PLANNING AMENDMENT

For office use only

Application No.

Date Registered

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Select Timber Products
High Street, Donington
Spalding, Lincolnshire

Tel. No.

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

Robert Doughty Consultancy
32 High Street, Helpringham
Sleaford, Lincs, NG34 0RA

Tel. No. 01529 421646 (Contact) Emma Banbury

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Mill Lane and High Street, Donington

Please complete

APPLICATION No.

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

H04/1120/99

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B [✓]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed . . . . . Date . . . February. 17th. 2000. . . . . .

3. Please complete in block letters.

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Extension to existing timber processing facility

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Change of description
Extension to form additional timber storage building together with change of use from storage to woodworking workshop and erection of acoustic fence

State drawing no's of the current submission

Bound A3 report

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / [■] — Mr D Roberts

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

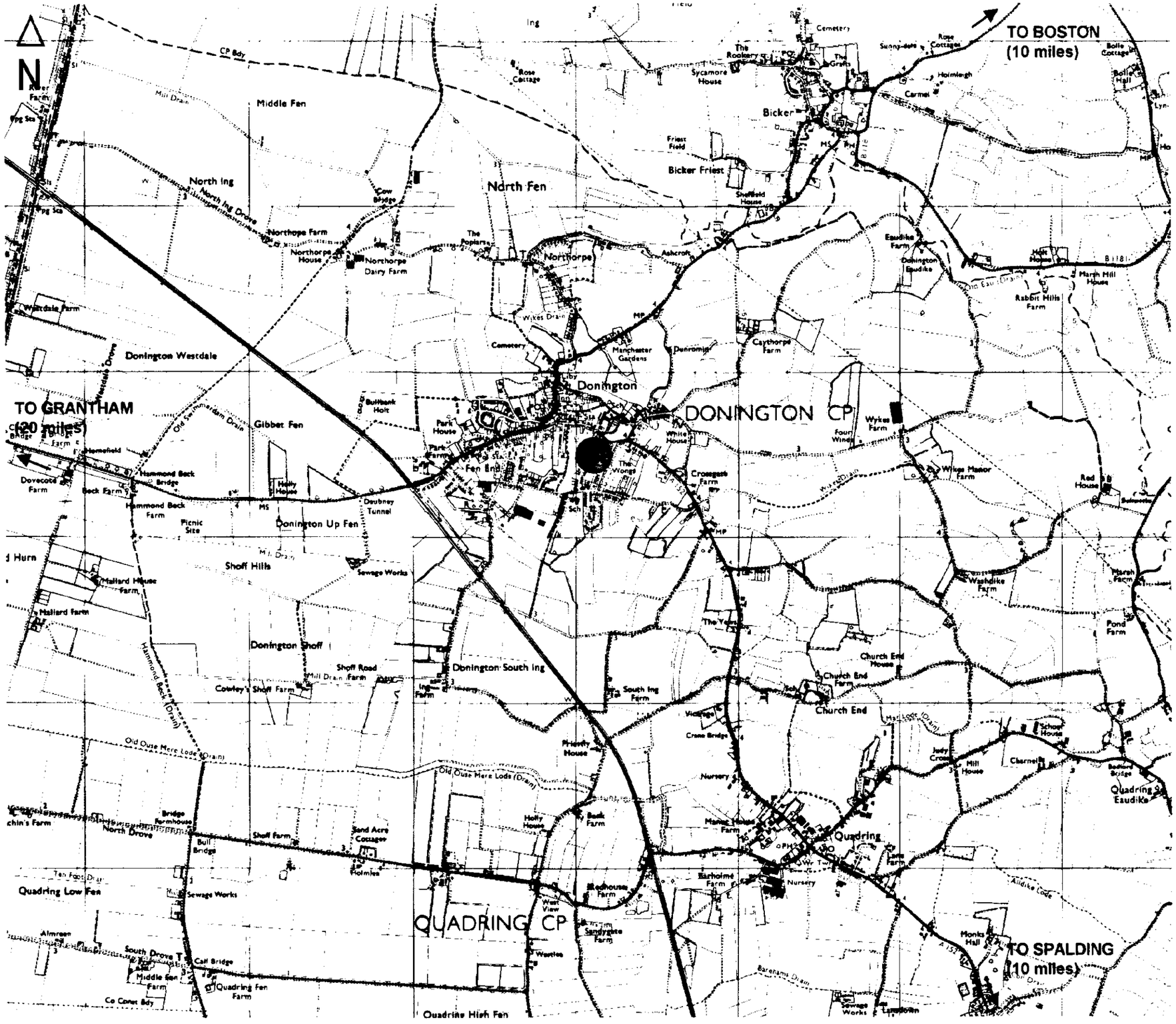
Has a similar amendment been submitted under Building Regulations? Yes / No

·SELECT· timber products

DETERMINED PLAN

PLANNING AMENDMENT FORM

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Ecology
Landscape Architecture
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PLAN

Location Plan

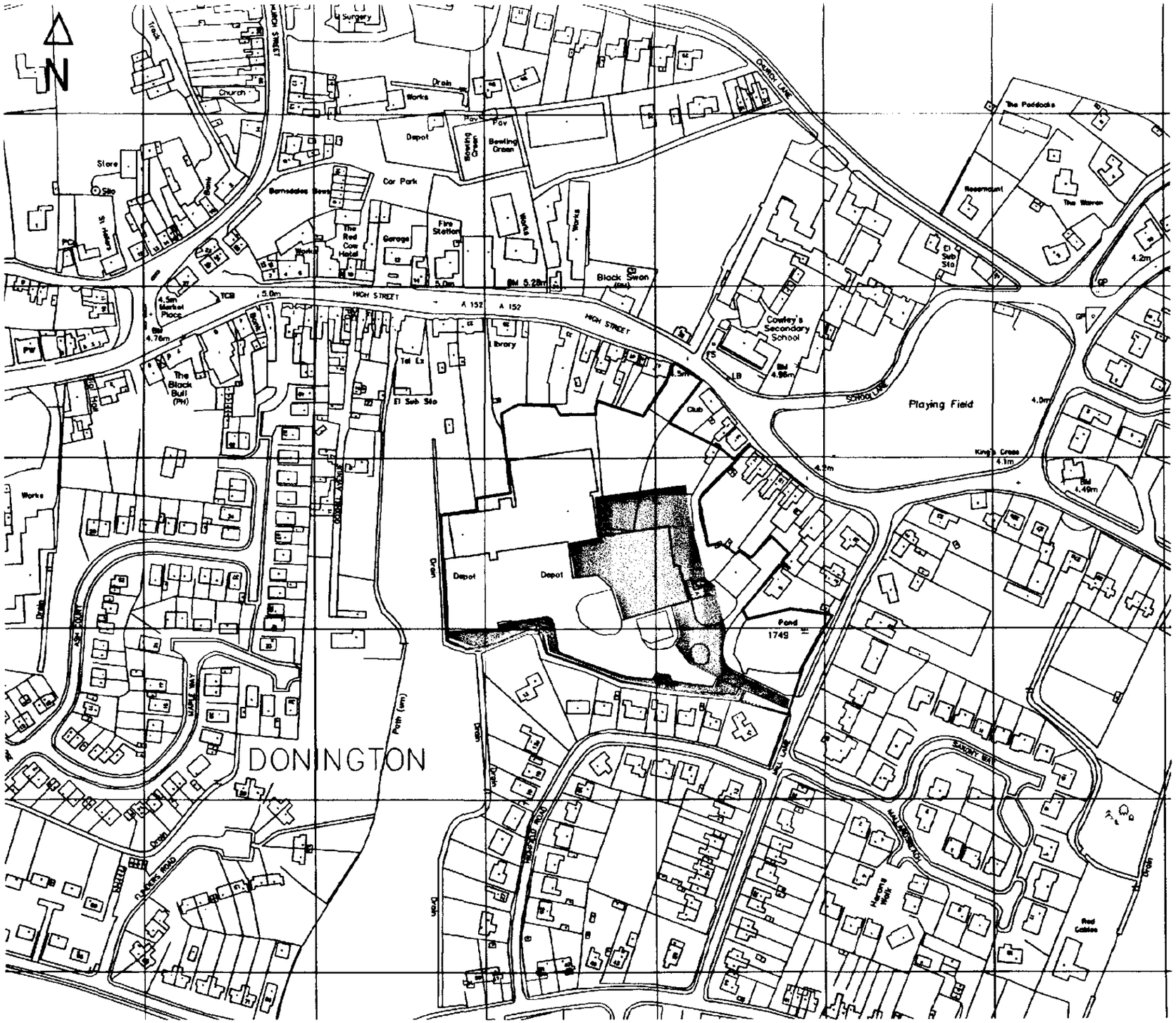
Dwg 444/1/1 Scale 1:25,000 February 2000

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Application Site

Extent of adjoining land owned by Select Timber Products

PLAN

Site Context

Dwg 444/1/2 Scale 1:2500 February 2000

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Description of Proposals

Introduction

Select Timber Products is a well established manufacturing company based in the centre of the village of Donington, Lincolnshire. As a direct result of the company's successful marketing strategy, the workforce has grown from its original 8 staff members in 1990 to 44 today. Eighteen employees are residents of Donington and the remainder live in nearby villages. Select Timber Products injects £627,000 per year into the local economy purely through staff salaries.

Select Timber Products now wishes to invest some £500,000 in improving operating efficiency and guaranteeing the viability of current staffing levels for the future. The company is committed to ensuring that its expansion has a positive effect on the amenity of nearby properties and the village as a whole.

To achieve the best possible environmental solution Select Timber Products commissioned (the late) Professor Bowman, an acoustic engineer of Environmental Design Partnership, and the Robert Doughty Consultancy's landscape design team, to assess the impacts of Select Timber Products' proposals on the village and to design a comprehensive set of measures to improve the amenity of the area, at the same time allowing the company to consolidate its working practices.

The purpose of this document is to clearly describe and illustrate those proposals so that a well informed planning decision can be made. Environmental Design Partnership's technical report is submitted with this amendment as supporting evidence.

Proposals

For clarity the proposals have been divided into three constituent parts:

Extension to form additional storage building

Details of the proposed storage building are illustrated on plans 2044-17 and 2044-18. At present this part of the site is used to load and unload timber from HGVs and as an outdoor storage yard. This area is clearly visible from High Street and Quadring Road and can be described as less then attractive; there is plastic sheeting constantly flapping, as well as frequent movements of side loading fork lift trucks collecting timber from the storage yard to take it to Select Timber Products' other site, off High Street, for processing (please refer to photographs 1-3).

The proposed storage building will enclose these activities within a sound-proofed shed, thereby entirely eliminating both visual and noise intrusions.

Change of use from storage to woodworking workshop

Select Timber Products wishes to install three industrial woodworking machines (details are included on page 5 of the accompanying report by Environmental Design Partnership) in the shed which is currently used for timber storage (please refer to drawing 444/1/4). This will allow timber stored in the new extension to be processed at the Mill Lane site, rather than being transported by side-loader along Mill Lane and High Street. Before the machines are brought into operation the existing shed roof will be upgraded to ensure that it has maximum noise insulation properties. Professor Bowman has concluded that this and the construction of the proposed extension will limit

noise emissions from the site to approximately 35dB(A) on Mill Lane. This is considered to be acceptable, because the average residential daytime background noise level in Mill Lane has been measured as 48dB(A).

Erection of acoustic fence with landscape proposals

In addition to the above development, Select Timber Products wishes to reduce the potential for noise disturbance to neighbouring residential properties along of Highfield Road. This will be achieved by the erection of an acoustic fence along the southern boundary of the site (please refer to photograph 10). Professor Bowman recommended that this fence should be 3m high.

A landscape scheme is proposed to soften this boundary and to extend the screening along the northern site boundary, eliminating many views of the development from High Street (please refer to drawings 444/2 – 444/6 for details).

Additional Information

The gates of the site are open between 7am and 9pm, allowing access for HGVs and side-loader trucks during these times only, however, operations are carried out within Select Timber Products' buildings an hour either side of these times.

The traffic survey carried out by Environmental Design Partnership shows that lorry movements generated by Select Timber Products occur between 9am and 6pm and that on average there are 2.25 such movements per day. In addition there is an average of 39.25 side-loader movements per day between 7am and 7pm.

Spalding Distribution Services operate 7 days a week between 7am and 9pm, although on Saturdays and Sundays loading and unloading is restricted to between 8am and 1pm. 54.25 lorry movements per day is typical. On average there are also 90.75 car movements per day, 25 of these are associated with Select Timbers and 65.75 with Spalding Distribution Services.

Lorry and car movements will be unaffected by the proposed development, but side loader movements will virtually cease. A further significant benefit of the proposal will be the bringing of all select Timber Products' external operations within a building designed to control all associated noise.

Spalding Distribution Services' lease at Mill Lane ends in December 2000. The company currently has plans to relocate to South Holland Enterprise Park, Spalding.

TIMBER PROCESSING WORKS

HIGH STREET

A 152

A 152

5.0m

BM 5.28m

Black Swan (PH)

HIGH STREET

Cowley's Secondary School

FS

LB

BM 4.96m

SCHOOL LANE

4.5m

Library

Tel Ex

El Sub Sta

LANDSCAPE AREA

Club

TIMBER STORAGE YARD

4.2m

GORSE LANE AVENUE

Drain

AREA LEASED BY SDS-COLDSTORE,PACKING AND RE-DISTRIBUTION CENTRE

Depot

TIMBER STORAGE SHED

OUTDOOR LOADING AREA

OFFICE

PRIMING SHED

OFFICE

Pond

1749 LANDSCAPE AREA

LANDSCAPE AREA

Path (um)

Drain

Drain

SHARED ACCESS

Gates closed 9pm – 7am

MILL LANE

JINGTON

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timber products

key

Route of side-loader movements

(Approximately 39 movements per day)

Poliarded poplar trees

DETERMINED PLAN

Existing Site Operations

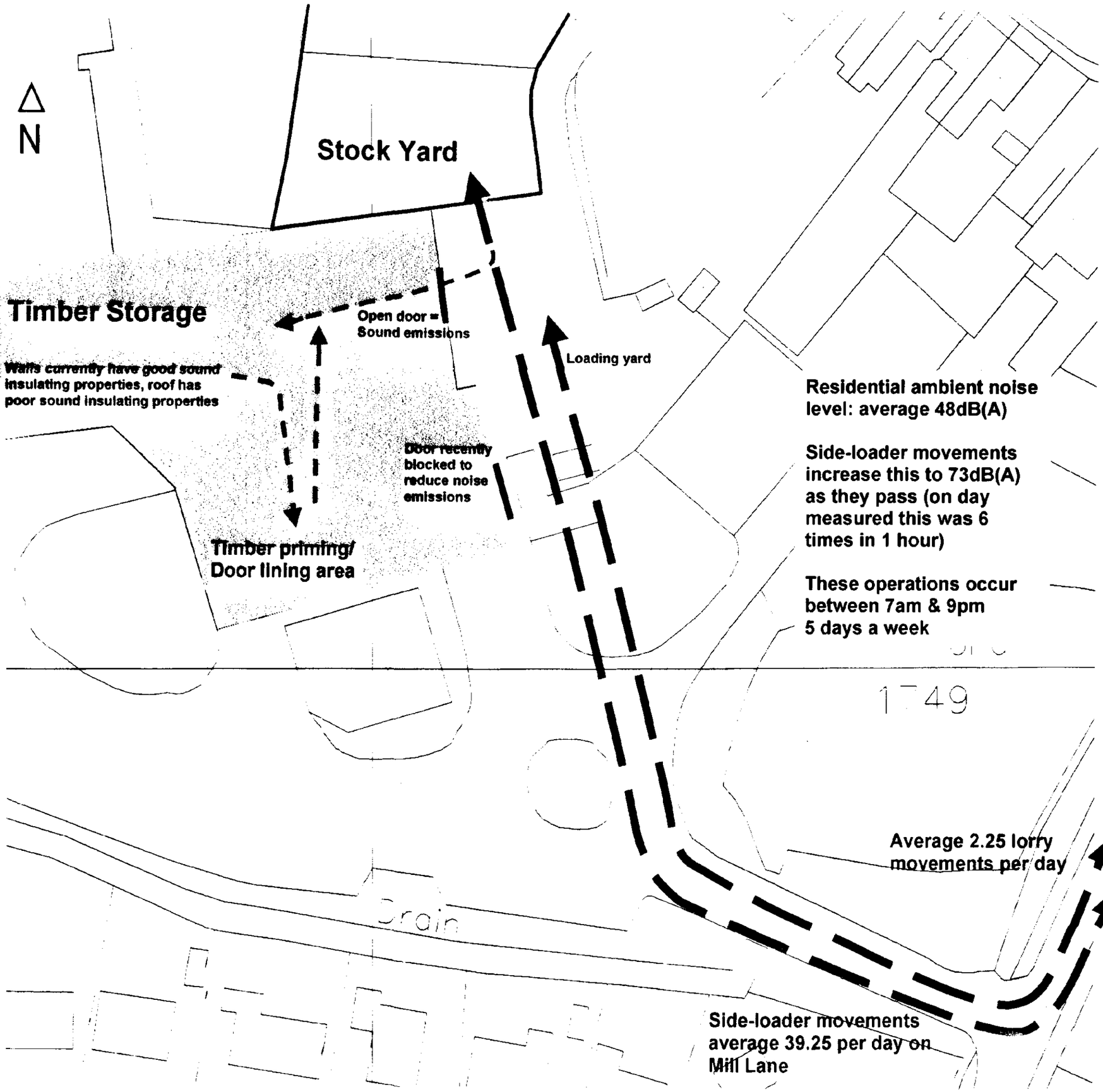
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SELECT timber products

Key:

HGV Movements

Side-loader movements

Existing storage and processing buildings used by Select Timber Products

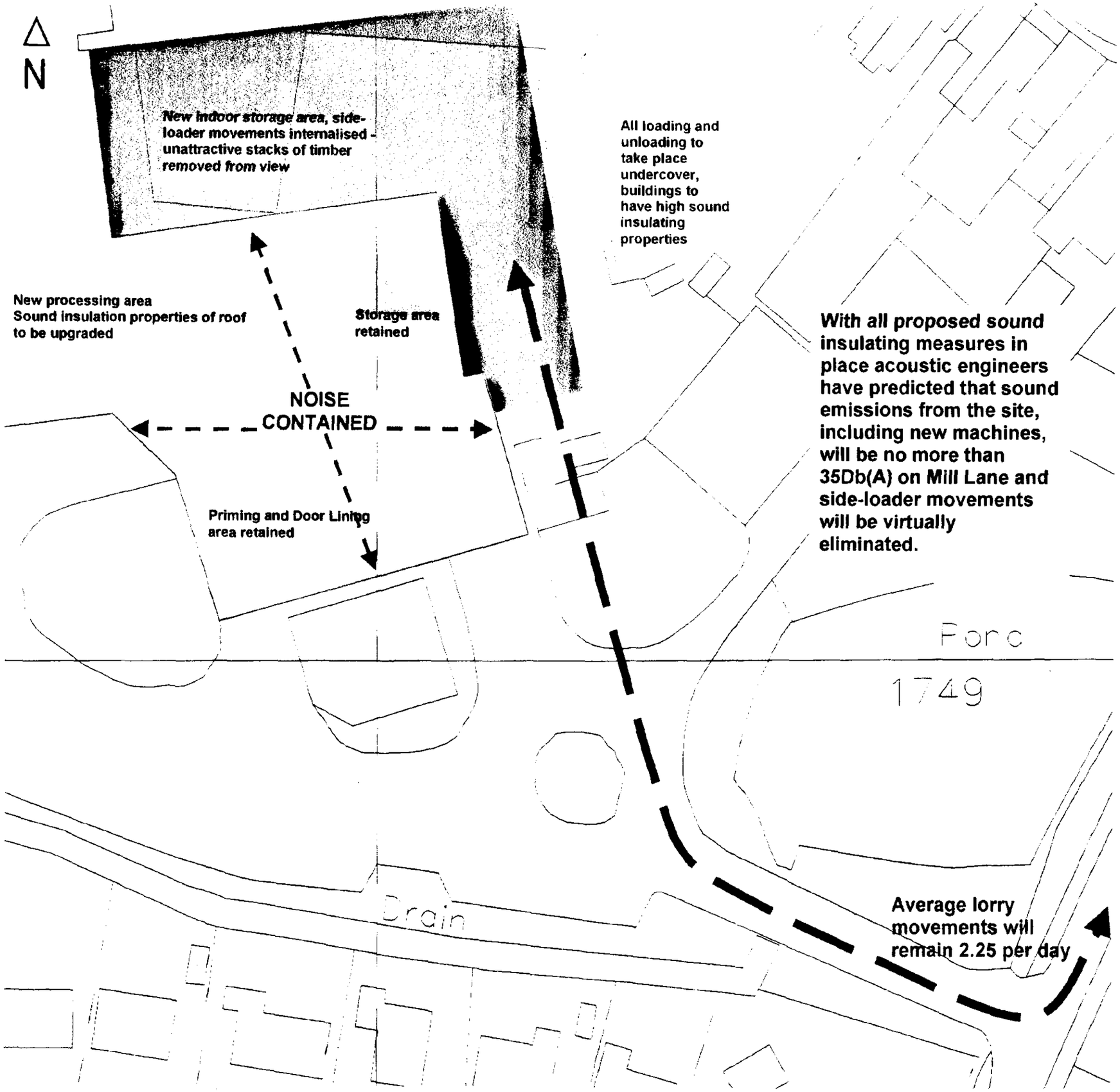
DETERMINED PLAN

Existing daily HGV/Side-loader movements/Noise emissions

Dwg 444/1/5 Scale 1:500 February 2000

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Key:

HGV movements

Existing storage and processing buildings

Proposed new storage and loading buildings

DETERMINED PLAN

Proposed daily HGV/Side-loader movements/Noise emissions

Dwg 444/1/6 Scale 1:500 February 2000

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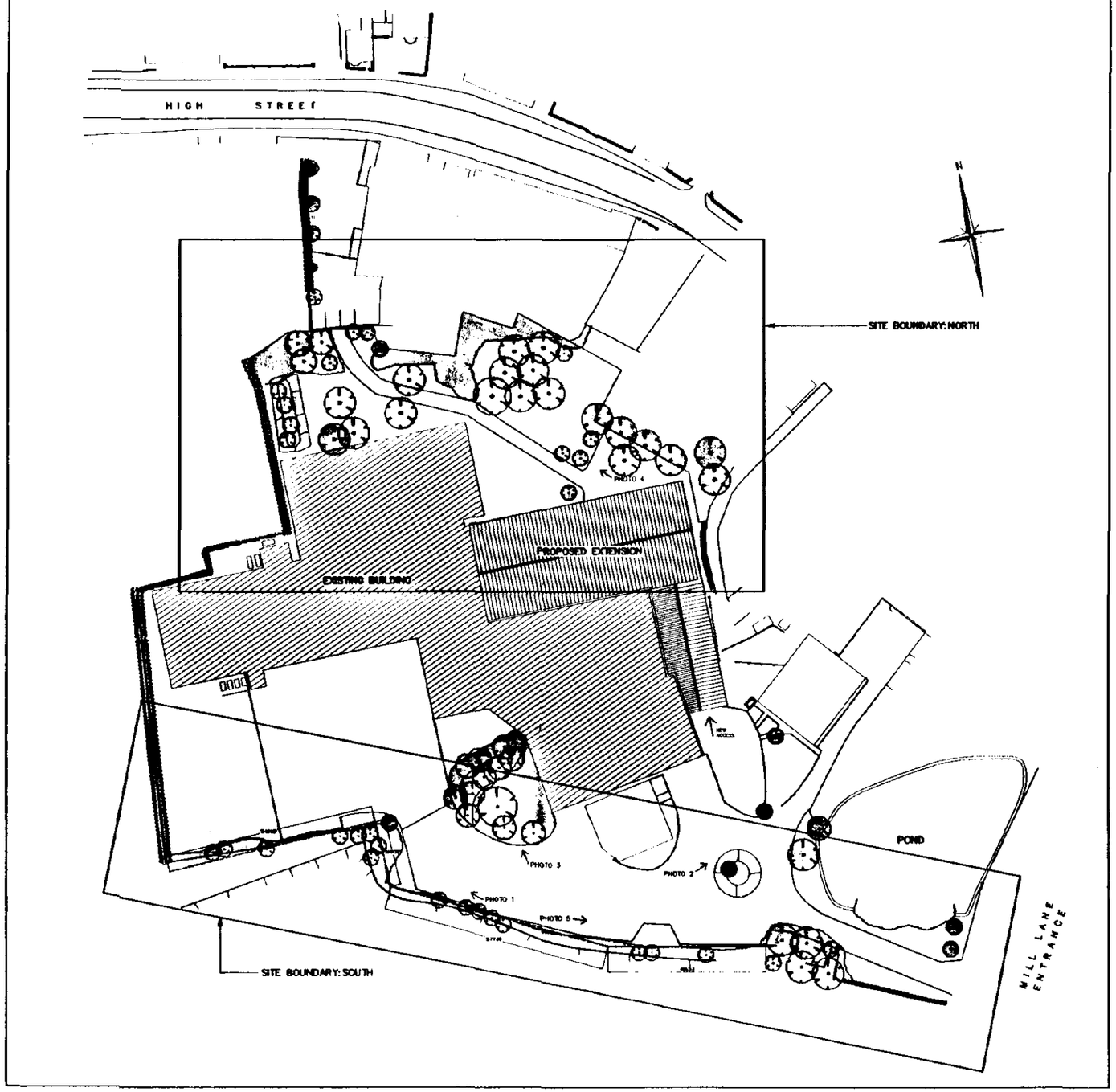
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DETERMINED
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LANDSCAPE DETAILS

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KEYPLAN

EXISTING VEGETATION

Mature, established planting of indigenous and ornamental species. Vegetation existing along site boundaries includes willow, birch, alder and ash trees of good height and condition, with mature shrubs such as hawthorn, maple and guelder rose. The site entrance includes ornamental species such as cherry and various conifers.

'PHASE I' LANDSCAPE WORKS

Additional planting of native trees and hedgerow species. Implemented in early 1998, the work focused on key areas such as the bund to the north-west of the site and the fenceline to the north-east.

'PHASE II' LANDSCAPE WORKS

Further work is planned to assimilate both the existing and proposed building into the surrounding area. Proposals include the planting of native tree and shrub species to both the north and the south of the site.
Provision is made for the installation of a timber acoustic fence along the southern boundary line, for future consideration.
(See Dwg. no. 444/2 & 444/5 – Landscape Proposals)

DETERMINED PLAN

Keyplan
Dwg No. 444/1 1:1250 October 1999

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EXISTING LANDSCAPE FEATURES



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



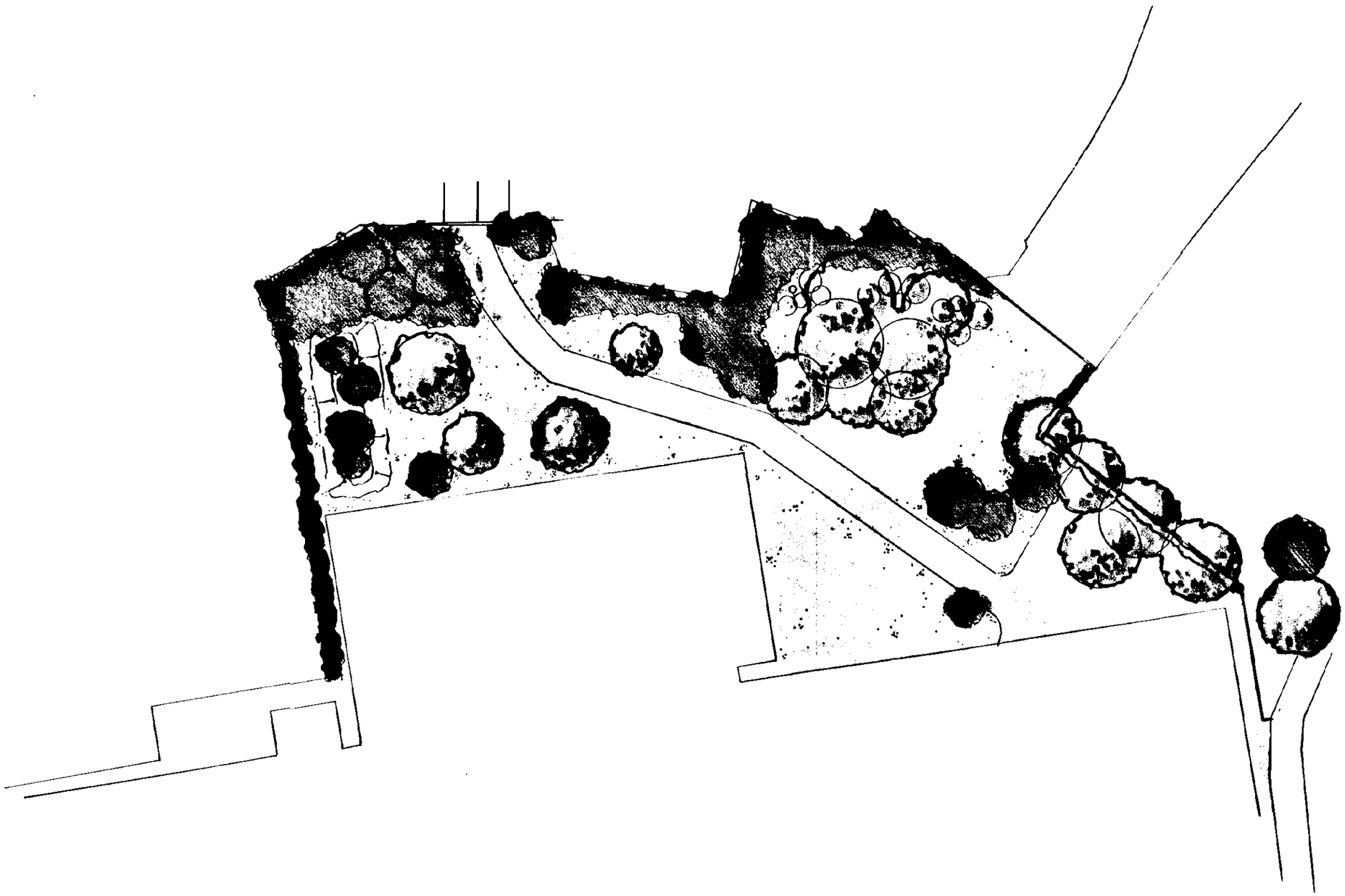
PHOTOGRAPH 5

DETERMINED PLAN

PHOTOGRAPHS 1-5

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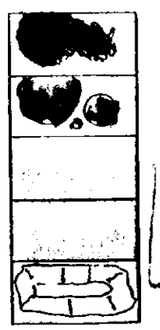
SITE BOUNDARY: NORTH



PROPOSALS

The northern part of the premises is to be further enhanced by planting native tree and shrub species; the objective being to 'soften' views into the site rather than create a solid visual barrier.

LEGEND



Existing vegetation
(including Phase I works)

Proposed trees and shrubs
(Phase II works see 444/3: Planting Details)

Existing storage area
(compacted hardcore)

Grass

Bund

DETERMINED
PLAN

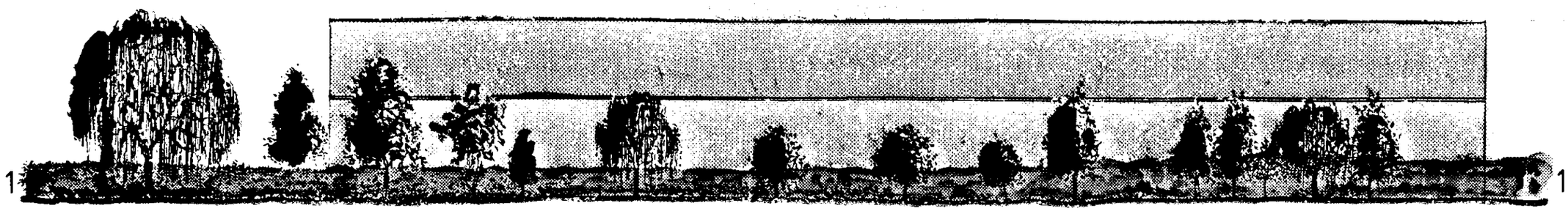
Landscape Proposals – Site Boundary: North
Dwg No. 444/2 **1:500** **October 1999**

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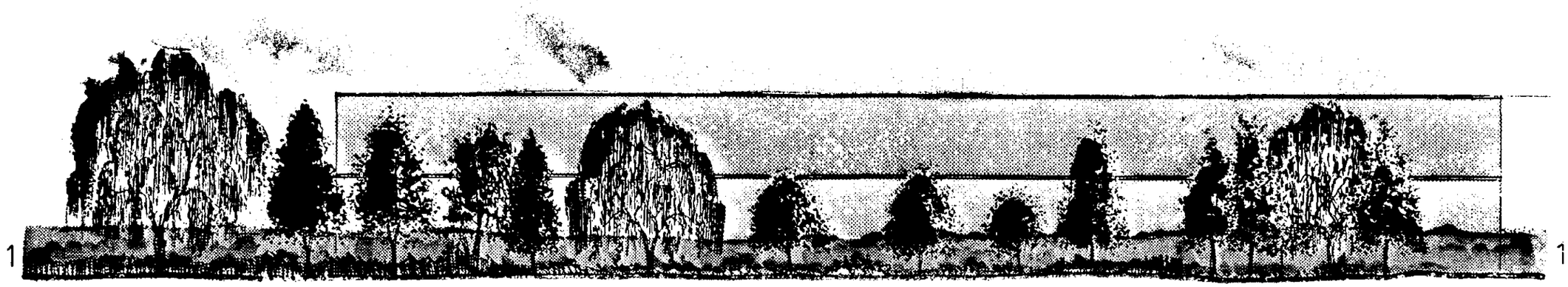
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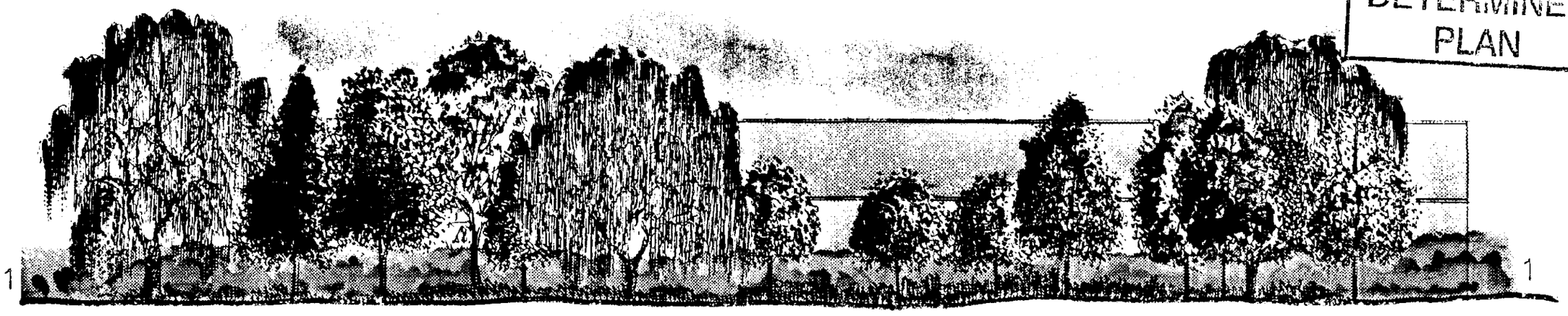
SECTIONAL ELEVATIONS



0 - 5 YEARS



10 YEARS



25 YEARS

DETERMINED PLAN

Sectional Elevations
Dwg No. 444/4 1:200 October 1990

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SITE BOUNDARY: SOUTH

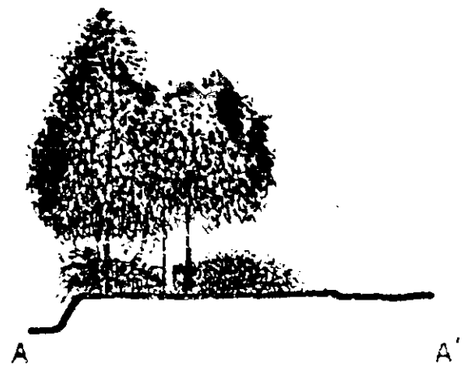
SECTIONS



0 - 5 YEARS



10 YEARS



25 YEARS

PROPOSALS

The line of over-mature poplars is to be removed, leaving the existing trees to reach maturity. These will be supplemented with native trees and shrubs to soften reduce views into the site from neighbouring properties.

LEGEND

- Existing vegetation (including Phase I works)
- Proposed trees and shrubs (Phase II works see 444/6: Planting Details)
- Proposed fence-line – timber acoustic fence
- Drain
- Tarmac
- Grass

Landscape Proposals
Dwg No. 444/5 1:500 October 1998

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Landscape Architecture

Robert Doughty Consultancy

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Planning Policy Considerations

Planning Policy Guidance (PPG) note 4, Industrial and Commercial Development of Small Firms, was published in 1992 to provide information on how local authorities can help small firms through the planning system. One of the Government's key aims is to encourage continued economic development and integrate it with environmental objectives. PPG 4 states that:

"The planning system should operate on the basis that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance...Development Control should not place unjustifiable obstacles in the way of development which is necessary to provide homes, investment and jobs."

Select Timber Products is an important local employer and has been established in Donington for more than ten years. The current application to expand operations at the company's Mill Lane site will not cause demonstrable harm to local interests, but as a matter of fact, the proposals will improve the local environment by actually reducing visual and noise intrusion.

The application also accords with policy EMP 4 of the South Holland District Local Plan, which states that:

"Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and/or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside."

The proposals do not intrude into the open countryside and will significantly reduce traffic movements in the locality. They will have a positive environmental impact by providing noise and visual attenuation.

Assessment of Proposals

In addition to allowing Select timbers to consolidate their operations, this proposal provides substantial opportunities for improvements to be made to the immediate local environment .

The proposed storage building will remove the noise and visual disturbance associated with the existing stock yard and loading area by enclosing operations in a sound insulated building, and by replacing the timber stacks with a neat building exterior. Photographs 1-3 show the loading area and stock yard. Photographs 2 and 3 clearly show properties along High Street which back onto the site, while photograph 4 shows a view of the stock yard and storage shed from High Street. These photographs demonstrate that the local environment would benefit significantly from the removal of the timber stacks from view.

Photographs 5 and 6 illustrate how effective landscape screening can be, and as demonstrated by drawing 444/3, there is scope to extend this screening between the site and High Street. Photographs 7 and 8 give an indication of what the character of the site will be from Quadring Road after the development has taken place; photograph 9 shows the distance the shed will be from the dwellings.

Professor Bowman's study identifies the removal of the side-loader from Mill Lane and High Street as a result of the proposed change of use as an important improvement. A picture of the side-loader is included on page 4 of 11 of his Assessment of Activities Along Mill Lane (the second report in Environmental Partnerships' document). The assessment found that each time the side-loader passed along Mill Lane the general noise level increased from 48dB(A) to 73dB(A). Movements take place an average of 39 times a day, 5 days a week, between 7am and 7pm (figures for 7pm to 9pm are unavailable). The proposals will remove all side-loader traffic connected with the new machinery, however, one or two such traffic movements will inevitably take place each week as a matter of necessity and convenience.

The proposed acoustic fence is an additional measure to combat any disturbance being caused by Spalding Distribution Services. It will not have any effect on the reduction of noise due to Select Timber Products' activities, but it is proposed not only to deflect noise, but to reassure neighbours that the directors of Select Timber Products are aware of the sensitivity of their business' location and the need to protect the local environment.

Conclusion

This is a very sensitive site due to its central village location and adjacent residential areas. A great deal of time and effort therefore, has been put into developing a solution which will not only secure the future of Select Timber Products in Donington, but will constitute an overall improvement for the village.

It is considered that the proposals described in this report utilise the best practical measures to overcome the issues of noise and visual disturbance, associated with timber storage and processing at Mill Lane, without jeopardising the important role played by Select Timber Products in the local economy.

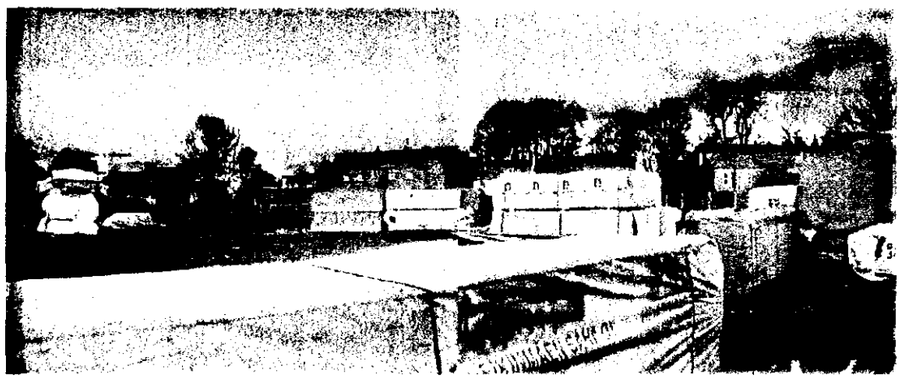
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VIEWPOINTS

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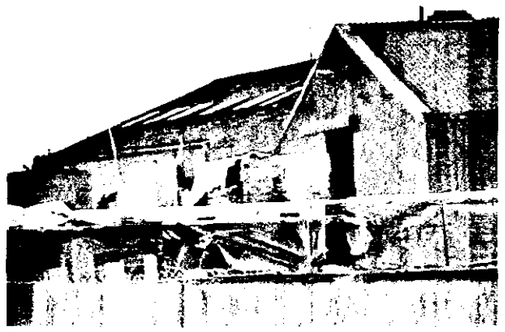
Photograph 1 – View of HGV loading area facing north from car park



Photographs 2 View of timber stock yard facing north from existing storage building



Photographs 3 – View of timber stockyard facing east from landscaped area



Photograph 4 View of timber stock yard and storage building facing south From High Street

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DETERMINED
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Photographs 1-4 February 2000

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Photograph 5 View of existing landscape facing north from existing storage building



Photograph 6 Detailed view of existing landscape facing north from storage building.



Photograph 7 View of Spalding Distribution Services' site facing north west from timber storage building



Photograph 8 View of timber storage building facing south from High Street

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Photographs 5-8 February 2000

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Photograph 9 View of timber stock yard and rear of Quadring Road dwellings facing east from High Street



Photograph 10 View of poplar trees along Southern site boundary to be replaced with acoustic fencing and new landscape planting



Photographs 11 View of mill lane facing north east from the junction with Highfield Road



Photograph 12 View of High Street facing west from the public library

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Photographs 9-12 February 2000

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COVER PHOTOGRAPH:
MILL LANE SITE FRONTAGE, SHOWING
THE POND, PLANTING AND WILDLIFE

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 FEB 2000
Ref: 1120/99.

PLANNING AMENDMENT
SELECT TIMBER PRODUCTS
DONINGTON

Town & Country Planning
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PLANNING AMENDMENT

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High Street, Donington
Spalding, Lincolnshire

Tel. No.

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(if form completed by agent)

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Signed . Emma Banbury Date . . . February 17th 2000 . . . . . .

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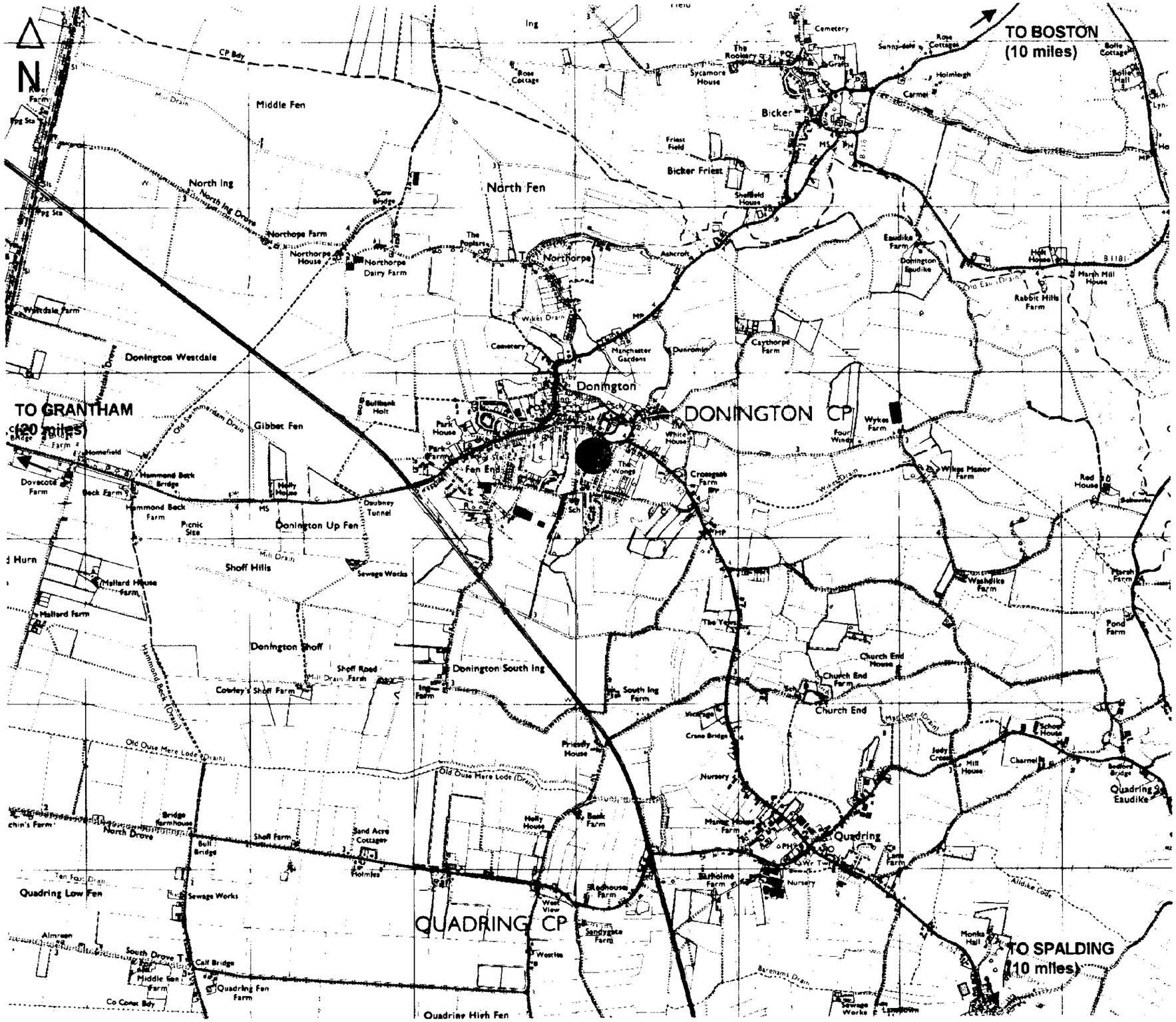
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PLANNING AMENDMENT FORM

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Location Plan

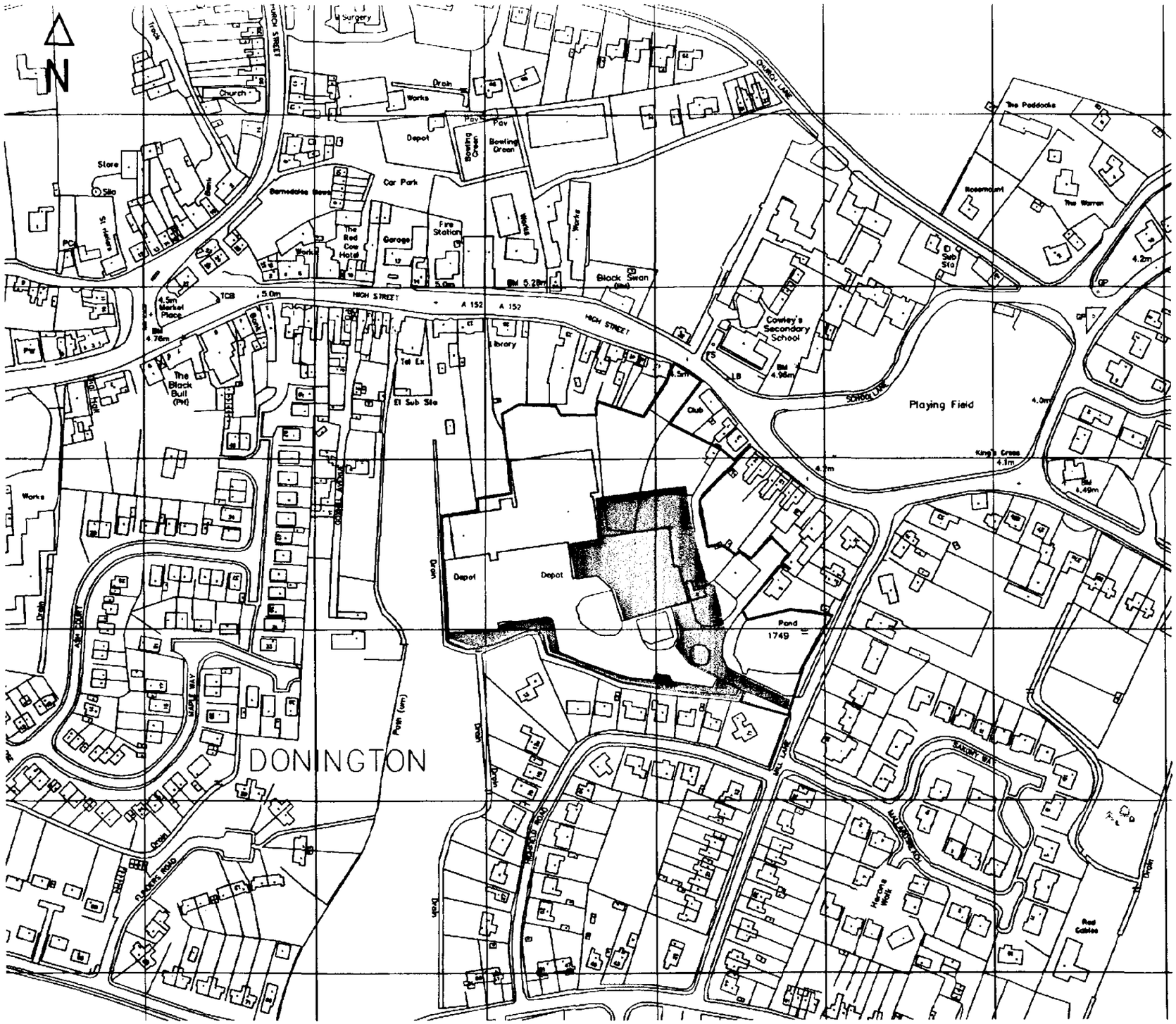
Dwg 444/1/1 Scale 1:25,000 February 2000

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Landscape Architecture

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32 High Street, Helpringham, Sleaford NG34 0RA Tel. (01529) 421646 Fax (01529) 421358

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SELECT timber products

Application Site

Extent of adjoining land owned by Select Timber Products

Site Context

Dwg 444/1/2 Scale 1:2500 February 2000

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Ecology
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Description of Proposals

Introduction

Select Timber Products is a well established manufacturing company based in the centre of the village of Donington, Lincolnshire. As a direct result of the company's successful marketing strategy, the workforce has grown from its original 8 staff members in 1990 to 44 today. Eighteen employees are residents of Donington and the remainder live in nearby villages. Select Timber Products injects £627,000 per year into the local economy purely through staff salaries.

Select Timber Products now wishes to invest some £500,000 in improving operating efficiency and guaranteeing the viability of current staffing levels for the future. The company is committed to ensuring that its expansion has a positive effect on the amenity of nearby properties and the village as a whole.

To achieve the best possible environmental solution Select Timber Products commissioned (the late) Professor Bowman, an acoustic engineer of Environmental Design Partnership, and the Robert Doughty Consultancy's landscape design team, to assess the impacts of Select Timber Products' proposals on the village and to design a comprehensive set of measures to improve the amenity of the area, at the same time allowing the company to consolidate its working practices.

The purpose of this document is to clearly describe and illustrate those proposals so that a well informed planning decision can be made. Environmental Design Partnership's technical report is submitted with this amendment as supporting evidence.

Proposals

For clarity the proposals have been divided into three constituent parts:

Extension to form additional storage building

Details of the proposed storage building are illustrated on plans 2044-17 and 2044-18. At present this part of the site is used to load and unload timber from HGVs and as an outdoor storage yard. This area is clearly visible from High Street and Quadring Road and can be described as less then attractive; there is plastic sheeting constantly flapping, as well as frequent movements of side loading fork lift trucks collecting timber from the storage yard to take it to Select Timber Products' other site, off High Street, for processing (please refer to photographs 1-3).

The proposed storage building will enclose these activities within a sound-proofed shed, thereby entirely eliminating both visual and noise intrusions.

Change of use from storage to woodworking workshop

Select Timber Products wishes to install three industrial woodworking machines (details are included on page 5 of the accompanying report by Environmental Design Partnership) in the shed which is currently used for timber storage (please refer to drawing 444/1/4). This will allow timber stored in the new extension to be processed at the Mill Lane site, rather than being transported by side-loader along Mill Lane and High Street. Before the machines are brought into operation the existing shed roof will be upgraded to ensure that it has maximum noise insulation properties. Professor Bowman has concluded that this and the construction of the proposed extension will limit

noise emissions from the site to approximately 35dB(A) on Mill Lane. This is considered to be acceptable, because the average residential daytime background noise level in Mill Lane has been measured as 48dB(A).

Erection of acoustic fence with landscape proposals

In addition to the above development, Select Timber Products wishes to reduce the potential for noise disturbance to neighbouring residential properties along of Highfield Road. This will be achieved by the erection of an acoustic fence along the southern boundary of the site (please refer to photograph 10). Professor Bowman recommended that this fence should be 3m high.

A landscape scheme is proposed to soften this boundary and to extend the screening along the northern site boundary, eliminating many views of the development from High Street (please refer to drawings 444/2 – 444/6 for details).

Additional Information

The gates of the site are open between 7am and 9pm, allowing access for HGVs and side-loader trucks during these times only, however, operations are carried out within Select Timber Products' buildings an hour either side of these times.

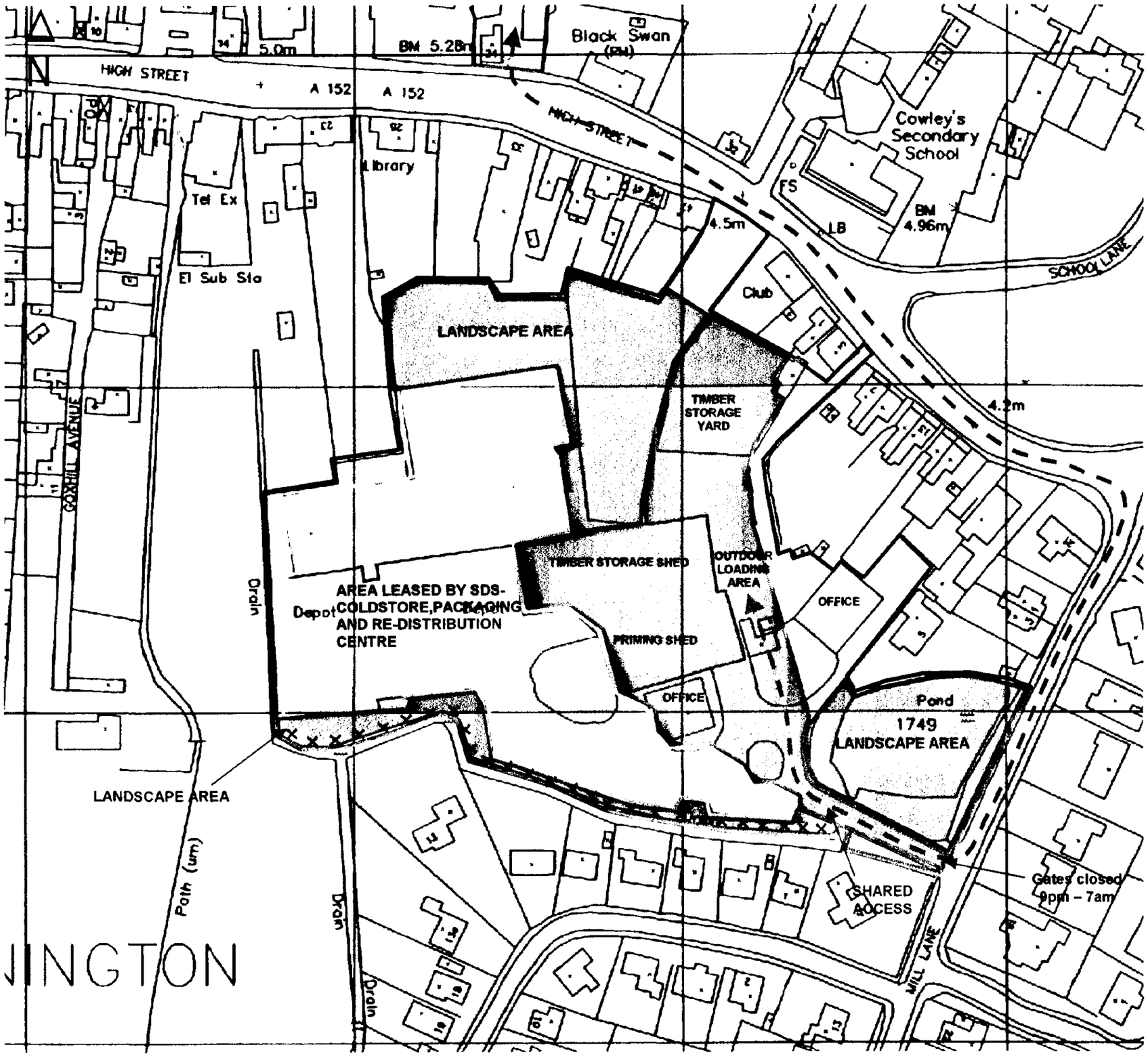
The traffic survey carried out by Environmental Design Partnership shows that lorry movements generated by Select Timber Products occur between 9am and 6pm and that on average there are 2.25 such movements per day. In addition there is an average of 39.25 side-loader movements per day between 7am and 7pm.

Spalding Distribution Services operate 7 days a week between 7am and 9pm, although on Saturdays and Sundays loading and unloading is restricted to between 8am and 1pm. 54.25 lorry movements per day is typical. On average there are also 90.75 car movements per day, 25 of these are associated with Select Timbers and 65.75 with Spalding Distribution Services.

Lorry and car movements will be unaffected by the proposed development, but side loader movements will virtually cease. A further significant benefit of the proposal will be the bringing of all select Timber Products' external operations within a building designed to control all associated noise.

Spalding Distribution Services' lease at Mill Lane ends in December 2000. The company currently has plans to relocate to South Holland Enterprise Park, Spalding.

TIMBER PROCESSING WORKS



·SELECT·
timber products

key

Route of side-loader movements
(Approximately 39 movements per day)

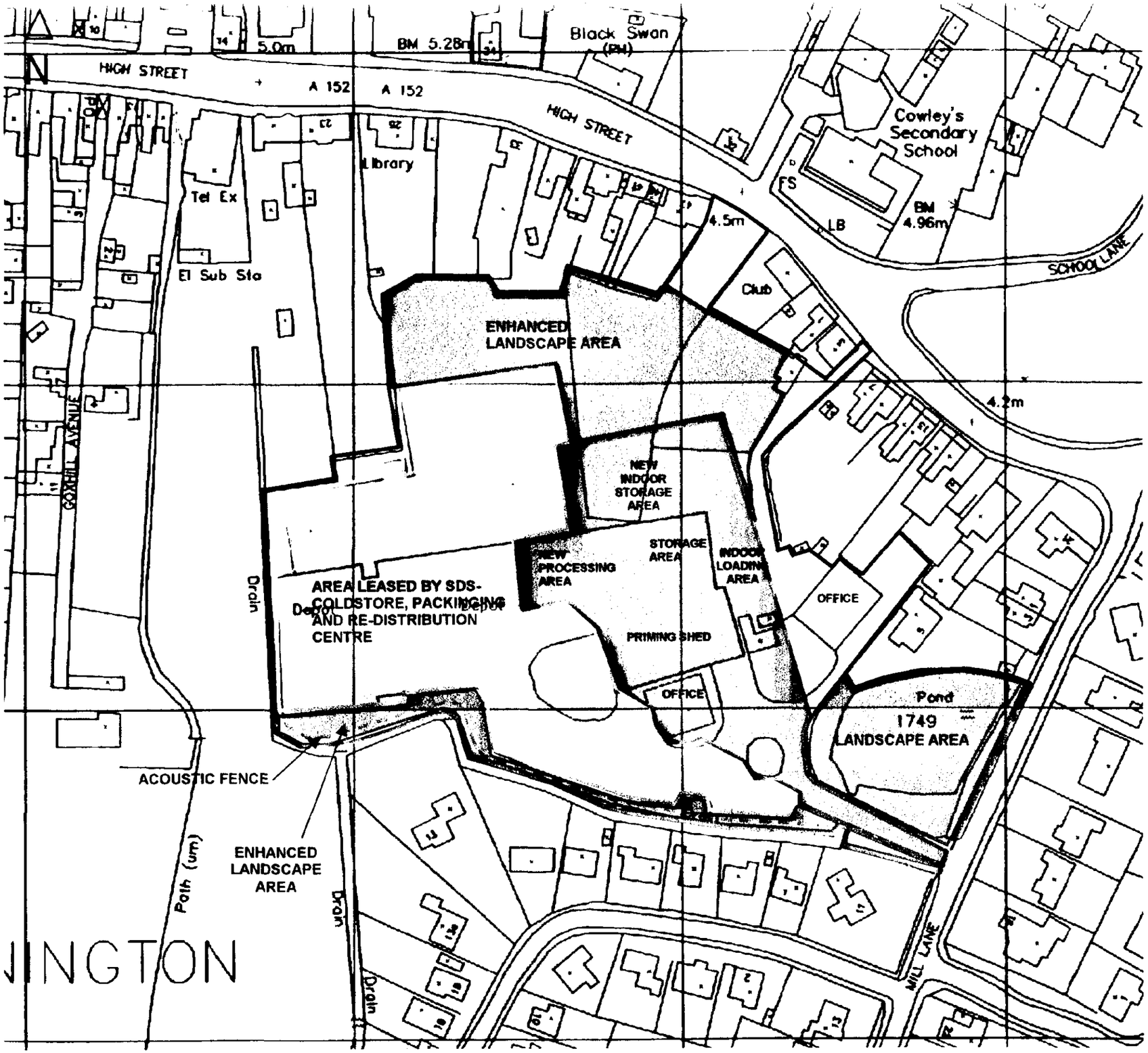
Pollarded poplar trees

Existing Site Operations

Dwg 444/1/3 Scale 1:1250 February 2000

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SELECT timber products

POLLARDED POPLARS TO BE REMOVED AND REPLACED WITH NEW PLANTING FOLLOWING CONSTRUCTION OF THE ACOUSTIC FENCE

Proposed Site Operations

Dwg 444/1/4 Scale 1:1250 February 2000

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N

Stock Yard

Timber Storage

Open door = Sound emissions

Walls currently have good sound insulating properties, roof has poor sound insulating properties

Loading yard

Door recently blocked to reduce noise emissions

Timber priming/ Door lining area

Residential ambient noise level: average 48dB(A)

Side-loader movements increase this to 73dB(A) as they pass (on day measured this was 6 times in 1 hour)

These operations occur between 7am & 9pm 5 days a week

1749

Drain

Average 2.25 lorry movements per day

Side-loader movements average 39.25 per day on Mill Lane

·SELECT· timber products

Key:

HGV Movements

Side-loader movements

Existing storage and processing buildings used by Select Timber Products

Existing daily HGV/Side-loader movements/Noise emissions

Dwg 444/1/5 Scale 1:500 February 2000

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N

New indoor storage area, side-loader movements internalised - unattractive stacks of timber removed from view

All loading and unloading to take place undercover, buildings to have high sound insulating properties

New processing area
Sound insulation properties of roof to be upgraded

Storage area retained

NOISE CONTAINED

Priming and Door Lining area retained

With all proposed sound insulating measures in place acoustic engineers have predicted that sound emissions from the site, including new machines, will be no more than 35Db(A) on Mill Lane and side-loader movements will be virtually eliminated.

Forc

1749

Drain

Average lorry movements will remain 2.25 per day

·SELECT· timber products

Key:

HGV movements

Existing storage and *processing buildings*

Proposed new storage and loading buildings

Proposed daily HGV/Side-loader movements/Noise emissions

Dwg 444/1/6 Scale 1:500 February 2000

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SELECT timber products

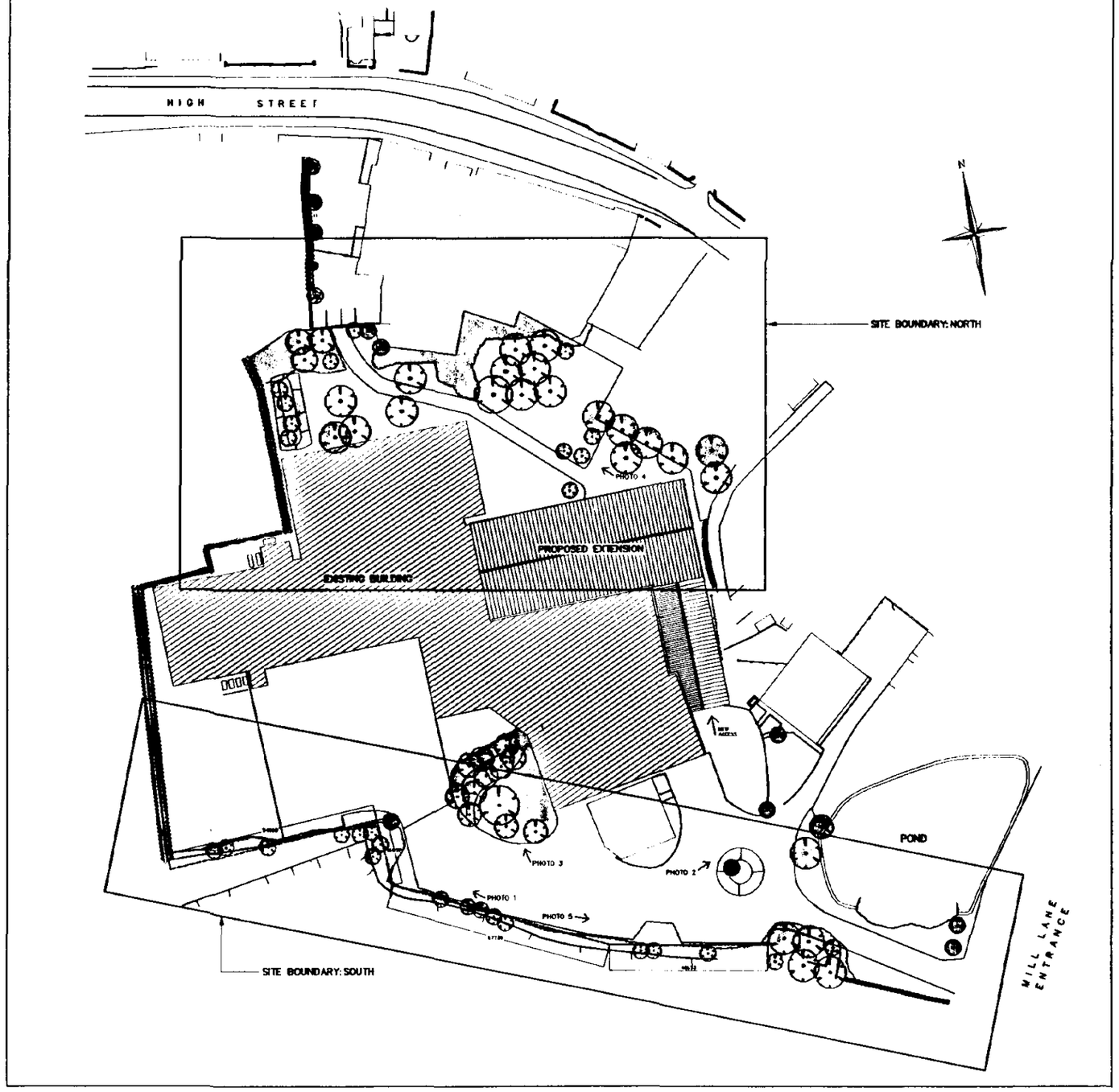
STORAGE BUILDING PLAN AND ELEVATIONS

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LANDSCAPE DETAILS

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KEYPLAN

EXISTING VEGETATION

Mature, established planting of indigenous and ornamental species. Vegetation existing along site boundaries includes willow, birch, alder and ash trees of good height and condition, with mature shrubs such as hawthorn, maple and guelder rose. The site entrance includes ornamental species such as cherry and various conifers.

'PHASE I' LANDSCAPE WORKS

Additional planting of native trees and hedgerow species. Implemented in early 1998, the work focused on key areas such as the bund to the north-west of the site and the fenceline to the north-east.

'PHASE II' LANDSCAPE WORKS

Further work is planned to assimilate both the existing and proposed building into the surrounding area. Proposals include the planting of native tree and shrub species to both the north and the south of the site.
Provision is made for the installation of a timber acoustic fence along the southern boundary line, for future consideration.
(See Dwg. no. 444/2 & 444/5 – Landscape Proposals)

Keyplan
Dwg No. 444/1 **1:1250** **October 1999**

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EXISTING LANDSCAPE FEATURES



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



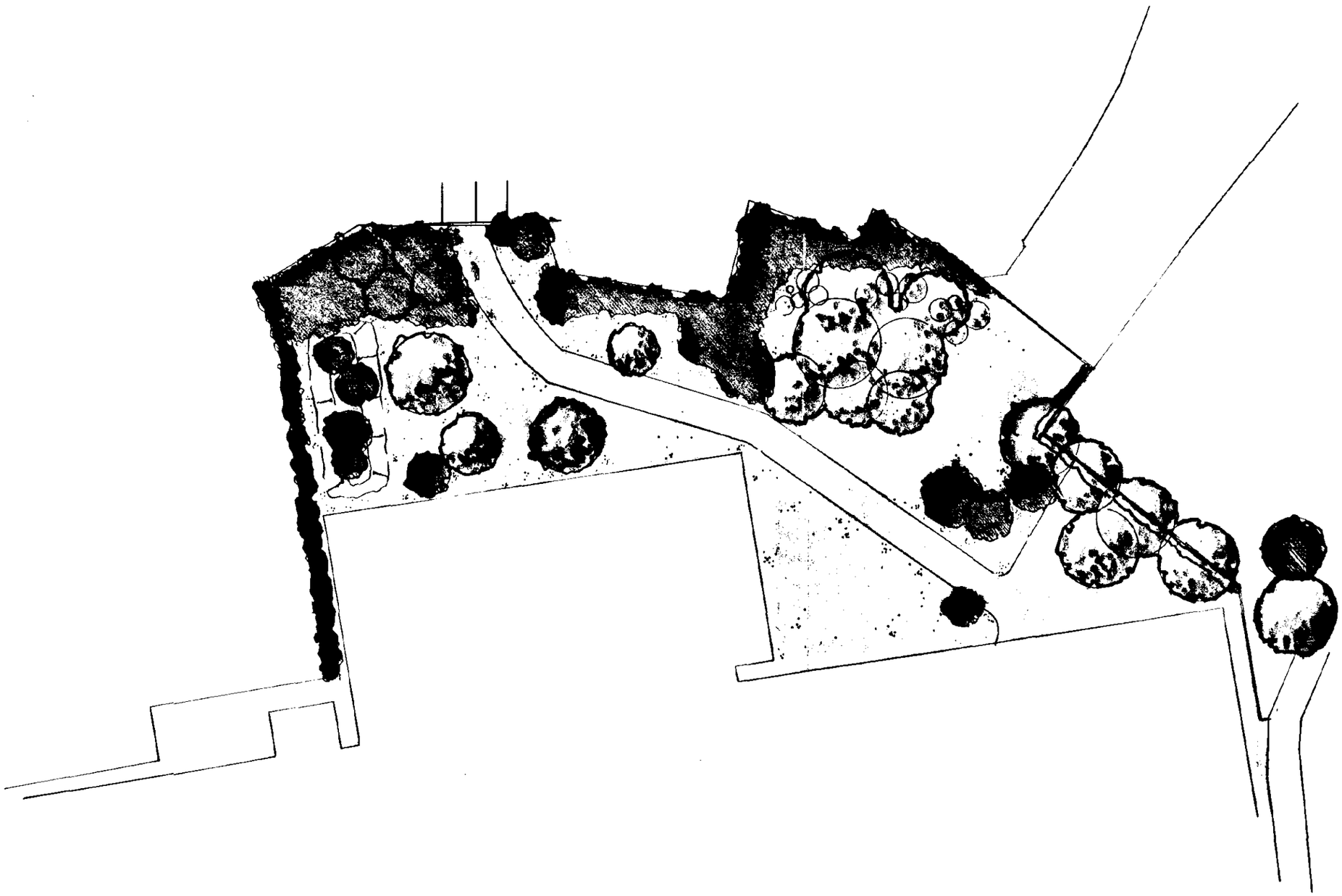
PHOTOGRAPH 5

PHOTOGRAPHS 1-5

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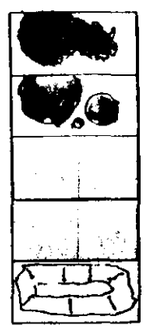
SITE BOUNDARY: NORTH



PROPOSALS

The northern part of the premises is to be further enhanced by planting native tree and shrub species; the objective being to 'soften' views into the site rather than create a solid visual barrier.

LEGEND



Existing vegetation (including Phase I works)

Proposed trees and shrubs (Phase II works see 444/3: Planting Details)

Existing storage area (compacted hardcore)

Grass

Bund

Landscape Proposals – Site Boundary: North
Dwg No. 444/2 **1:500** **October 1999**

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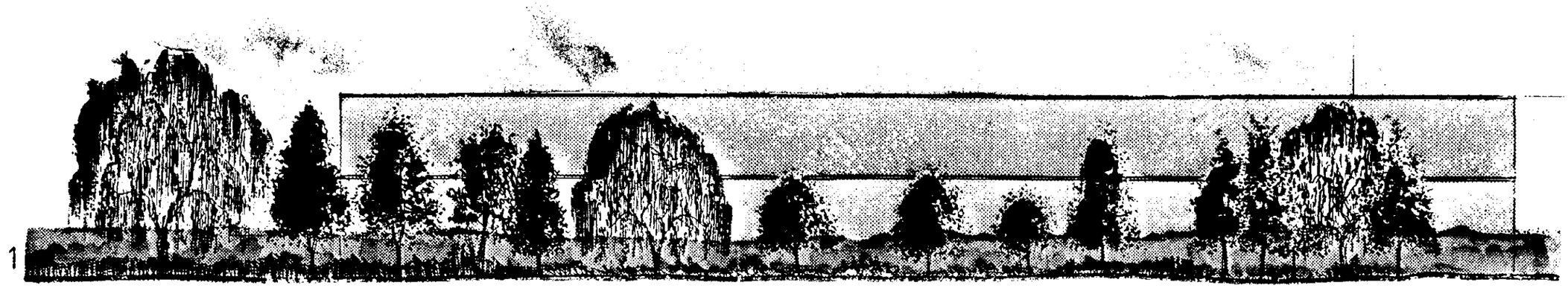
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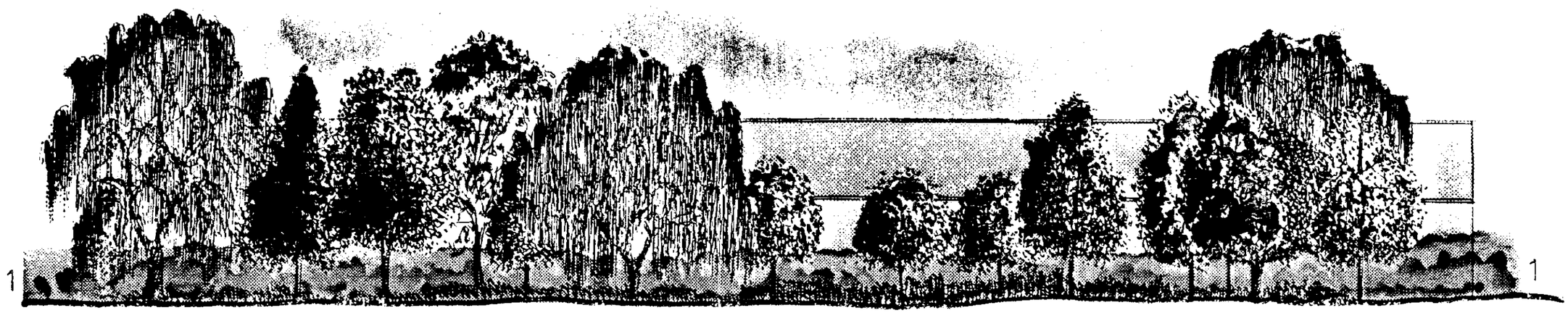
SECTIONAL ELEVATIONS



0 - 5 YEARS



10 YEARS



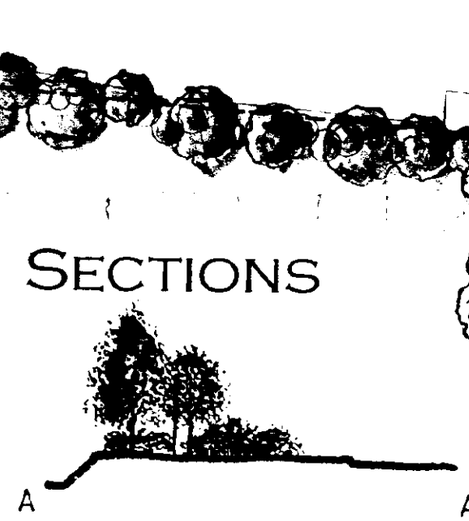
25 YEARS

Sectional Elevations
Dwg No. 444/4 1:200 October 1990

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SITE BOUNDARY: SOUTH

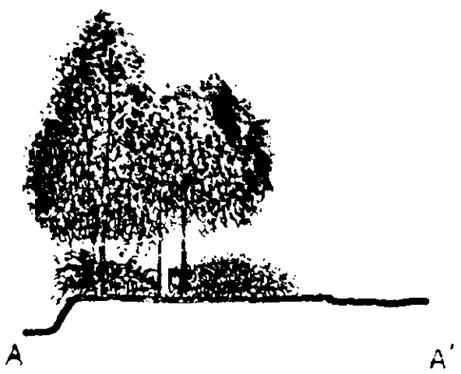
SECTIONS



0 - 5 YEARS



10 YEARS



25 YEARS

PROPOSALS

The line of over-mature poplars is to be removed, leaving the existing trees to reach maturity. These will be supplemented with native trees and shrubs to soften/reduce views into the site from neighbouring properties.

LEGEND

- Existing vegetation (including Phase I works)
- Proposed trees and shrubs (Phase II works see 444/6: Planting Details)
- Proposed fence-line – timber acoustic fence
- Drain
- Tarmac
- Grass

Landscape Proposals
Dwg No. 444/5 1:500 October 1998

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Planning Policy Considerations

Planning Policy Guidance (PPG) note 4, Industrial and Commercial Development of Small Firms, was published in 1992 to provide information on how local authorities can help small firms through the planning system. One of the Government's key aims is to encourage continued economic development and integrate it with environmental objectives. PPG 4 states that:

"The planning system should operate on the basis that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance...Development Control should not place unjustifiable obstacles in the way of development which is necessary to provide homes, investment and jobs."

Select Timber Products is an important local employer and has been established in Donington for more than ten years. The current application to expand operations at the company's Mill Lane site will not cause demonstrable harm to local interests, but as a matter of fact, the proposals will improve the local environment by actually reducing visual and noise intrusion.

The application also accords with policy EMP 4 of the South Holland District Local Plan, which states that:

"Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and/or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside."

The proposals do not intrude into the open countryside and will significantly reduce traffic movements in the locality. They will have a positive environmental impact by providing noise and visual attenuation.

Assessment of Proposals

In addition to allowing Select timbers to consolidate their operations, this proposal provides substantial opportunities for improvements to be made to the immediate local environment .

The proposed storage building will remove the noise and visual disturbance associated with the existing stock yard and loading area by enclosing operations in a sound insulated building, and by replacing the timber stacks with a neat building exterior. Photographs 1-3 show the loading area and stock yard. Photographs 2 and 3 clearly show properties along High Street which back onto the site, while photograph 4 shows a view of the stock yard and storage shed from High Street. These photographs demonstrate that the local environment would benefit significantly from the removal of the timber stacks from view.

Photographs 5 and 6 illustrate how effective landscape screening can be, and as demonstrated by drawing 444/3, there is scope to extend this screening between the site and High Street. Photographs 7 and 8 give an indication of what the character of the site will be from Quadring Road after the development has taken place; photograph 9 shows the distance the shed will be from the dwellings.

Professor Bowman's study identifies the removal of the side-loader from Mill Lane and High Street as a result of the proposed change of use as an important improvement. A picture of the side-loader is included on page 4 of 11 of his Assessment of Activities Along Mill Lane (the second report in Environmental Partnerships' document). The assessment found that each time the side-loader passed along Mill Lane the general noise level increased from 48dB(A) to 73dB(A). Movements take place an average of 39 times a day, 5 days a week, between 7am and 7pm (figures for 7pm to 9pm are unavailable). The proposals will remove all side-loader traffic connected with the new machinery, however, one or two such traffic movements will inevitably take place each week as a matter of necessity and convenience.

The proposed acoustic fence is an additional measure to combat any disturbance being caused by Spalding Distribution Services. It will not have any effect on the reduction of noise due to Select Timber Products' activities, but it is proposed not only to deflect noise, but to reassure neighbours that the directors of Select Timber Products are aware of the sensitivity of their business' location and the need to protect the local environment.

Conclusion

This is a very sensitive site due to its central village location and adjacent residential areas. A great deal of time and effort therefore, has been put into developing a solution which will not only secure the future of Select Timber Products in Donington, but will constitute an overall improvement for the village.

It is considered that the proposals described in this report utilise the best practical measures to overcome the issues of noise and visual disturbance, associated with timber storage and processing at Mill Lane, without jeopardising the important role played by Select Timber Products in the local economy.

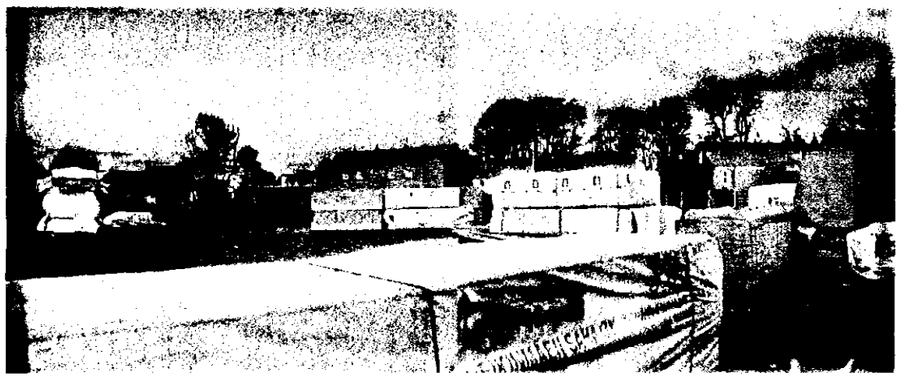
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VIEWPOINTS

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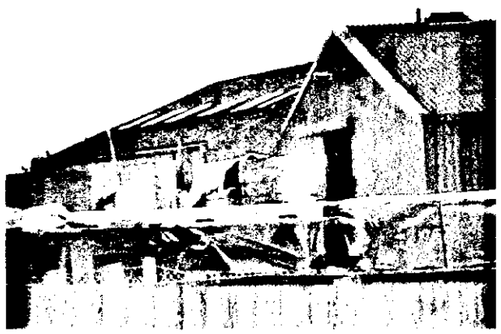
Photograph 1 – View of HGV loading area facing north from car park



Photographs 2 – View of timber stock yard facing north from existing storage building



Photographs 3 – View of timber stockyard facing east from landscaped area



Photograph 4 – View of timber stock yard and storage building facing south From High Street

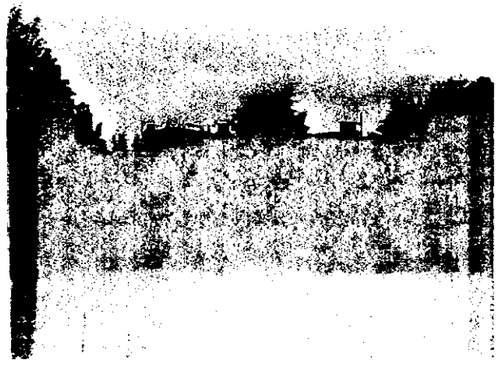
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Photographs 1-4 February 2000

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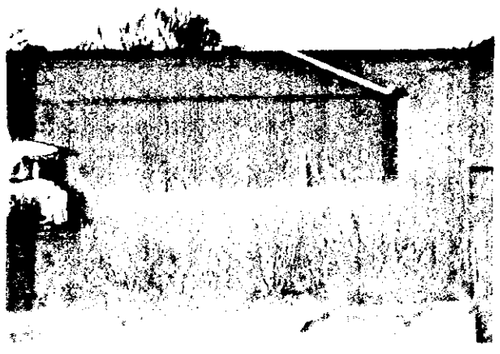
Photograph 5 View of existing landscape facing north from existing storage building



Photograph 6 Detailed view of existing landscape facing north from storage building



Photographs 7 View of Spalding Distribution Services' store facing north west from timber storage building



Photograph 8 - View of timber storage building facing south from High Street

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Photographs 5-8 February 2000

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Photograph 9 View of timber stock yard and rear of Quadring Road dwellings facing east from High Street



Photograph 10 View of poplar trees along Southern site boundary, to be replaced with acoustic fencing and new landscape planting



Photographs 11 View of mill lane facing north east from the junction with Highfield Road



Photograph 12 View of High Street facing west from the public library

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Photographs 9-12 February 2000

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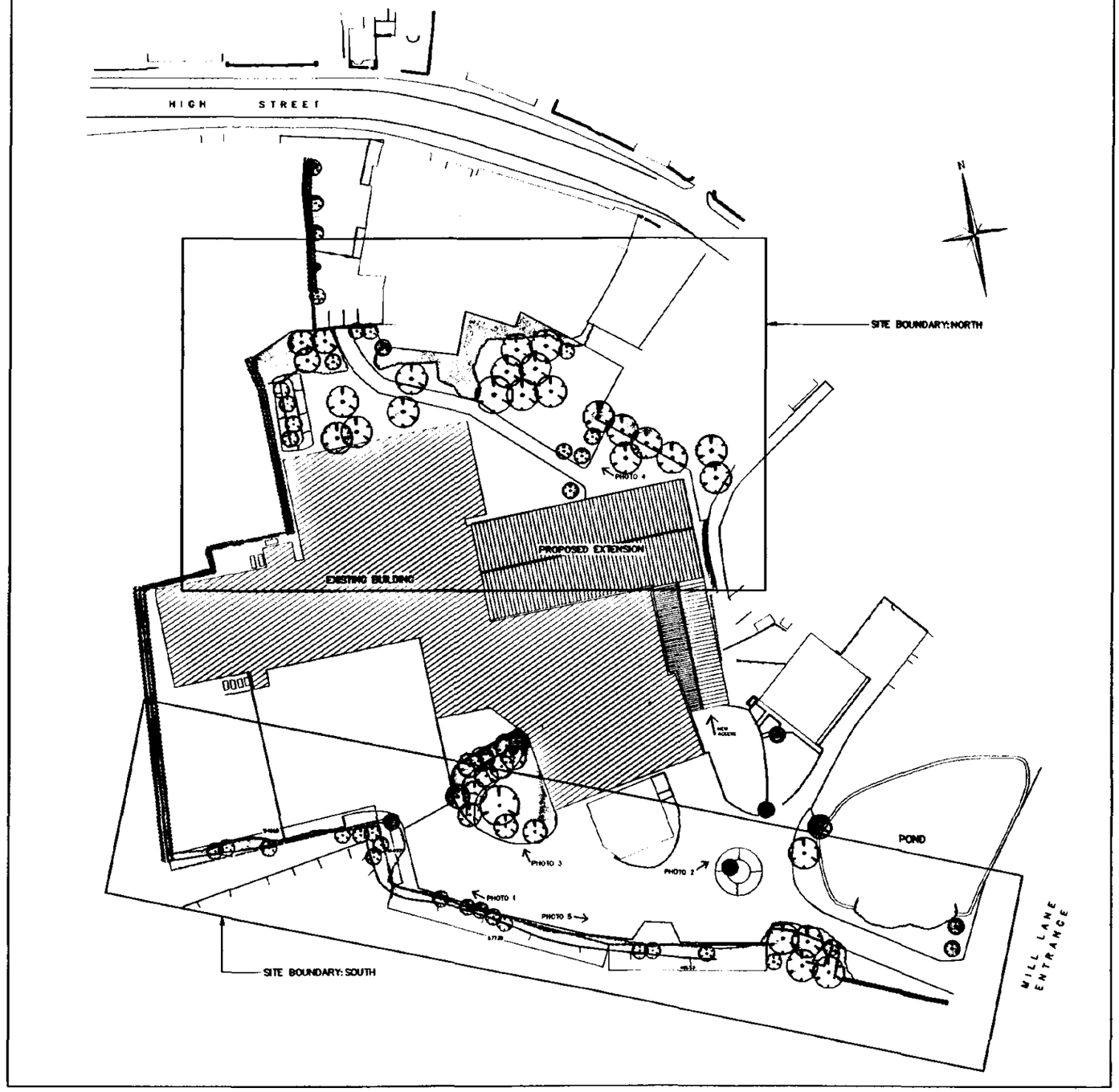
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products

COVER PHOTOGRAPH OF MILL LANE SITE FRONTAGE, SHOWING THE POND, PLANTING AND WILDLIFE

SOUTH HOLLAND DC
HOUSING & PLANNING
- 5 NOV 1999
Ref: 1120/99

LANDSCAPE PROPOSALS
SELECT TIMBER PRODUCTS
DONINGTON

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KEYPLAN

EXISTING VEGETATION

Mature, established planting of indigenous and ornamental species. Vegetation existing along site boundaries includes willow, birch, alder and ash trees of good height and condition, with mature shrubs such as hawthorn, maple and guelder rose. The site entrance includes ornamental species such as cherry and various conifers.

'PHASE I' LANDSCAPE WORKS

Additional planting of native trees and hedgerow species. Implemented in early 1998, the work focused on key areas such as the bund to the north-west of the site and the fenceline to the north-east.

'PHASE II' LANDSCAPE WORKS

Further work is planned to assimilate both the existing and proposed building into the surrounding area. Proposals include the planting of native tree and shrub species to both the north and the south of the site.
Provision is made for the installation of a timber acoustic fence along the southern boundary line, for future consideration.
(See Dwg. no. 444/2 & 444/5 – Landscape Proposals)

Keyplan
Dwg No. 444/1 **1:1250** **October 1999**

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Existing Landscape features



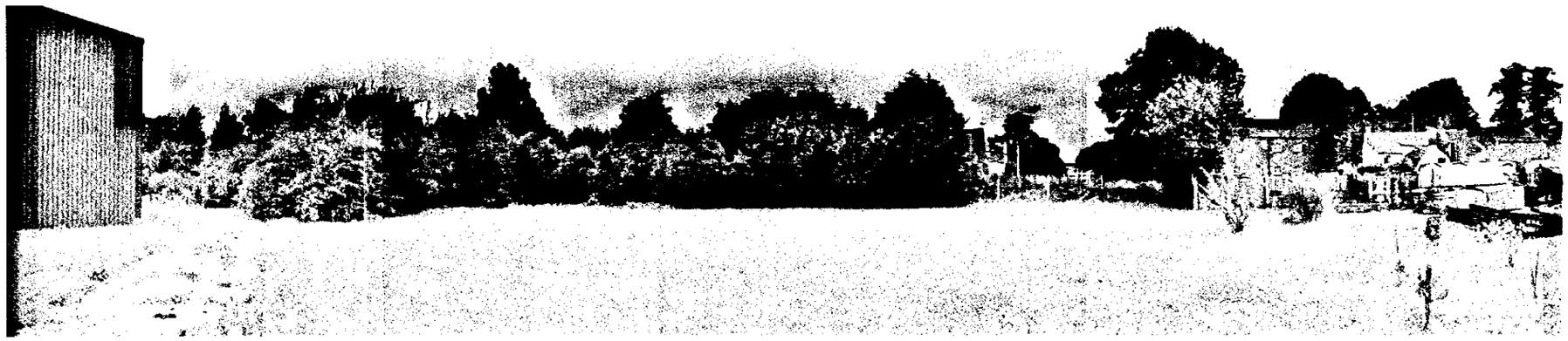
PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



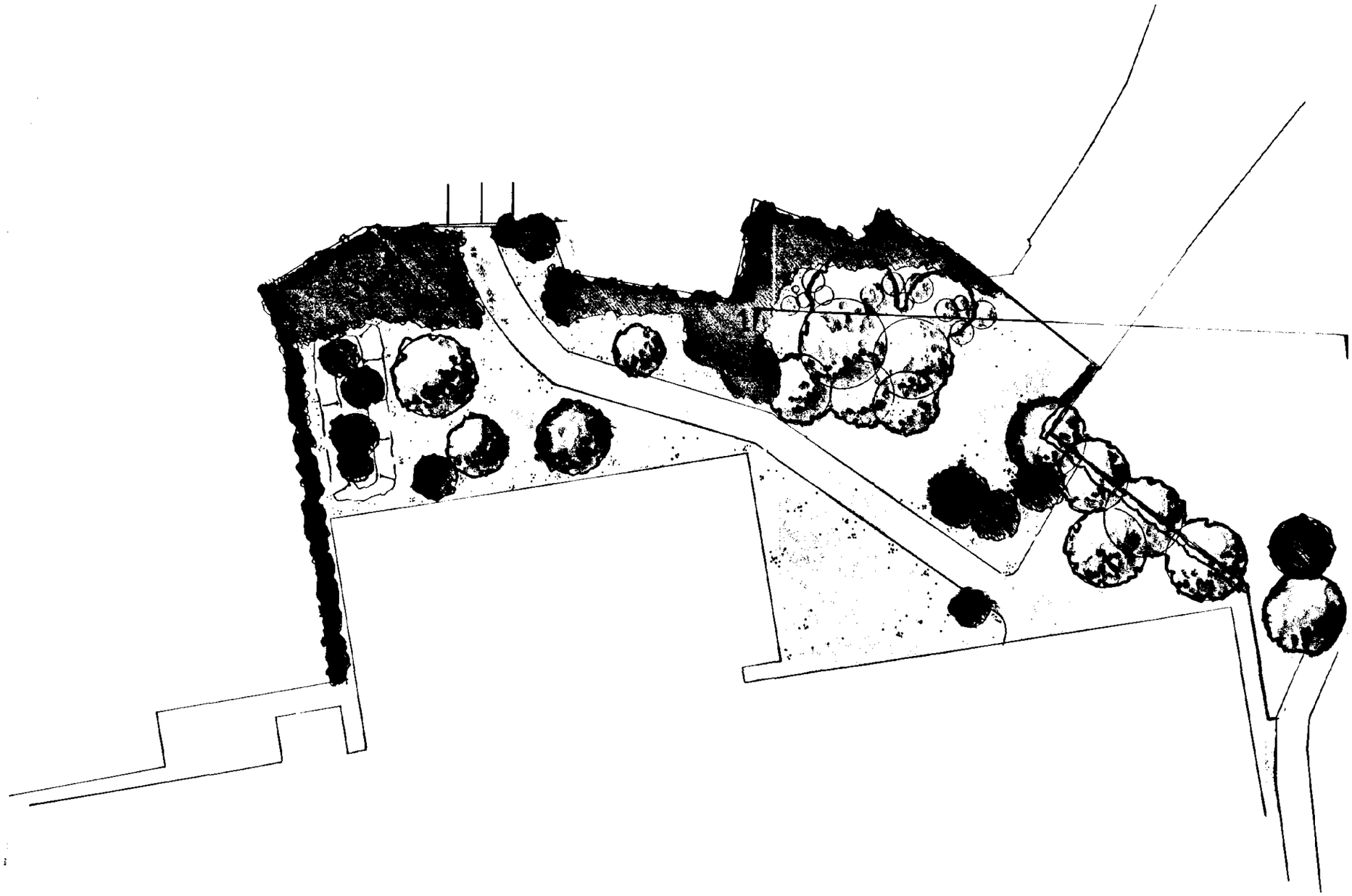
PHOTOGRAPH 5

PHOTOGRAPHS 1-5

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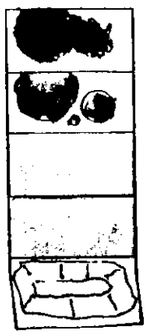
SITE BOUNDARY: NORTH



PROPOSALS

The northern part of the premises is to be further enhanced by planting native tree and shrub species; the objective being to 'soften' views into the site rather than create a solid visual barrier.

LEGEND



Existing vegetation (including Phase I works)

Proposed trees and shrubs (Phase II works see 444/3: Planting Details)

Existing storage area (compacted hardcore)

Grass

Bund

Landscape Proposals – Site Boundary: North
Dwg No. 444/2 **1:500** **October 1999**

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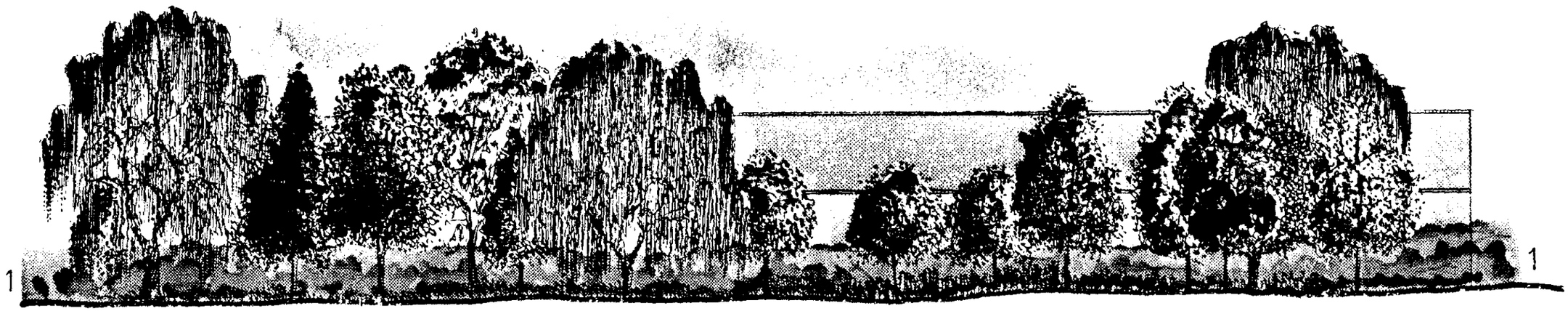
SECTIONAL ELEVATIONS



0 - 5 YEARS



10 YEARS



25 YEARS

Sections and Elevations
Dwg No. 444/4 1:200 Oct

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SITE BOUNDARY: SOUTH

SECTIONS



0 - 5 YEARS



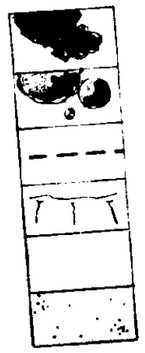
10 YEARS



PROPOSALS

The line of over-mature poplars is to be removed, leaving the existing trees to reach maturity. These will be supplemented with native trees and shrubs to soften/reduce views into the site from neighbouring properties.

LEGEND



Existing vegetation (including Phase I works)

Proposed trees and shrubs (Phase II works see 444/6: Planting Details)

Proposed fence-line – timber acoustic fence

Drain

Tarmac

Grass

Landscape Proposals
Dwg No. 444/5
1:500
Octob

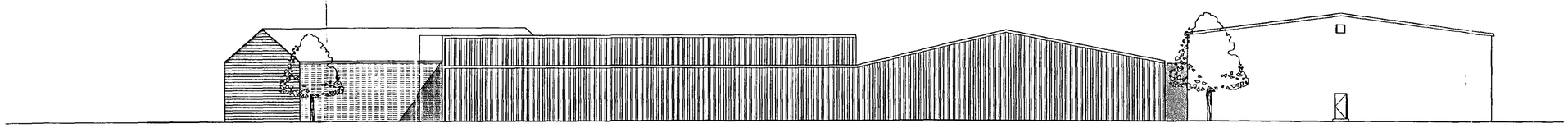
Town & Country Planning
Ecology
Landscape Architecture

32 High Street, Helpringham, Sleaford, NG34 0RA Tel (01529) 421u46 Fax (015

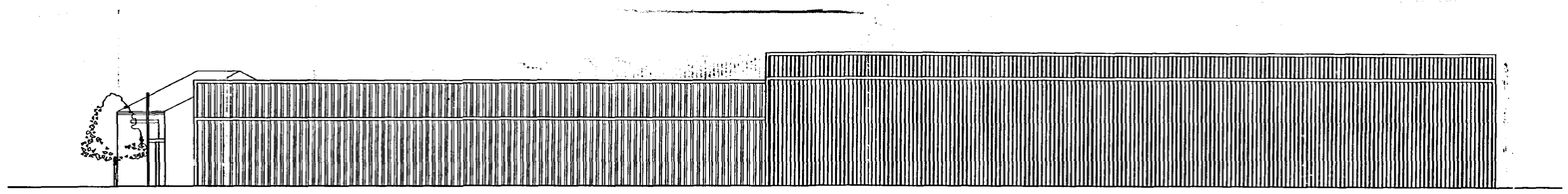
R
Dou
Consult

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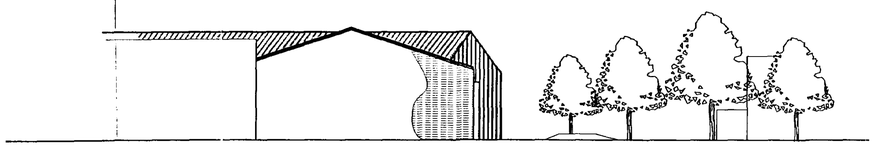
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ELEVATION A



ELEVATION B



ELEVATION C

SUPERSEDED

SOUTH HOLLAND DC
HOUSING & PLANNING
17 NOV 1999
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ARCHITECTS QUANTITY SURVEYORS
PLANNING SUPERVISORS

PROJECT

SELECT TIMBER PRODUCTS Ltd
DONINGTON

PLAN

TITLE

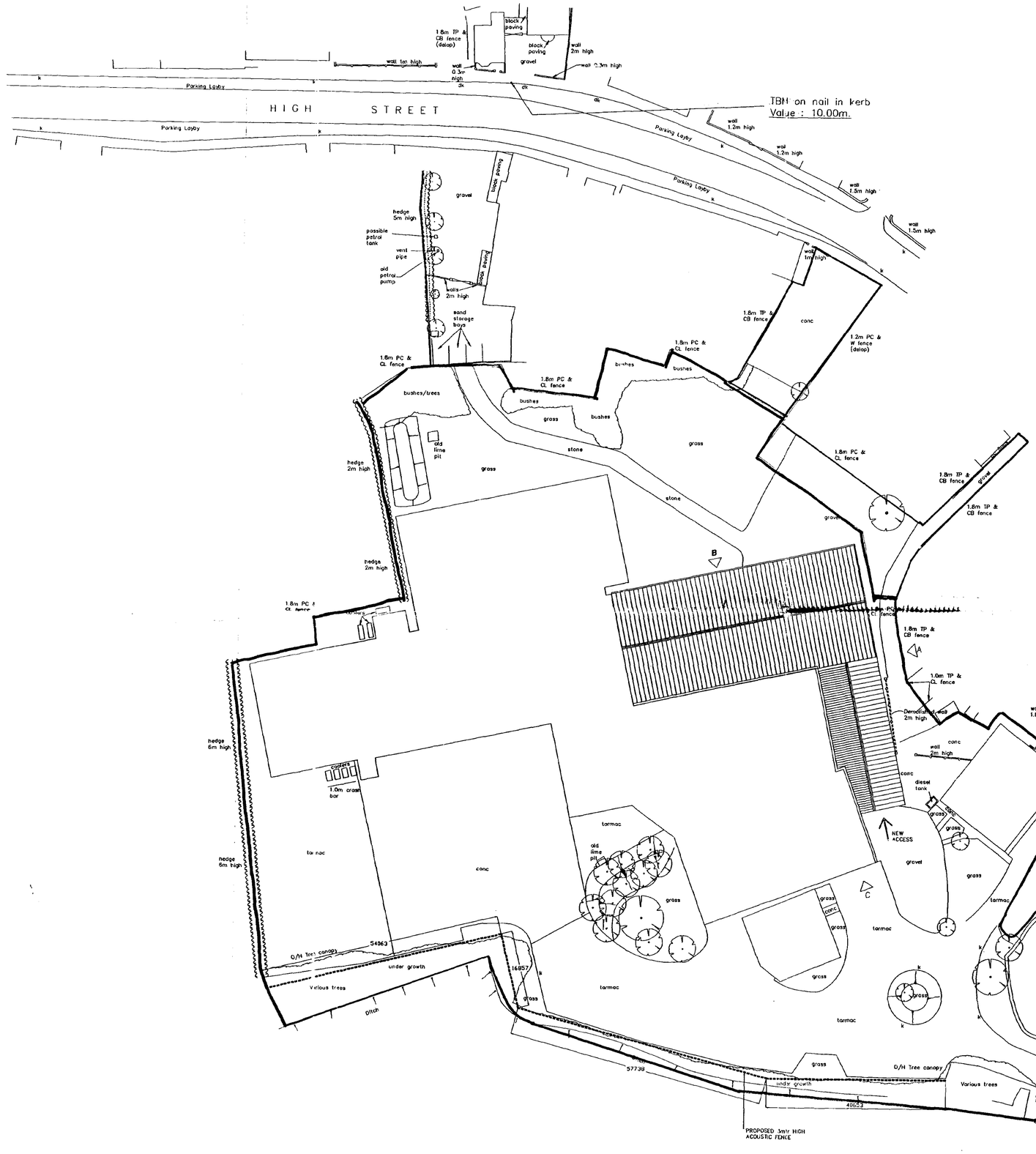
ELEVATIONS AS PROPOSED

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SURVEY CARRIED OUT BY
GAYLER SURVEYING SERVICES
UNIT 9–12
FORT BARNES
ROOKERY LANE
LINCOLN
LN6 7PW

01522 512320

NOVEMBER 1997

N

SOUTH HOLLAND DC
HOUSING & PLANNING
17 NOV 1999
Ref: 1120/99

ARCHITECTURAL DESIGNERS QUANTITY SURVEYORS
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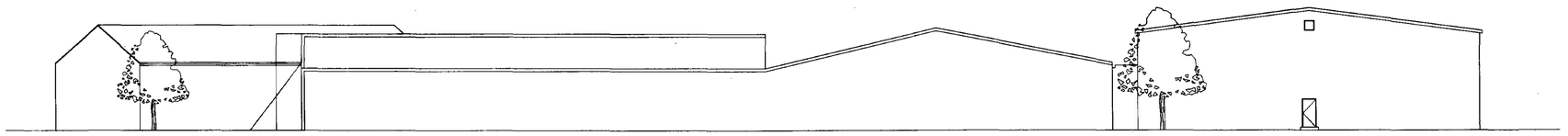
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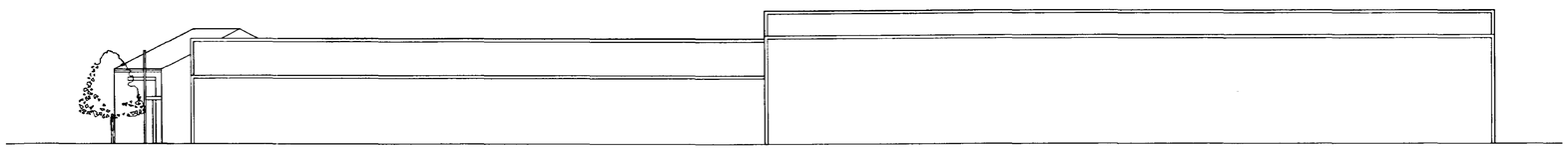
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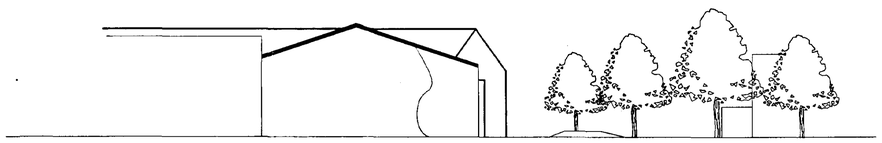
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ELEVATION A



ELEVATION B



ELEVATION C

DETERMINED PLAN

H04/1120/99
Revd 18/2/00.

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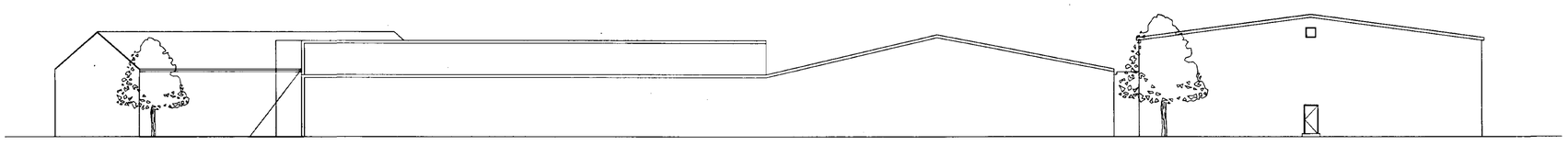
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ELEVATIONS AS PROPOSED

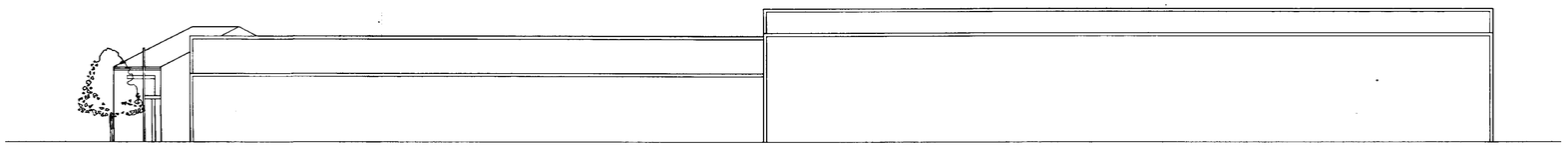
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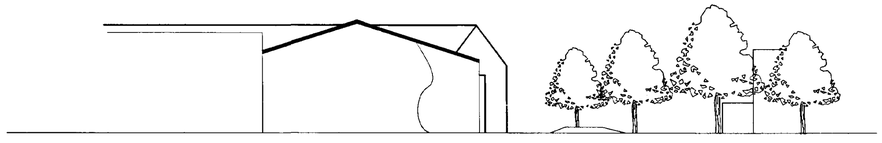
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ELEVATION A



ELEVATION B



ELEVATION C

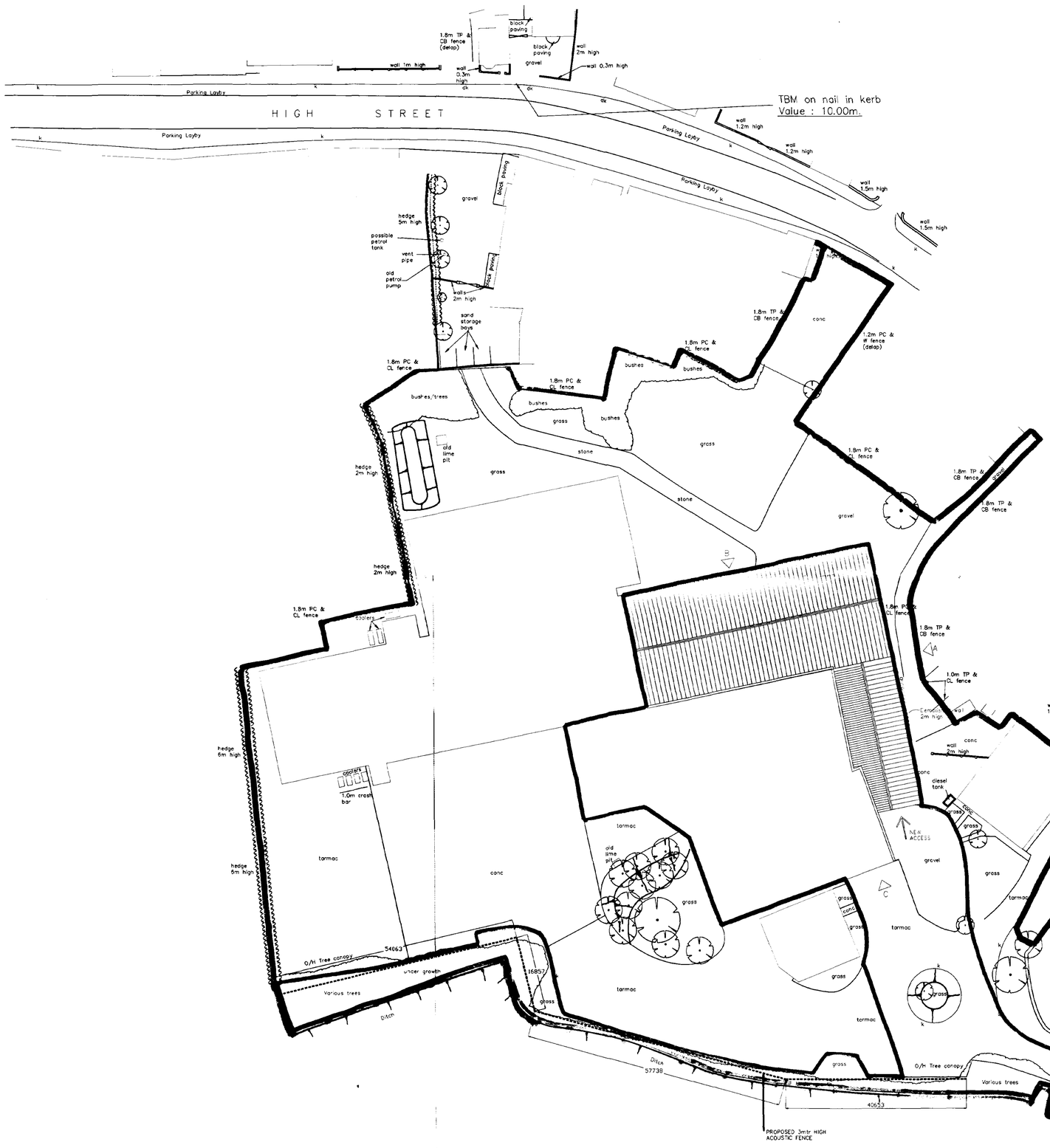
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SURVEY CARRIED OUT BY:
GAYLER SURVEYING SERVICES
UNIT 9-12
FORT BARNES
ROOKERY LANE
LINCOLN
LN6 7PW

01522 512320

NOVEMBER 1997

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SELECT TREE PRODUCTS LTD
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PLAN AS PROPOSED

SCALE 1=500

DATE NOV '99

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