receivers of Fentop both of whom are keen to sell the land in question.

TOWNSHENDS

I hope therefore to come back to you early next week with a revised layout for the site incorporating the recommendations made by John Chapman and taking on the points discussed at our meeting.

In the meantime I do feel it is worthwhile you carrying out some internal lobbying just explaining that the proposals we are putting forward are not for a speculative private housing development but are for a development of social rented housing enabling your authority to house those people on your current waiting list together with others hopefully in the future.

In the meantime if you wish to discuss any point further please do not hesitate to come back to me but until such time as we get a more positive response to our proposals from both your Planning and Environmental Services Departments it would seem a fruitless exercise in introducing Hanover Housing Associations regional Director to discuss the implications of housing management, should they take on this scheme.

With kind regards
yours sincerely

DIGBY R TOWNSHEND
cc G Muncey - GHI
N Dyer - MD Design Group
P Taylor - Hanover Housing Association Ltd

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) Planning and Building Control Services

To: Deputy Director of Housing and Property Services

Our Ref: DTR/LJ B04/1043/92

Your Ref:

Date: 13 Jan 1994

LAND OFF MALTING LANE, DONINGTON SOCIAL HOUSING.

Further to our recent meeting with Digby Townshend etc, where we discussed the possibilities for developing the above site, I would be grateful if you could incorporate the following planning input in any response to Digby Townshend.

As discussed the main hurdle to a successful development is the proximity of the adjacent haulage yard. After establishing that it will not be possible to develop the land in conjunction with the redevelopment of the haulage yard the question of noise attenuation measures need further consideration. In this respect I regard the submitted sketch plans as being wholly unsatisfactory. Substantial banking and screening will be required along the western boundary of the site to achieve distance and intervening attenuation measures. Further discussions with Mr Chapman however lead me to conclude that there is still considerable doubt over whether an effective scheme can be formulated given the likely cost implications. In summary therefore, it will be for the applicants to 'prove' their case from the outset, and I would advise that any application should be accompanied by a BS.4142:1990 noise assessment.

As a separate issue, I have now re-examined the notes relating to our previous meeting on 4th November 1993. At that time our advice was that 6 acres or so of land could be given over to development, with 2 acres being sterilised as a noise buffer zone. They were also advised to contact Mr Chapman to discuss the noise problem.

In view of this previous advice I am even more surprised at the content of the latest plan, which sought to 'develop' the whole site, and Digby Townshend's reaction during our most recent meeting.

I hope this is of assistance, but if you are not proposing to write to Digby Townshend, please let me know as I will then do so direct, in order that there can be no future doubt as to the planning situation.

N Midlen
Principal Planning Officer
Development Control

HOUSING WAITING LISTS Figures as at 30–9–93

GENERAL & FAMILY HOUSING

	ACTIVE ON LIST	AWAITING 6 MONTH VISIT	VISITED NO RESPONSE	CHANGE OF CIRC'S	APPLICANT REQUESTED DEFERRAL	6 MONTH DEFERRAL	TOTAL
COWBIT	13	6	0	3	0	2	24
CROWLAND	33	10	0	1	1	0	45
DEEPING ST. NICHOLAS	16	3	0	0	2	0	21
DONINGTON	25	7	0	0	0	0	32
FLEET	17	3	1	1	2	1	25
GEDNEY HILL	5	1	0	0	2	0	8
GEDNEY NORTH	5	0	1	1	0	0	7
GEDNEY SOUTH	13	0	2	2	0	0	17
GOSBERTON	28	5	0	1	0	0	34
GOSBERTON RISEGATE	6	3	0	0	0	1	10
HOLBEACH BANK	13	1	0	0	0	0	14
HOLBEACH DROVE	2	0	0	0	2	0	4
HOLBEACH HURN	3	0	0	0	0	0	3
HOLBEACH TOWN	95	23	0	3	9	3	133
HOLBEACH ST. JOHNS	1	1	0	0	0	0	2
HOLBEACH ST. MARKS	6	4	0	0	3	0	13
LONG (& LITTLE) SUTTON	64	13	0	3	2	2	84
LUTTON	12	4	0	1	0	0	17
MOULTON CHAPEL	1	1	0	0	0	1	3
MOULTON SEAS END	5	3	0	0	0	0	8
MOULTON VILLAGE	32	4	0	3	0	0	39
PINCHBECK EAST	94	15	2	3	4	7	125
PINCHBECK WEST	16	3	0	0	0	0	19
QUADRING	15	4	0	0	0	0	19
SPALDING	203	59	2	7	12	18	301
SURFLEET	14	3	0	2	0	0	19
SUTTON BRIDGE	32	4	0	0	1	1	38
SUTTON ST. EDMUNDS	0	1	0	0	0	0	1
SUTTON ST. JAMES	8	3	0	0	0	0	11
TONGUE END	3	1	0	0	0	0	4
TYDD	11	3	0	0	0	0	14
WESTON	22	3	0	2	0	0	27
WESTON HILLS	7	2	0	0	0	1	10
WHAPLODE	28	3	0	0	1	0	32
WHAPLODE DROVE	5	0	0	0	1	0	6
WHAPLODE ST. CATHERINES	0	1	0	0	0	0	1
* TOTAL APPLICANT CHOICES	853	197	8	33	42	37	1170
NUMBER OF APPLICANTS	481	111	4	17	24	23	660

* APPLICANTS CAN EXPRESS EITHER 1 OR 2 FIRST CHOICES OF AREA. THE TOTAL APPLICANT CHOICES FIGURES INCLUDE BOTH CHOICES WHERE AN APPLICANT HAS INDICATED 2 FIRST CHOICE AREAS.

HOUSING WAITING LISTS as at 30-9-93

ELDERLY & DISABLED LIST

	ACTIVE ON LIST	AWAITING VISIT	CHANGE OF CIRC'S	APPLICANT REQUESTED DEFERRAL	6 MONTH DEFERRAL	UNDER AGE APPLICANTS	TOTAL
COWBIT	4	0	0	2	0	0	6
CROWLAND	54	1	0	5	0	0	60
DEEPING ST. NICHOLAS	5	0	0	2	1	1	9
DONINGTON	21	0	0	5	0	0	26
FLEET	12	0	0	3	4	0	19
GEDNEY HILL	6	0	0	0	0	0	6
GEDNEY NORTH	1	0	0	0	1	0	2
GEDNEY SOUTH	1	0	0	1	0	1	3
GOSBERTON	25	0	1	10	2	0	38
GOSBERTON RISEGATE	2	0	0	0	0	0	2
HOLBEACH BANK	0	0	0	0	0		0
HOLBEACH DROVE	4	0	0	1	1	0	6
HOLBEACH HURN	3	0	0	0	1	0	4
HOLBEACH TOWN	115	3	0	33	13	2	166
HOLBEACH ST. JOHNS	2	1	0	2	0	0	5
HOLBEACH ST. MARKS	0	0	0	1	0		1
LONG (& LITTLE) SUTTOI	73	3	0	15	4	2	97
LUTTON	7	0	0	1	1	1	10
MOULTON CHAPEL	0	0	0	0	0	0	0
MOULTON SEAS END	2	0	0	0	0	0	2
MOULTON VILLAGE	8	2	0	7	7	0	24
PINCHBECK EAST	57	2	1	15	4	1	80
PINCHBECK WEST	3	0	0	1	0		4
QUADRING	9	0	0	2	0	0	11
SPALDING	260	8	1	74	28	2	373
SURFLEET	14	0	0	2	0	0	16
SUTTON BRIDGE	15	0	0	6	2	1	24
SUTTON ST. EDMUNDS	2	0	0	0	0	0	2
SUTTON ST. JAMES	2	0	0	0	0	0	2
TONGUE END	0	0	0	0	0	0	0
TYDD	2	0	0	0	1	0	3
WESTON	7	0	0	3	3	1	14
WESTON HILLS	0	0	0	2	1	0	3
WHAPLODE	21	1	0	2	2	0	26
WHAPLODE DROVE	*7*	*0*	*0*	*1*	*0*	*0*	*8*
WHAPLODE ST. CATHERII	0	0	0	1	0	0	1
* TOTAL APPLICANT CHO	744	21	3	197	76	12	1053
NUMBER OF APPLICANTS	541	15	2	137	53	6	754

* APPLICANTS CAN EXPRESS EITHER 1 OR 2 FIRST CHOICES OF AREA. THE TOTAL APPLICANT CHOICES FIGURES INCLUDE BOTH CHOICES WHERE AN APPLICANT HAS INDICATED 2 FIRST CHOICE AREAS.

HOUSING WAITING LISTS AS AT 30-9-93

TRANSFER LIST

	ACTIVE ON LIST
COWBIT	1
CROWLAND	0
DEEPING ST. NICHOLAS	0
DONINGTON	2
FLEET	0
GEDNEY HILL	0
GEDNEY NORTH	1
GEDNEY SOUTH	0
GOSBERTON	0
GOSBERTON RISEGATE	0
HOLBEACH BANK	0
HOLBEACH DROVE	0
HOLBEACH HURN	0
HOLBEACH TOWN	2
HOLBEACH ST. JOHNS	0
HOLBEACH ST. MARKS	0
LONG (& LITTLE) SUTTON	1
LUTTON	0
MOULTON CHAPEL	0
MOULTON SEAS END	0
MOULTON VILLAGE	1
PINCHBECK EAST	7
PINCHBECK WEST	0
QUADRING	1
SPALDING	11
SURFLEET	0
SUTTON BRIDGE	1
SUTTON ST. EDMUNDS	0
SUTTON ST. JAMES	0
TONGUE END	0
TYDD	0
WESTON	0
WESTON HILLS	0
WHAPLODE	0
WHAPLODE DROVE	0
WHAPLODE ST. CATHERINES	0
NUMBER OF APPLICANTS	28

HOMELESS STATISTICS

Enquiries:		1992			1993		Total
Quarter to	30-6-92	30-9-92	31-12-92	31-3-93	30-6-93	30-9-93	
Total received during quarter	44	89	36	40	52	28	289
Total assessed	30	42	32	35	49	27	215

* Assessment cases are those for which full enquiries have been undertaken.

Households to whom the Council accepts a duty to provide accommodation

Households with children	16	12	10	8	8	6	60
Households member pregnant	2	2	1	0	1	1	7
Households member vulnerable	0	0	2	0	1	0	3
Housed in emergency	0	1	1	1	1	0	4
Total	18	15	14	9	11	7	74

Reasons for Homelessless:

Parents no longer able to accommodate	4	3	2	2	4	1	16
Other relatives friends no longer able to accommodate	2	1	0	0	0	0	3
Relationship breakdown	1	2	3	0	2	0	8
Mortgage Arrears	6	1	2	1	0	1	11
Rent Arrears	0	0	0	0	0	0	0
Loss of accomm. rented/assured shorthold	4	5	3	2	0	2	16
Other	1	1	1	3	1	6	13
Other reasons	0	2	3	1	0	1	7
Total	18	15	14	9	7	11	74

Use of temporary accommodation for homeless households.

Figures show households in accommodation at end of quarter:

		1992			1993		Total
Quarter to	30-6-92	30-9-92	31-12-92	31-3-93	30-6-93	30-9-93	
Bed and Breakfast	18	13	2	0	2	2	35
Womans Refuge	0		0	0	0	1	1
Private leased	10	9	8	1	4	0	32
Council Stock	12	10	9	4	6	3	44
Mobile Home	3	3	1	3	3	3	16
Other	0	0	0	0	0	0	0
Total	43	35	20	8	15	7	128
Household voluntarily leaving during quarter	0	7	5	2	5	0	19

Homeless household for whom permanent accommodation secured:

Local Authority tenancies	12	30	10	8	11	9	80
Nomination to Housing Assoc	0	5	0	14	0	3	22
Other	0	0	0	1	0	0	1
Total	12	35	10	23	11	12	103

LETTINGS ANALYSIS
HALF YEAR TO 30 SEPT 1993

	ORD	AP /DP	TRAN	HOME LESS	TEMP ACC	RE-PURCH	CARA VAN	MOBILITY	WDN IN	WDN OUT	AGR ACT	STAFF	KEY WKRS	SEMI AMB	MUT EXCH	TOTAL
COWBIT	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
CROWLAND	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	6
DEEPING ST. NICHOLAS	2	5	0	0	0	0	0	0	0	0	0	0	0	0	0	7
DONINGTON	2	1	0	3	0	0	0	1	0	0	0	0	0	0	0	7
FLEET	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4
GEDNEY NORTH	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
GEDNEY SOUTH	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1	3
GEDNEY HILL	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
GOSBERTON	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	4
GOSBERTON RISEGATE	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	3
HOLBEACH TOWN	5	7	1	2	4	0	0	0	0	0	2	0	0	0	6	27
HOLBEACH GROVE	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
HOLBEACH HURN	2	0	0	1	0	0	0	0	0	0	0	0	0	0	1	4
HOLBEACH ST. JOHNS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOLBEACH ST. MARKS	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	3
LITTLE SUTTON	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LONG SUTTON	2	7	1	0	1	0	0	0	0	0	0	0	0	0	2	13
LUTTON	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MOULTON	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
MOULTON CHAPEL	1	2	1	0	0	0	0	0	0	0	0	0	0	0	0	4
MOULTON SEAS END	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PINCHBECK EAST	1	3	0	0	14	0	0	0	0	0	0	0	0	0	0	18
PINCHBECK WEST	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
QUADRING	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SPALDING	11	20	12	5	9	0	0	0	0	0	0	0	0	0	16	73
SURFLEET	2	0	0	1	0	0	0	0	0	0	0	0	0	0	2	5
SUTTON BRIDGE	3	6	0	4	1	0	0	0	1	0	0	0	0	0	2	17
SUTTON ST. EDMUNDS	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	4
SUTTON ST. JAMES	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
THROCKENHOLT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TONGUE END	2	0	1	0	0	0	0	0	0	0	0	0	0	0	1	4
TYDD	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
TYDD ST. MARY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WESTON	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1	3
WESTON HILLS	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	4
WHAPLODE	2	2	0	0	1	0	0	0	0	0	0	0	0	0	1	6
WHAPLODE DROVE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WHAPLODE ST. CATH.	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4
TOTAL	54	67	18	20	31	0	0	2	1	0	2	0	0	0	41	236

KEY TO LETTING TYPES

ORD	Housed from the ordinary housing waiting list.
AP / DP	Housed from the aged or disabled persons waiting list.
TRAN	Housed from the transfer list.
HOMELESS	Housed under the Homelessness legislation.
TEMP ACC	Housed on a licence in temporary accomodation.
RE-PURCH	Tenancy created due to the council repurchasing a property.
CARAVAN	Caravan plots at Fulney Lane caravan site.
MOBILITY	Housed under the National Mobility Scheme.
WDN IN	Letting of Wardens accomodation.
WDN OUT	Rehousing of wardens ceasing employment.
AGR ACT	Agricultural tenant housed on ADHAC's recommendation.
STAFF	New Council staff taking up accomodation on a temporary basis.
KEY WKRS	Housed as key workers.
SEMI AMB	Semi-ambulant applicants housed in specially adapted housing.
MUT EXCH	Mutual Exchanges.

100. PLANNING APPLICATIONS (continued)

Plan No. and Applicant	Proposal
H09/0799/92 Mr & Mrs K Storey	Double garage and garden store at 33 North Parade, Holbeach.

(Subject to appropriate conditions requiring the applicant to provide fixed obscure glazing to the rear elevation of the development.)

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services as amended, where indicated:-

Plan No. and Applicant		Proposal
H12/1006/92 P L Ely (Contractors) Ltd		5 metre wide "access road" to serve approved development at Ropers Gate/Back Lane, Lutton.
H04/1043/92 Fen Top Construction Ltd	O.A.	Residential development including details of means of access at Malting Lane, Donington.
H16/1254/92 P C Arnold	O.A.	Bungalow including details of siting and means of access at Monks House Lane, Spalding.
H16/0025/93 Swan Street Motor Company		Advertisement consent for fascia signs, pylon, directional signs and entrance post at Westlode Street, Spalding.
H12/1296/92 Mr & Mrs K Storey		Double garage and garden store with provision for future loft space playroom/hobby room at 33 North Parade, Holbeach.

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H01/1288/92 Broadgate Builders	O.A.	Residential development including details of means of access off Backgate (Pt. O.S. 5269), Cowbit.

(Pending a site inspection in view of concern regarding access to the development and to enable the Plans Sub-Committee to consider the application in more detail.)

(It was reported that Anglian Water had raised no objections to the proposed development, and that late observations had been received from the applicant.)

H09/1318/92 C J Barsby	Replacement dwelling at Lambert House, Holbeach Drove.

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: H04/1043/92

Applicant: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Agent: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Residential development including details of means of access
Location: Malting Lane Donington
Spalding

Type: OUTLINE

19-FEB-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

copy sent to:-

Fruitex Spalding Ltd
Station Yard
Donington
Spalding
Lincs PE11 4UQ

Road Haulage Contractors & Transport Clearing House

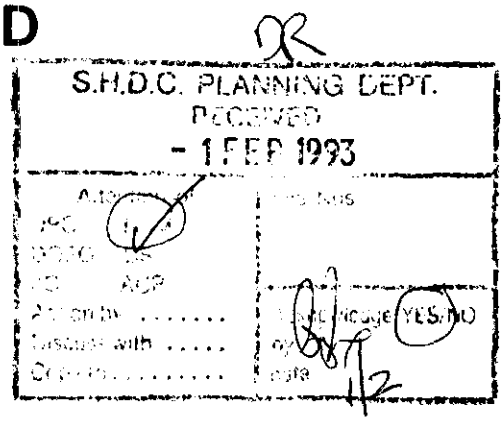
OFFICE: STATION YARD,
DONINGTON,
SPALDING, LINCS.
PE11 4UQ
Tel: 0775 820538
Fax: 0775 821343

DEPOT: STATION YARD,
DONINGTON,
SPALDING, LINCS.
PE11 4UQ
Tel: 0775 820538
Fax: 0775 821343



fruitex SPALDING LTD

27th January 1993



Brian Smith
South Holland District Council
Planning & Building Control Service
Council Offices
Priory Road
SPALDING
PE 11 2XE

OBJECTION

Dear sir

We refer to the visit to our offices regarding planning application no. H04/1043/92.

In this application it was stated that Fentop has consulted Fruitex in the hours that this company works, this is not true as we have had no contact from them.

We then had a site meeting and looked at this proposed development, it is very obvious that this is totally unacceptable. Should any houses be built so close to our warehouse this would cause endless trouble possibly more than the Machins saga at Holbeach.

We trust therefore you should at this time refuse this planning application.

Yours faithfully

D E Benton
Director.

RHA

R.H.A PROFESSIONAL HAULAGE ROAD HAULAGE ASSOCIATION

Registered in England No. 1094418 V.A.T. No. 120 0602 41
Registered Office: Station Yard, Donington, Spalding, Lincs. PE11 4UQ
Directors: D.E. BENTON (Chairman) A.S. GRIMER (Managing) Secretary: V.M. BENTON

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: H04/1043/92 Type: OUTLINE

Applicant: Fen Top Construction Ltd
Tel: 0775 820050

Agent: Fen Top Construction Ltd
0775 820050

Description: Residential development including details of means of access

Location: Malting Lane
Donington
Spalding

Valid date: 12-JAN-93 Terminal date: 09-MAR-93
Target dates: Target Committee: 09-MAR-93
To case officer 19-JAN-93 Report deadline: 23-FEB-93
Inspected by 22-JAN-93
Extra contacts 26-JAN-93 Case Officer:
Report if not clear by 16-FEB-93 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 1.1 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Donington P	16-OCT-92	30-OCT-92	
Cllr Mrs R Hunt MBE 0775 820291	16-OCT-92	30-OCT-92	
Cllr M S L Rollinson	16-OCT-92	30-OCT-92	
Dir of Environmental	14-JAN-93	28-JAN-93	Copy of comment taken 18/1
Site/Press Advert MAJ	23-OCT-92	13-NOV-92	

C.I.C. Old Bakehouse

SITE DETAILS

Grid ref: 520350 335100
OS Sheets: 09 Parcel:

BRIAN SMITH L , FP 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: H04/1043/92 Type: OUTLINE

Applicant: Fen Top Construction Ltd
Tel: 0775 820050

Agent: Fen Top Construction Ltd
0775 820050

Description: Residential development including details of means of access

Location: Malting Lane
Donington
Spalding

Valid date: 09-OCT-92 Terminal date: 04-DEC-92
Target dates: Target Committee: 18-NOV-92
To case officer 14-OCT-92 Report deadline: 04-NOV-92
Inspected by 19-OCT-92
Extra contacts 24-OCT-92 Case Officer:
Report if not clear by 13-NOV-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 1.1 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	16-OCT-92	30-OCT-92
Cllr Mrs R Hunt MBE 0775 820291	16-OCT-92	30-OCT-92
Cllr M S L Rollinson	16-OCT-92	30-OCT-92
Dir of Environmental	16-OCT-92	30-OCT-92
Site/Press Advert MAJ	23-OCT-92	13-NOV-92

L.C.C - plan later CS 22/10/92

SITE DETAILS

Grid ref: 520350 335100
OS Sheets: 09 Parcel:

APPLICATION REFERENCE: H04/1043/92 DATE RECEIVED: 12 01 93

TYPE: Outline

DESCRIPTION: Residential development including details of means of access

LOCATION: Malting Lane, Donington

APPLICANT: Fen Top Construction Ltd

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 17 FEB 1993

REASON FOR COMMITTEE CONSIDERATION
Recommendation for refusal; objections and Highways request for refusal.

RECOMMENDATION
Refuse Permission.

1 The proposed access has inadequate visibility, to the south, the traffic approach side, to serve a residential estate road. Also the access is adjacent to the access to the adjoining land. To allow this proposal would lead to vehicles emerging onto Malting Lane with inadequate site of oncoming traffic, to the detriment of highway safety, close to another access point.

2 The site forms part of a larger area of potential development land. In the opinion of the Local Planning Authority the development of this site in isolation from the other land would be unsatisfactory in that it would result in a piecemeal and unco-ordinated pattern of development and would prejudice the satisfactory development of the larger area of land to the detriment of the long term development of the area.

3 Notwithstanding the details submitted with the application the Local Planning Authority is of the opinion that it would not be possible to provide a satisfactory development on this site in isolation from other land and provide adequate measures to safeguard the amenities of the proposed dwellings against noise from the nearby commercial activities on land to the west.

PLANNING ISSUES

1 1.1 Ha. site forms part of larger area of land totalling 4.7Ha all contained within IBD.

2 Highway objections and request for refusal on inadequate visibility grounds.

3 Main issue is whether development of this site could be carried out satisfactorily in isolation from larger area of land, given highway constraints; proximity to nearby haulage yard; and need to ensure comprehensive pattern of development.

4 Previous application (H04/0323/90) to develop whole 4.7 HA site withdrawn.

REPRESENTATIONS

Parish Council: Concern over no indication as to number of dwellings. It is felt that access would not be appropriate to high density dwellings.

County Highways: Request refusal.

Env. Services:

- Close proximity to Fruitex Haulage depot: will give rise to noise and dust and operates on 24 hour basis. Fruitex site higher than application site.
- Noise consultants report has clearly identified potential for complaints but fails to assess worst-case scenario for all potential noise sources.
- Assessment shows activities during unsociable hours as likely to give rise to complaints unless dwellings are appropriately designed and a reduced external amenity standard is accepted in planning terms.
- Performance of proposed barrier is suspect.
- Scheme incorporating redevelopment of depot area needs to be considered a prerequisite of development, otherwise a reduced residential amenity is likely to prevail.

Public: Objection from Fruitex.

- Applicants have had no contact with this company.
- Development is unacceptable - houses so close to our warehouse would cause endless trouble.

Applicant:

- Has submitted noise assessment.
- Identifies that complaints will be likely as a result of noise from the Fruitex site.
- Recommends either a 3 metre high barrier along western boundary of site and appropriately designed dwellings or a 3 metre high barrier built along the eastern boundary of Fruitex.

SOUTH [illegible] DC
PLAN DEPT
12 JAN 1992
REF 1013/92

NOISE TESTS TO BS 4142:1990,
CARRIED OUT AT FENTOP CONSTRUCTION LTD,
MALTING LANE, DONINGTON, LINCS.

CUSTOMER: Fentop Construction Limited
Malting Lane
Donington
Spalding
Lincs
PE11 4XA

CONTACT: Mr Brian Pope
Mr Shaun Pope

ORDER No:

REPORTED BY: T Marshall
Acoustic Associates (Peterborough)
34 Ashcroft Gardens
Peterborough
PE1 5LP
Tel/Fax: 0733 896346

REPORT No: TM/J71/3247

DATE: 5th January 1993

1 OBJECTIVES

To carry out a noise assessment to British Standard 4142:1990 at Fentop Construction Limited, Donington.

2 CONCLUSIONS

.1 The noise investigation carried out at the Fentop Construction Limited site showed that under worse Daytime conditions the difference between the Noise Rating; associated with the current operations carried out on the nearby Fruitex (Spalding) Limited premises, and the Background Noise was +16 dB.

At this difference level, ie. +16 dB, (referred to as the 'Daytime Assessment Level'), British Standard 4142:1990 states that complaints would be likely from the future residents of the proposed development to the Fentop Construction Limited site.

.2 If Fruitex (Spalding) Limited were to extend their current working hours and carry out their operations throughout the night, then the 'Nighttime Assessment Level' is likely to be +29 dB. This is based upon an assumption that there would be upto three vehicles per hour against a minimum Background Noise Level of 30 dB(A).

.3 Calculations show that with the construction of a barrier, and consideration of the type/position of the dwellings by a Developer on the proposed site, acceptable noise levels for the residents could be obtained.

3 RECOMMENDATIONS

In order for a Developer to reduce the noise levels on the proposed residential development site to an acceptable noise level, one of the options discussed in Section 8 of this report should be implemented.

4 BACKGROUND

In support of a Planning Application for residential development of the Fentop Construction Limited site, the South Holland District Council requested that a Noise Assessment in accordance with BS 4142, 1990 "Rating industrial noise affecting mixed residential and industrial areas" be carried out.

The main noise source in the near vicinity of the proposed residential development site would be that associated with the operation of Fruitex (Spalding) Limited, Station Yard, Donington, whose premises are situated to the West of the site.

5 TEST DETAILS

Specific Noise Source

There were several separate noise sources that contributed to the overall noise emitted from the Fruitex (Spalding) Limited premises, as listed below:-

.1 Vehicles entering/leaving the premises, and manoeuvring in the loading/unloading area,

.2 Loading/unloading:- Fork lift trucks (FLT), vehicle doors opening and closing, people talking/shouting, stacking pallets,

A 'search' carried out with the South Holland District Council, showed that Fruitex (Spalding) Limited do not have any restrictions on their working times.

Discussions with Fruitex (Spalding) Limited showed that they are currently operating between the following times:-

Monday - Friday	8am till 9pm (or longer)
Saturday	8am till 12noon
Sunday	8am till 2pm

Measurement Positions

On viewing the area, it was apparent that dwellings most likely to be affected by the noise emitted by the operation of Fruitex (Spalding) Limited would be those built on the south-west boundary of the development site. A reference position for the noise measurements was selected 3 metres inside the south-west boundary of Fentop Construction Limited, being approximately 50 metres from the Fruitex (Spalding) Limited boundary, see figure 1. The microphone was positioned at 1.5 metres above the ground for all the measurements.

Noise Instrumentation

The noise measurements were carried out using a Precision (type 1) sound level meter, the calibration of which was checked before and after each test. Details of all the instrumentation used is given in Appendix 1.

Weather Conditions

The wind speed, direction and temperature were measured during the tests and are shown in Table 3.

6. TEST RESULTS

Noise measurements were carried out on three occasions during November and December 1992. On the first two visits, tests were abandoned due to the average wind speed increasing to > 5m/s.

Specific Noise Sources

.1 Vehicles entering/leaving premises and manoeuvring in the loading/unloading area:

When a vehicle was seen to be entering the Fruitex (Spalding) Limited premises off Station Street, the measurement of the equivalent continuous sound pressure level ($L_{Aeq,Tm}$) was commenced, and was stopped when the lorry had finally manoeuvred into position at the loading/unloading area. On many occasions the vehicles, stopped at the offices mid-way in the premises, during this period the noise measurement was paused. The reverse operation, ie. leaving the loading/unloading area is also included in the $L_{Aeq,Tm}$ measurement. The average time for a vehicle to complete this operation was approximately $2^{1}/_{2}$ minutes.
Results from these noise measurements are shown in Table 1.

Date of Test	Measured L_{Aeq}	Measurement Period	Background $L_{A90,T}$	Correction to L_{Aeq}	Corrected L_{Aeq}
22/12/92	53.1	2min 17sec	49	-2	51.1
	52.8	2 " 23 "		-2	50.8
	54.3	2 " 28 "		-2	52.3
	52.9	$7^{1}/_{2}$ mins		-2	50.9
	54.7	10 "		-1	53.7
	54.1	4 "		-2	52.1
26/11/92	56.1	2min 13sec	46	0	56.1
	55.2	2 " 14 "		-1	54.2
	54.0	6 mins		-1	53.0
				Average	**53.0**

Table 1. Noise Levels (L_{Aeq}) of Vehicles Entering/Leaving the Premises

.2 Loading/unloading:- Fork lift trucks (FLT), vehicle doors opening and closing, people talking/shouting, stacking pallets:

Measurements were made during periods whilst a vehicle(s) was being loaded/unloaded and includes all the noise sources associated with this type of operation, ie. fork lift trucks operating, doors being opened/closed, people talking/shouting, stacking pallets, etc. The time taken to load/unload a vehicle varied considerably. Table 2 shows typical L_{Aeq} measured during this operation.

Date of Test	Measured L_{Aeq}	Measurement Period	Background $L_{A90,T}$	Correction to L_{Aeq}	Corrected L_{Aeq}
22/12/92	52.9	10 mins	49	-2	50.9
	52.2	15 "		-3	49.2
	56.2	5 "		-1	55.2
	53.2	$7^1/_2$ "		-2	51.2
	53.4	4 "		-2	51.4
26/11/92	52.4	2 mins	46	-1	51.4
	53.0	$2^1/_2$ "		-1	52.0
				Average	**52.0**

Table 2. Noise Levels (L_{Aeq}) of Vehicles being Loaded/Unloaded

.3 Other Noise Sources:

During the noise measurements it was noted that a passenger train passed by twice in any hour, along the railway line beyond the Fruitex (Spalding) Limited premises, twice in any hour. The noise from the train was not very high and has not been included in any of the measurements or calculations.

Background Noise

Background noise measurements ($L_{A90,T}$), ie. without the specific noise sources occurring, were carried at intervals throughout the day. The results of all the measurements are given in Table 3.

Date	Time	L_{A90} dB(A)	Sample time (mins)	Wind Speed (m/s)	Wind Direction	Temp (°C)
24/11/92	1500-1600	44	5	2.5	From S.E.	10
26/11/92	1200-1300	46	10	5.0	From S.W.	5
	0800-0900	51	10	1.0		3
	0900-1000	49	10			
	1000-1100					
	1100-1200	50	5	1.5		5
22/12/92	1200-1300	49	5	1.5	From N.W.	5
	1300-1400					
	1400-1500	49	3	1.5		4
	1500-1600	50	3	1.5		4
	1600-1700					
	1700-1800	49	2	1.0		3

Table 3. Measured Background Noise Levels (L_{A90})

From Table 3 it can be seen that throughout the day the background noise does not change significantly. However, from day to day the background noise, which was dominated by traffic noise from the main road (A52), can differ significantly depending upon the direction of the wind.

Although Fruitex (Spalding) Limited do not operate through the night, a 'search' carried out with the South Holland District Council, showed that they do not have any restrictions on their working times. In order to assess the possible effect of them operating throughout the night it is necessary to establish typical Background Noise levels for nighttime. Measurements were not carried out through the night, but based on previous experience of nighttime measurements in similar situations, it is likely that the $L_{A90,T}$ could drop to 30 dB(A).

Number of Vehicles

A survey of the number of goods vehicles entering or leaving the premises of Fruitex (Spalding) Limited was carried out during the noise assessment. Results from this survey are given in Table 4.

Date	Time	Number of Goods Vehicles	
		Entering	Leaving
24/11/92	1500 - 1600	4	3
	1600 - 1700	2	4
26/11/92	1000 - 1100	3	2
	1100 - 1200	20	9
	1200 - 1300	4	6
22/12/92	0800 - 0900	3	1
	0900 - 1000	2	2
	1000 - 1100	3	5
	1100 - 1200	11	5
	1200 - 1300	6	2
	1300 - 1400	12	9
	1400 - 1500	12	15
	1500 - 1600	7	5
	1600 - 1700	7	9
	1700 - 1800	2	3

Table 4. Number of Vehicles Entering or Leaving the Premises

7. DETERMINATION OF RATING LEVEL

Because the noise is irregular in character, a correction factor of 5 dB has to be added to the Specific Noise level (L_{Aeq}), (in accordance with BS 4142) to obtain the Rating Level ($L_{Ar,T}$).

.1 Vehicles entering/leaving the premises and manoeuvring in the loading/unloading area:

The average L_{Aeq} is 53.0 dB(A) over a $2^{1}/_{2}$ minute period for vehicles entering/leaving, and manoeuvred within the premises. Assuming a maximum of 20 vehicles per hour, their contribution during the 1 hour long reference period will be:

$$\text{Day } L_{Aeq} = 53.0 + 10\log_{10}(2.5 \times 20/60)$$

$$= 52 \text{ dB(A)} \quad \text{(To the nearest whole number)}$$

Although Fruitex (Spalding) Limited do not operate through the nighttime the same calculation has been made, but, using the reference time of 5 minutes, and assuming one vehicle during this 5 minute period.

Night L_{Aeq} = $53.0 + 10\log_{10}(2.5 \times 1/5)$

= 50 dB(A) (To the nearest whole number)

Therefore, the Noise Rating Level ($L_{Ar,T}$) for vehicles entering/leaving and manoeuvring around the loading/unloading area will be:

Daytime: 52 + 5 (correction factor) = 57 dB(A)

Nighttime: 50 + 5 (correction factor) = 55 dB(A)

.2 Loading/unloading:- Fork lift trucks (FLT), vehicle doors opening and closing, people talking/shouting, stacking pallets:

The average L_{Aeq} is 52.0 dB(A) for the loading/unloading operation. Under worse case conditions, this operation could be continuous during the daytime. The contribution from loading/unloading during the 1 hour long reference period for daytime and the 5 minute reference period for nighttime will be:

Day L_{Aeq} = 52.0 dB(A) (assuming continuous operation during the 1 hour period)

Night L_{Aeq} = 52.0 dB(A) (assuming continuous operation during the 5 minute period)

Therefore the Noise Rating Level ($L_{Ar,T}$) for the loading/unloading operation will be:

Daytime: 52 + 5 (correction factor) = 57 dB(A)

Nighttime: 52 + 5 (correction factor) = 57 dB(A)

.3 Summation of Specific Noise Levels

In order to determine the Noise Rating Level for Fruitex (Spalding) Ltd., the individual $L_{Ar,T}$'s for the various specific noise sources are added together as shown in Table 5.

Specific Noise Source	$L_{Ar,T}$	
	Day	Night
.1 Vehicles entering/leaving, manoeuvring.	57	55
.2 Loading/unloading	57	57
TOTAL RATING LEVEL ($L_{Ar,T}$)	**60**	**59**

Table 5. Noise Rating Levels of Specific Noise Sources

Assessing The Noise For Complaint Purposes - (Assessment Level)

To determine if complaints are likely, the Background Noise ($L_{A90,T}$) must be subtracted from the Rating Level ($L_{Ar,T}$). For worse case conditions, the lowest daytime Background Noise measured, ie. 44 dB(A), is taken. For possible nighttime operations a Background Noise Level of 30 dB(A) has been used. Results are shown in the following:

	Assessment Level
Daytime:	60 - 44 = **16 dB**
Nighttime:	59 - 30 = **29 dB**

British Standard 4142:1990 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas' states that "with a difference of around 10 dB or higher then complaints are likely. A difference of around 5 dB is of marginal significance. At a difference below 5 dB, the lower the value the less likelihood there is that complaints will occur. A difference of -10 dB is a positive indication that complaints are unlikely".

From the above 'Assessment Levels', ie. 16 and 29 dB, it is therefore likely that if the Fentop Construction Limited site becomes a residential area then complaints would be likely from the residents due to the noise from the operations carried out at Fruitex (Spalding) Limited.

8. DISCUSSION

.1 Protection of dwellings on the proposed Fentop Construction Ltd Site.

To give some noise protection of the proposed residential development of the Fentop Construction Limited site from the operations carried out at Fruitex (Spalding) Limited, the following should be considered by the Developer of the site.

Consideration has also been given to the effect of the noise levels at greater heights, ie. outside bedroom windows of a house.

Option (i) - Acoustic Barrier along the west-side boundary of the Proposed Residential Site:

A 3 metre high barrier built along the west-side boundary of the development site, see figure 2, would reduce the noise levels from the Fruitex (Spalding) Limited premises by 12 dB when measured at a position 3 metres within the boundary of the development site and 1.5 metres above the ground. However, this barrier would not give any reduction in the noise level at the bedroom windows of a house.
Table 6 shows the effect of this barrier on the 'Assessment Level' of the noise source for complaints.

	Noise Rating Level ($L_{Ar,T}$)		Background Noise ($L_{A90,T}$)	Assessment Level ($L_{Ar,T}$ - $L_{A90,T}$)	
	Without Barrier	With Barrier		Without Barrier	With Barrier
Daytime	60	48	44	16	4
Nighttime:					
- Groundfloor	59	47	30	29	17
- Upstairs	59	59	30	29	29

Table 6. Assessment of the Noise Source for Complaints, taking into account the effect of a Barrier on the Fentop Construction Limited Site Boundary.

From Table 6 it can be seen that this barrier would reduce the Daytime Assessment Level to 4 dB at a ground floor position 3 metres within the proposed residential site. However, this barrier would give no reduction in the Nighttime Assessment Level at the higher level, ie. upstairs bedroom window of a house.

Option (ii) - Acoustic Barrier along the boundary of the Fruitex (Spalding) Limited Premises:

If a 3 metre high barrier was built along the east-side boundary of the Fruitex (Spalding) Limited premises, see figure 2, this would give a 14 dB reduction in the noise level at both the lower position, ie. 1.5 metres above the ground, and at higher levels, ie. upstairs bedroom

windows of a house, on the proposed development site.
Table 7 shows the effect of this barrier on the assessment of the noise source for complaints.

	Noise Rating Level ($L_{Ar,T}$)		Background Noise ($L_{A90,T}$)	Difference ($L_{Ar,T}$ - $L_{A90,T}$)	
	Without Barrier	With Barrier		Without Barrier	With Barrier
Daytime	60	46	44	16	2
Nighttime:					
- Groundfloor	59	45	30	29	15
- Upstairs	59	45	30	29	15

Table 7. Assessment of the Noise Source for Complaints, taking into account the effect of a Barrier on the Fruitex (Spalding) Limited Premises Boundary.

Table 7 shows that significant noise reductions can be achieved with the construction of the barrier on the Fruitex (Spalding) Limited premises, compared with those achieved with a barrier built on the proposed development site boundary.

With the option (ii) barrier, ie. built along the Fruitex (Spalding) Limited boundary, the Daytime and Nighttime Assessment Levels are +2 and +15 respectively. At a level of +15, B.S. 4142:1990 states that complaints are likely. However, consideration should be given that at nighttime the residents would be within doors, and an open window gives a 10 dB(A) reduction. Therefore, within the interior of an upstairs bedroom with a window open, the noise level ($L_{Ar,T}$) would be 35 dB(A). This level inside a bedroom at nighttime is considered appropriate in order to avoid sleep disturbance, (ref 2).

.2 Type and Situation of Dwellings.

With the Option (i) barrier, consideration should be given to having bungalows built along the west-side boundary in order to take maximum advantage of the barrier and eliminate the problem of high noise levels outside an upstairs bedroom window.

Dwellings should be built so that the upstairs bedroom windows do not face directly towards the loading/unloading area of the Fruitex (Spalding) Limited premises.

APPENDIX 1

Noise Instrumentation:

* Quest Electronics - Model 1800, Grade 1, Impulse Integrating Sound Level Meter (Serial Number HP0010019)
* Electret 1/2" Condenser Microphone - Type MK224 (Serial Number 89705)
* Quest Electronics - Model CA-22 Dual Frequency, Dual Sound Pressure Level Calibrator (Serial Number J 0010018)
* Quest Electronics - Model OB-300 1/3-1/1 Octave Filter Set (Serial Number HV0010005)
* Epson - Model P-40 Thermal Printer (Serial Number 18020553)

The calibration of the sound level meter was checked, before and after each test, at 94.0 +/- 0.1 dB

Additional Instrumentation:

* TurboMeter Electronic Wind Speed Indicator
* Compass
* Thermometer

REFERENCES

1. BS 4142:1990
Rating industrial noise affecting mixed residential and industrial areas.
ISBN 0 580 18968 6

2. "Environmental Health Criteria, 12 - Noise" Published under the joint sponsorship of the United Nations Environmental Programme and the World Health Organisation, 1980.

Road Haulage Contractors & Transport Clearing House

OFFICE: STATION YARD,
DONINGTON,
SPALDING. LINCS.
PE11 4UQ
Tel: 0775 820538
Fax: 0775 821343

DEPOT: STATION YARD,
DONINGTON,
SPALDING. LINCS.
PE11 4UQ
Tel: 0775 820538
Fax: 0775 821343

fruitex SPALDING LTD

27th January 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 FEB 1993

Action by ..... of
DSO
DOPO
SO ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Brian Smith
South Holland District Council
Planning & Building Control Service
Council Offices
Priory Road
SPALDING
PE 11 2XE

OBJECTION

Dear sir

We refer to the visit to our offices regarding planning application no. H04/1043/92.

In this application it was stated that Fentop has consulted Fruitex in the hours that this company works, this is not true as we have had no contact from them.

We then had a site meeting and looked at this proposed development, it is very obvious that this is totally unacceptable. Should any houses be built so close to our warehouse this would cause endless trouble possibly more than the Machins saga at Holbeach.

We trust therefore you should at this time refuse this planning application.

Yours faithfully

D E Benton
Director.

RHA

R.H.A PROFESSIONAL HAULAGE ROAD HAULAGE ASSOCIATION

BRIA. .MITH 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2112
Date received : 12-JAN-93

Received from

Fentop Construction Ltd.

Address

Malting Lane
Donington
Spalding

Fee paid	£	110.00
VAT	£	0.00
Total received	£	110.00

Cash/Cheque : Cheque

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

BRIA. MITH 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2112
Date received : 12-JAN-93

Received from

Fentop Construction Ltd.

Address

Malting Lane
Donington
Spalding

Fee paid	£	110.00
VAT	£	0.00
Total received	£	110.00

Cash/Cheque : Cheque

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

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 22.1.93

OUR REF: JC/SS/PC

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

Planning Application H04/1043/92
Residential development, Malting Lane

The site is in close proximity to the Fruitex Haulage Depot. Experience has shown that such operations will give rise to noise from various vehicular mechanical handling refrigeration and maintenance activities throughout their operating hours. The Company have since confirmed that the site operates on a 24 hours basis and includes refrigerated diesel operated trailers. The site is approx. 1 metre above the adjoining land with an unmetaled yard and road surface which will undoubtedly give rise to dust emissions.

The Consultants noise assessment has clearly identified the potential for complaints regarding certain activities at the haulage depot in accordance with the British Standard procedure but has failed to assess a worst case scenario for all potential noise sources.

The assessment has also shown that activities during unsociable hours are likely to give rise to complaints unless the dwellings themselves are appropriately designed and a reduced external amenity standard is accepted in planning terms.

The performance of the proposed barriers, particularly the one adjacent to any dwellings is suspect bearing in mind the relative positions of dwellings on the site and the ground height differences.

It is evident that if any of this land within the IBD is to be developed then a scheme incorporating redevelopment of the Depot area needs to be considered as a prerequisite of the development, otherwise a reduced residential amenity is likely to prevail.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1993 DR

Attention of
DPO MRM
DOPO SS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

E .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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/1043/92

Applicant: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Agent: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Residential development including details of means of access

Location: Malting Lane
Donington
Spalding

SOUTH HOLLAND D.C.
PLAN DEPT
12 JAN 1993
REF .....

Type: OUTLINE

Date received: 05-OCT-92

27-OCT-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Noise Assessment in accordance with BS 4142, 1990:
"Rating industrial noise affecting mixed residential and industrial areas", and scheme indicating the relevant protection of the dwellings.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

D S Roberts

Principal Planning Officer

PENTOP CONSTRUCTION LTD

MANUFACTURERS OF STEEL FRAMED BUILDINGS

MALTING LANE,
DONINGTON,
SPALDING,
LINCS.
PE11 4XA

TEL NO: SPALDING (0775) 820050

FAX NO: SPALDING (0775) 821576

Mr. A.C. Pickering,
South Holland District Council,
Council Offices,
Priory Road,
Spalding, Lincs. PE11 2XE

Ref 3064

11th January 1992

Re - PLANNING REFERENCE : H04/1043/92.

Dear Sir,

Further to your letter dated 7th January 1993, Ref AEM/SJS H04/1043/92, we enclose a cheque for £110-00.

The noise test report is also enclosed. Please arrange for the Planning Application to proceed as soon as possible.

Thanking you.

Yours faithfully,
for Pentop Construction Ltd.,

Brian Pope.

Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincolnshire

Mrs A E Maxwell

AEM/SJS H04/1043/92

7 January 1993

Dear Sir or Madam

Planning Reference: H04/1043/92

I refer to the attached and should be obliged if you would let me know when I can expect to receive the information requested.

I have to inform you that planning fees were increased on the 4 January 1993 and that a further fee of £110 will also be required.

Yours faithfully

A C Pickering
Principal Administrative Officer

Enclosure

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
25 NOV 1992
Attention of
DPO
DOPO
AO
File Nos.

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920118

Your ref H04/1043/92

23-NOV-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : MALTING LANE, DONINGTON, SPALDING
Applicant: FEN TOP CONSTRUCTION LIMITED

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

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

An alternative method of surface water disposal should therefore be considered.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (Services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,

Les Outram
Principal Engineer
Development Services

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

CC - Director of Planning & Building Control, South Holland District Council, Council Offices, Priory Road, Spalding. For the Attention of Mr D Roberts - Ref. H04/1043/92.

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

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

Director: J. Emmerson

My Ref: CB/DEVT2/DLN

Fentop Construction Ltd
Malting Lane
Donington
SPALDING
Lincs
PE11 4XA

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

20 November 1992

Dear Sirs

TITLE: PROPOSED RESIDENTIAL DEVELOPMENT AT MALTING LANE, DONINGTON

I refer to your letter of 5 November and our telephone conversation of 16 November 1992.

Speed readings have now been taken on Malting Lane, the results of which show the highest speed in wet weather (excluding the fastest 15%) to be approximately 30mph. In accordance with guidance from the Department of the Environment these speeds necessitate a visibility splay of 70 metres from the proposed access, in both directions.

This cannot be achieved, at present, to the south, the traffic approach side, therefore I cannot recommend approval of your current proposal.

Yours faithfully

C Briggs

pp Director of Highways and Planning

I.I
File presently
invalid:
Please file away

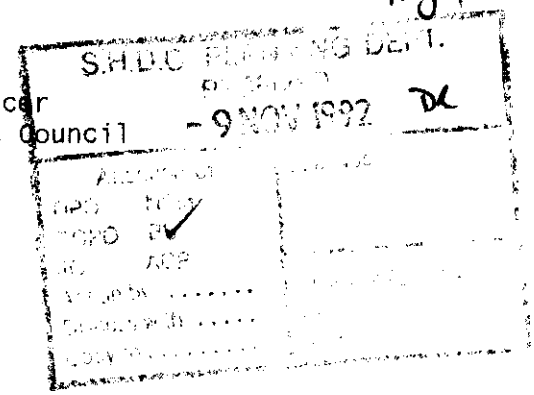
1043/92 DR

S.H.D.C. PLANNING DEPT.
RECEIVED
24 NOV 1992
File Nos.

4932.d31

Reg 4

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



NRA

National Rivers Authority
Anglian Region

5th November 1992

Our Ref: GT/92/1/SH/0293

Dear Sirs

PLANNING APPLICATION NO. H04/1043/92
FOR PROPOSED RESIDENTIAL DEVELOPMENT AT MALTING LANE, DONINGTON FOR FEN TOP CONSTRUCTION LTD

With regard to the above-mentioned application received on 23rd October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

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

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 2nd November 1992, received from Black Sluice IDB, who were also consulted about the application.

Yours faithfully

R F **Morgan**
Planning Engineer

DS

ROGER HYDE
Regional General Manager

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

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. 92/1/SH/0293 OUR REF. JMH/SH/P/D1 DATE 2 November 1992

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

For the attention of G Thornalley

Dear Sirs

Planning Application No H04/1043/92 - Proposed Residential Development at Malting Lane, Donington for Fen Top Construction

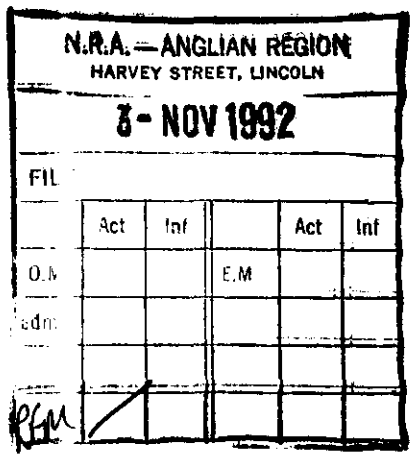
I have the following requirements with reference to the above planning application.

The proposed development may increase the rate of discharge into the Board's drainage system. Under the Board's Bye-Laws the developer shall then be liable to pay the Board a development contribution.

Yours faithfully

S.M. Hemmings

Engineer to the Board



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/SH/P/D1 DATE 2 November 1992

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

Dear Sirs

Planning Application No H04/1043/92 - Proposed Residential Development at Malting Lane, Donington for Fen Top Construction

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

The proposed development may increase the rate of discharge into the Board's drainage system. Under the Board's Bye-Laws the developer shall then be liable to pay the Board a development contribution.

Yours faithfully

S.M. Hemmings.

Engineer to the Board

Rg 4

S.H.D.C. Planning Dept.
- 3 NOV 1992
DR

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: H04/1043/92

Applicant: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Agent: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Residential development including details of means of access

Location: Malting Lane Donington
Spalding

Type: OUTLINE

Date received: 09-OCT-92

16-OCT-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 31-OCT-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 to Donington PC
30 Ash Court
Donington
Spalding Lincs

Rg4.

S.H.D.C. Planning Dept.
- 3 NOV 1992 DR

FOR PARISH COUNCIL USE ONLY

Comments: Concern over no indication as to number of dwellings. It is felt that access would not be appropriate to high density dwelling.

Signed:

Place on file & forward to Rg 4 for 3/11

Fentop Construction Ltd,
Malting Lane.
Donington,
Spalding,
Lincs.

FAO: Mr Pope

Mr D Roberts

DJR/JJ H04/1043/92

29 Oct 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT INCLUDING DETAILS OF MEANS OF ACCESS AT MALTING LANE.

Further to my letter of 27th October formally invalidating the above application. I have now received the response of the County Highway Authority. They have requested that permission be refused for the following.

"The proposed access has inadequate visibility, to the south, the traffic approach side, to serve a residential estate road. Also the access is adjacent the access to the adjoining land.

To allow this proposal would lead to vehicles emerging onto Malting Lane with inadequate sight of oncoming traffic, to the detriment of highway safety, close to another access point."

You may wish to consider this prior to commissioning the noise assessment.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H04/1043/92

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	0	3	3	5	1

2. Address or location

Malting Lane, Donington

3. Name, classification and number of road

III

4. Date application referred 22-10-92

5. State whether outline, detailed application etc.

OR

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

Residential Development

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~~.

Still applies

Date: 29-10-92 21/1/93. CB. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

Delete as appropriate

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

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

The proposed access has inadequate visibility, to the south, the traffic approach side, to serve a residential estate road. Also the access is adjacent the access to the adjoining land.

To allow this proposal would lead to vehicles emerging onto Mottram Road with inadequate site of oncoming traffic, to the detriment of highway safety, close to another access point

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

Sp G 23/10/92

PUBLIC NOTICES

PLANNING APPLICATIONS

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

H04/1043/92 Fen Top Construction Ltd — OUTLINE
Residential development including details of means of access
Mattings Lane, Donington, Spalding.

H11/1072/92 Longhurst Housing Assoc Ltd — FULL
Sixteen two-bedroomed bungalows and eight one-bedroomed flats
Land east: Spring Gardens, Long Sutton, Spalding, Lincs.

The following proposals do not accord with the provisions of the relevant Development Plan.

H16/1059/92 South Holland D.C. — FULL
Siting of three mobile homes for homeless families.
Mobile Home Site, Fulney Lane, Spalding.

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

H01/1070/92 Mr and Mrs G. Barton — OUTLINE
Erection of two detached bungalows including details of siting and means of access
Rear: 78 North Street, Crowland, Peterborough, Cambs.

H08/1064/92 Mr T. Sharpe — FULL
Proposed dwelling
Land to rear of: 41 High Street, Gosberton, Spalding.

H09/1058/92 Jocelyn's Fashions — FULL
Extension to flat
40/42 High Street, Holbeach, Spalding.

H09/1083/92 Cheltenham & GLoucester — LISTED BUILDING
Repairs/restoration of building following fire damage
The Mansion House, High Street, Holbeach, Spalding, Lincs.

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

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services
23 October, 1992.

II2452

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO TRAFFIC

GEDNEY DYKE — KINGS GATE

NOTICE IS HEREBY GIVEN that owing to the roadworks the Lincolnshire County Council has made an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on the B1359 Kings Gate, Gedney Dyke, commencing on or about October 26, 1992 for a period of three weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for through traffic is via Hailgate, Engine Dyke, Main Road, Lowgate, A17 and vice-versa.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

/PWVN 2214 — 187/507SG23-10

GOODS VEHICLE OPERATOR'S LICENCE

BRITISH GAS PLC, trading as British Gas Plc, East Midlands, of De Montfort Street, Leicester LE1 9DB, is applying to change an existing licence as follows: To keep an extra *four vehicles at the operating centre at Gas* Street, Wharf Road, Stamford PE9 2DQ.

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

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

RE: SYLVIA CURTIS DECEASED

PURSUANT TO THE TRUSTEE ACT 1925

NOTICE IS HEREBY GIVEN that any person having a claim against or an interest in the estate of Sylvia Curtis, late of 192 Winsover Road, Spalding, Lincolnshire, who died on the 17th day of September, 1992, is hereby required to send particulars in writing of his claim or interest to the undersigned, the Solicitors for the Executor, Peter Start, on or before the 30th day of December, 1992, after which date the Executor will proceed to distribute the assets of the said deceased amongst the persons entitled thereto having regard only to the claims and interests of which he shall then have had notice.

Dated this 16th day of October, 1992.

CRUSTS,
Solicitors for the said Executor.
"Highbury", 64 Pinchbeck Road,
Spalding, Lincs.

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO TRAFFIC

SPALDING — WEST MARSH ROAD

NOTICE IS HEREBY GIVEN that owing to the sewer works the Lincolnshire County Council intends to make an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on West Marsh Road, Spalding, commencing on or about November 2, 1992 for a period of eight weeks or the completion of the works.

This closure may be extended for a further period and is dependent on the progress of the works.

Access is to be maintained to commercial premises from at least one direction during the works.

The alternative route for traffic is via West Elloe Avenue, A16 and Wardentree Lane.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

2214a — 187/507SG23-10

LINCOLNSHIRE COUNTY COUNCIL

ANNUAL REPORTS:
LOCAL GOVERNMENT PLANNING AND LAND ACT 1980
LOCAL GOVERNMENT ACT 1988

Lincolnshire County Council carried out work in the year ending 31 March 1992 in respect of the above Acts through its own in house contractors (DLO/DSO) as outlined in the table below:

NAME OF IN HOUSE CONTRACTOR — FUNCTIONS

AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.

BLAZEGATE Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.

DOG and Cat grooming, reduce the cost of having your pets groomed to perfection. Contact Barry, 077588 319.

GSD (Alsatian) puppies for sale, superb pedigree, dogs only. Specialists breeder. Tel 0406 364633.

HAYCROFT Boarding Kennels, superior boarding for the particular pet owner. Inspections welcome, vaccinated pets only. Collection / delivery. Grooming service. Holbeach 22407.

WEST Highland white terrier, pedigree puppies, loving homes only, reared with family, insured, ready now. 0945 880660.

EXCAVATED, fill for land make up extra, free for collection, or can be believed to local area. Tel Spalding 710349, 9 am-5 pm.

OVERLAP FENCING, eg 6 x 6, £8.50; also other sizes available. Trellis, posts, sheds etc. 0945 585996, evenings.

TURF
Good Quality (weed treated) Supplied or laid
Also Rotavating, Patios and Fencing
Contact: E. G. Curson
Tel: Sutton St James 383
5h3000£wvn

TIME TO PLANT NOW
F1 Hybrid Winter Flowering Pansies
also
F1 Hybrid Crescendo Polyanthus
TOM THUMB NURSERIES
Woolram Wygate, Spalding
Tel: 0775 766142
as2231£WVN

FOR SALE
One 54' x 18' polytunnel
1 56' x 18' polytunnel
£240 each ONO
1 Brush Cutter/Strimmer Complete, as new
£280
Tel: Holbeach 490384 after 3.30 pm
mm2453£WVN

MACHINERY

Powrmatic CA 200 Horizontal Warm Air Glasshouse Heater with flue and duct work.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.10.92

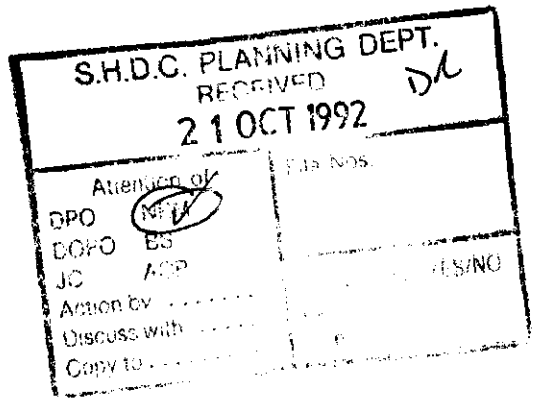
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H04/1043/92
Residential development, Malting Lane, Donington

The site lies in close proximity to the Fruitex Haulage complex and I would suggest that the applicant should therefore provide a BS4142 1990 noise assessment and scheme indicating the relevant protection of the dwellings.

Director of Environmental Services



PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Fen Top Construction Ltd
is applying to the Council for planning permission for the following:

Reference No: H04/1043/92
Description: Residential development
including details of means
of access

Location: Malting Lane
Donington
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 13-NOV-92
Any observations should be sent to me by 13-NOV-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

23-OCT-92

SOUTH HOLLAND DISTRICT COUNCIL

FENTOP CONSTRUCTION LTD

MANUFACTURERS OF STEEL FRAMED BUILDINGS

MALTING LANE,
DONINGTON,
SPALDING,
LINCS.
PE11 4XA

TEL NO: SPALDING (0775) 820050

FAX NO: SPALDING (0775) 821576

VAT REG NO: 364 4559 33

COMPANY REG NO: 1626276

DIRECTORS: B. POPE & B. POPE

Mrs. Maxwell,
South Holland District Council,
Priory Road,
Spalding, Lincs.

Ref 3010

8th October 1992

Re - PROPOSED OUTLINE PERMISSION FOR RESIDENTIAL DEVELOPMENT, MALTING LANE, DONINGTON.
APPLICATION NO. H04/1043/92.

Dear Madam,

In reply to your letter dated 05-OCT-92 regarding the above we offer the following comments.

Part one of your letter we now submit revised plans of the site.

The relevance of the plan drawn by Messrs J.D. Lynch is that it shows the visibility splay from the existing entrance to the site.

Yours faithfully,
for Fentop Construction Ltd.,

Brian Pope.

SOUTH HOLLAND D.C.
PLAN DEPT
08 OCT 1992
REF 1043/92

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: H04/1043/92

Applicant: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Agent: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Residential development including details of means of access

Location: Malting Lane
Donington
Spalding

SOUTH HOLLAND D.C.
PLAN DEPT
08 OCT 1992
REF.....

Type: OUTLINE

Date received: 05-OCT-92

07-OCT-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:

The submitted plans do not appear to be scaled and if drawn to scale the scale needs to be confirmed in order that the correct fee can be established. The site edged red needs to be completed to include the access from the road. Please state the relevance of the plan drawn by J D Lynch included with the application and if proposed new road layout please state on the plan and the site shown red should include the area to the road. Please return the extra 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

A E Maxwell

Principal Administrative Officer

BR[illegible]N SMITH Dip TP MRTPI
D[illegible]r 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: H04/1043/92

Applicant: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Agent: Fen Top Construction Ltd
Malting Lane
Donington
Spalding
Lincs

Description: Residential development including details of means of access

Location: Malting Lane
Donington
Spalding

Type: OUTLINE

Date received: 05-OCT-92

07-OCT-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:

The submitted plans do not appear to be scaled and if drawn to scale the scale needs to be confirmed in order that the correct fee can be established. The site edged red needs to be completed to include the access from the road. Please state the relevance of the plan drawn by J D Lynch included with the application and if proposed new road layout please state on the plan and the site shown red should include the area to the road. Please return the extra 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

Principal Administrative Officer

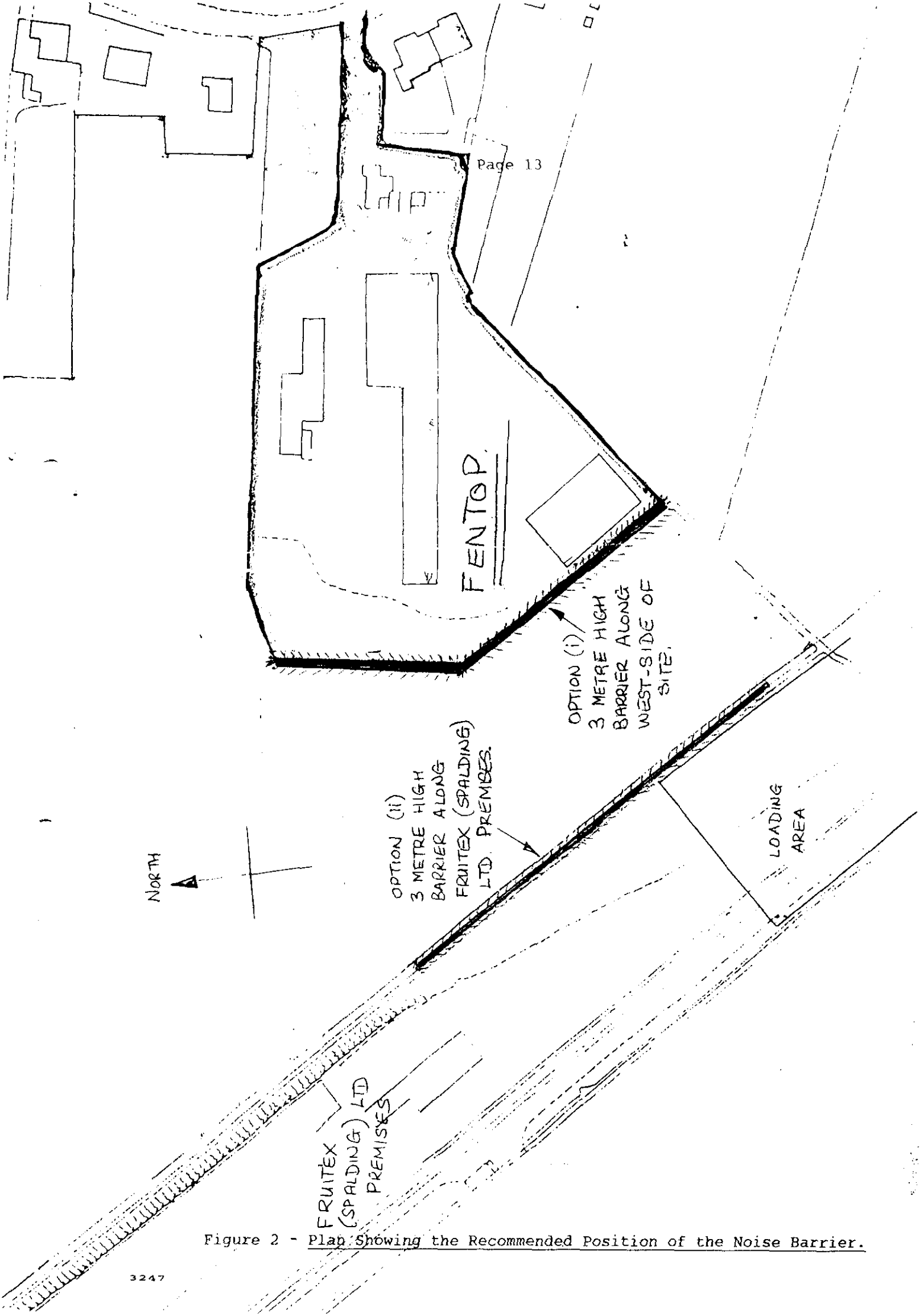
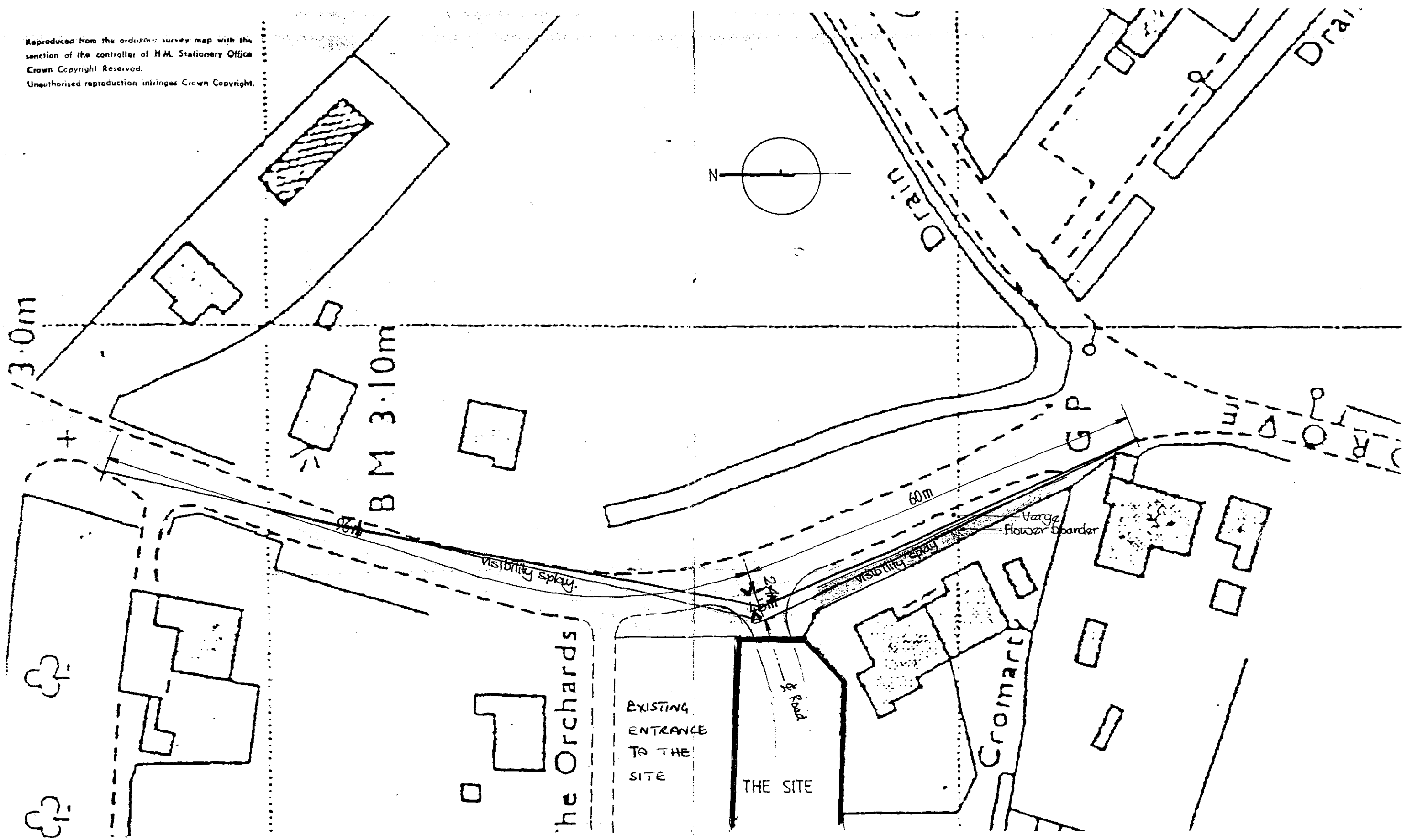


Figure 2 - Plan Showing the Recommended Position of the Noise Barrier.

Reproduced from the ordnance survey map with the sanction of the controller of H.M. Stationery Office
Crown Copyright Reserved.
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notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued without written permission from the John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

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SUMMIT

revision	date revision	date

JOHN D LYNCH

partnership

CHARTERED ARCHITECTS • SPALDING • 0775 724187

project/drawing	scale	date
SITE AT MALTING LANE, DONINGTON FOR FENTOP CONSTRUCTION	1:500	10/89
	drg. no. 1029 AL/1	drawn

3127-469T

Mulberry Cottage

Park House

The Queen (P H)

The Black Bull (P H)

Works

8152
109 699ha
271 07

STATION STREET

Garages

Police Station

Royal British Legion Social Centre

FEN END

Park Farm

Komani House

BEECH GROVE

DONINGTON C P

DONINGTON

Alexine

Rossett

Cherry Lodge

Abendbloem

Depot

Donington Up Fen

USE EXISTING ENTRANCE TO SITE

THE SITE

Works

Playground

Donington Cawley's Endowed Primary School

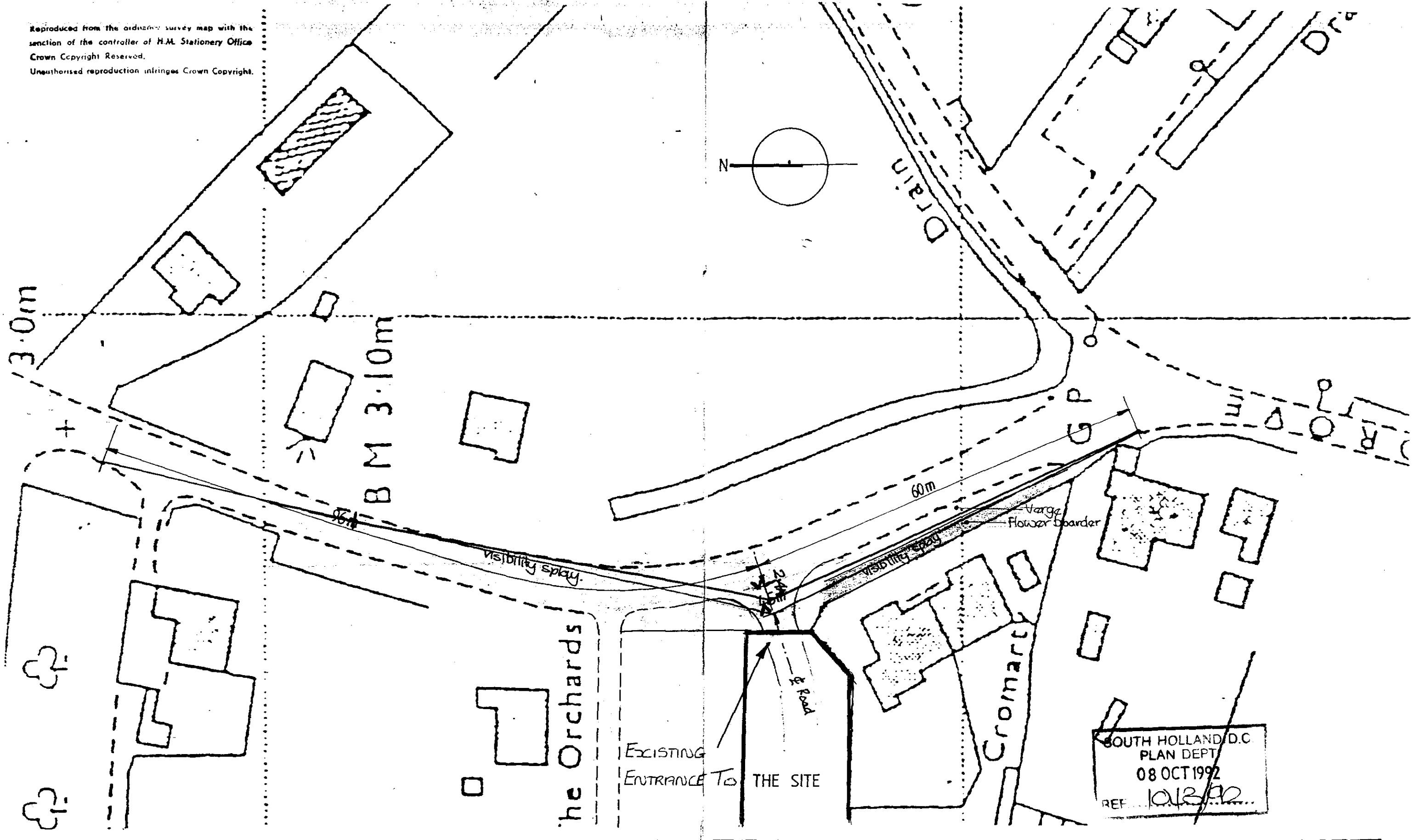
SOUTH HOLLAND D.C.
PLAN DEPT
08 OCT 1992
REF. 1013/92

FEN-TOP CONSTRUCTION LTD
MALTING LANE
DONINGTON
SPALDING
LINCS
PE11 4XA
TEL: 0775 820050

SITE PLAN

SCALE: 1:2500

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notes

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SUMMIT

revision	date revision	date

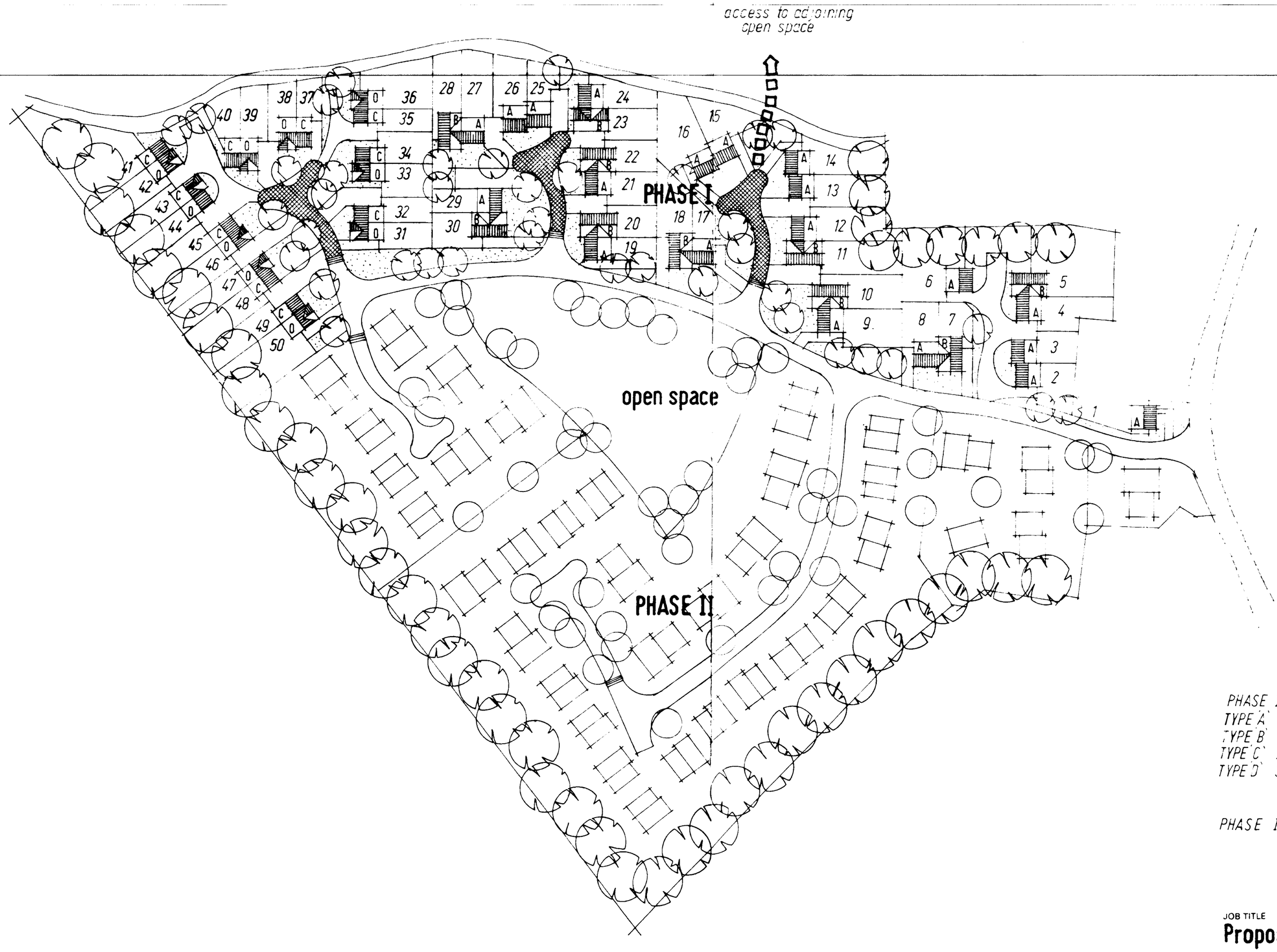
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project/drawing	scale	date
SITE AT MALTING LANE, DONINGTON FOR FENTOP CONSTRUCTION	1:500	10/89
	drg. no. 1029 AL/1	drawn

3127-488T

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PHASE I

TYPE A	1 bed bungalow	55 sq m	=	20
TYPE B	2 " "	65 sq m	=	10
TYPE C	2 bed house	65 sq m	=	10
TYPE D	3 " "	75 sq m	=	10
		TOTAL	=	50 Nº

PHASE II totals an additional 71 Nº dwellings.

PLANNING DEPT.
RECEIVED
16 DEC 1993
Acknowledge YES/NO

JOB TITLE
Proposed Development MALTING LANE, DONINGTON, LINCOLNSHIRE.

DRAWING TITLE
SITE PLAN

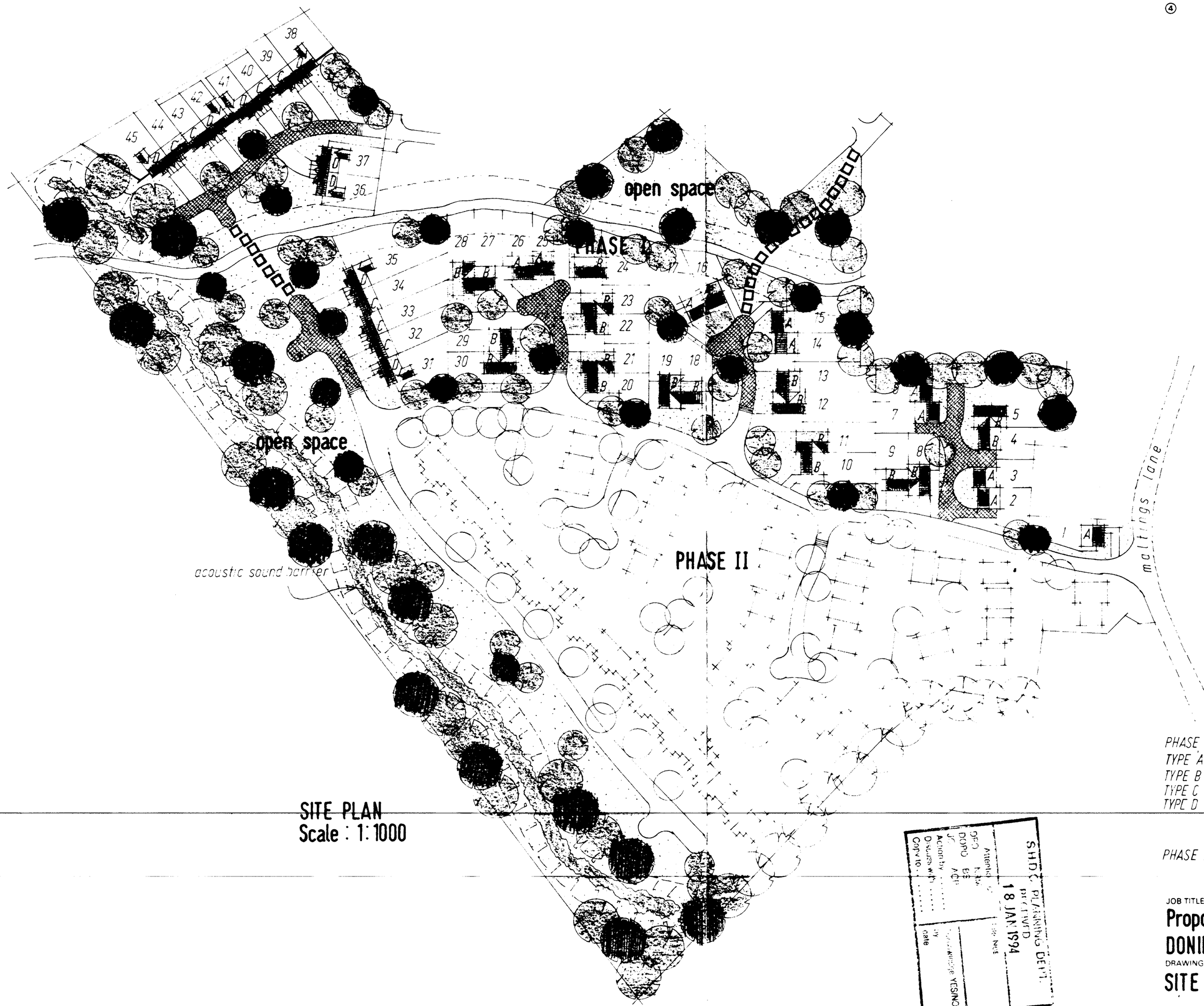
MD Design Group
Design Group Ltd
Lutyens Walkways
Crawley, Sussex RH10 1LT
Telephone 0703 612235
Fax 0703 611746

DATE NOV

JOB No

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3. Do not scale these drawings.
4. If in doubt ask.



SITE PLAN
Scale : 1:1000

PHASE I
TYPE A 1 bed bungalow 55 sq m = 11
TYPE B 2 " " 55 sq m = 19
TYPE C 2 " house 55 sq m = 7
TYPE D 3 " " 75 sq m = 8
TOTAL = 45 Nº

PHASE II an additional 48 Nº dwellings

SHDC PLANNING DEPT. RECEIVED 18 JAN 1994

JOB TITLE
Proposed Development MALTING LANE, DONINGTON, LINCOLNSHIRE.

DRAWING TITLE
SITE PLAN

MD Design Group
MD Design Group Limited
Chartered Architects
Unit 3, Lewis Road, Eastleigh
Hants SO50 9DT
Telephone 01703 611515
Facsimile 01703 611166

DATE JAN 94
SCALES 1:1000

JOB No 93SK97
DWG No 01B