APPLICATION NO. : H6 994 92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/0994/92 Received:21-SEP-92 Type:FULL

Name: Mr F C Patrick
18 Gedney Road
Long Sutton
Nr Spalding
Lincs

Agent: Geoffrey Collings & Co
17 Blackfriar Street
Kings Lynn
Norfolk

Description: Use as workshop for electrical repairs or manufacture/repair of hand built furniture and kitchens (Class B1 Use)
Location : The Old Piggery Pinstock Lane
Gedney Spalding Lincs

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

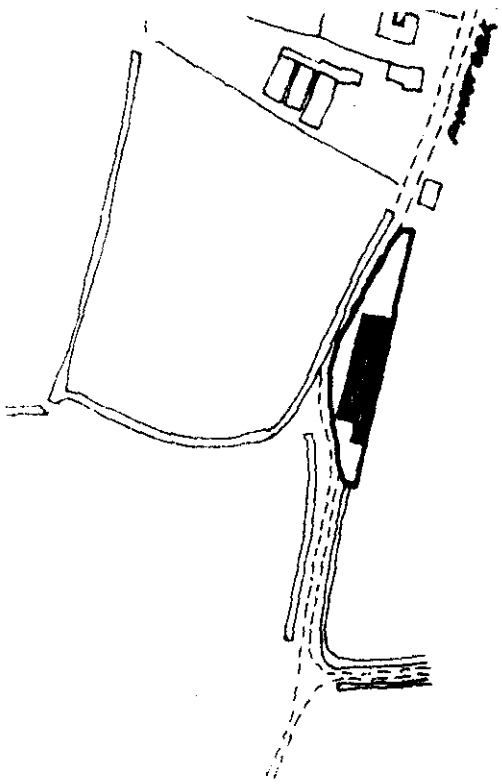
1 In the opinion of the Local Planning Authority, the proposed development would give rise to conditions detrimental to the residential amenities of neighbouring residential properties because of noise and disturbance in Pinstock Lane arising from the type of vehicles likely to be generated by the proposed use.

Director of Planning and Building Control Services
09-FEB-93 H06/0994/92

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.

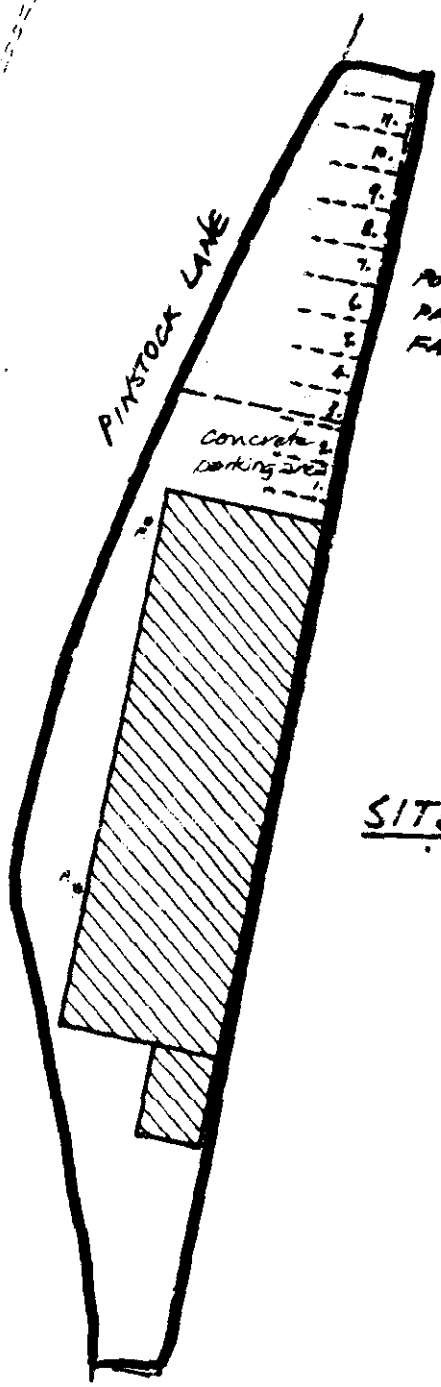
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



LOCATION PLAN

1/2500



SITE PLAN

1/500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0994/92

Date Registered 21 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR F. C. PATRICK
18 GEDNEY ROAD.
LONG SUTTON LINCS

Tel. No.

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

GEORGE CHURCH & CO.
17 BLACKFRIARS STREET
KINGS LYNN

Tel. No. 0553 774135
(Personal contact name) MR HOLFORD.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE OLD PIGGERY, PARTOCK LANE, GEDNEY, ~~LINC~~

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO LIGHT INDUSTRIAL WORKSHOP CLASS B1.

Please complete

Signed: A Holford. Date: 17/9/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application ☐

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ☐

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ☐

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓]

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

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

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

[illegible]

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?

[illegible]

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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:

[illegible]

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	[illegible]	→ If so, **please give details in Part 6**
The proposal affects a listed building	[illegible]	
The proposal affects a public footpath	[illegible]	
The proposal is known to affect contaminated or filled land	[illegible]	
The proposal is for industrial, warehousing, offices or shopping purposes	[illegible]	→ 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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☑

B. *The proposal involves the creation of or an alteration in total* **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	[illegible]		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	[illegible]		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? State Yes or No	No		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? State Yes or No	No.		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	Existing [illegible]		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	[illegible]		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	[illegible]		
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No	No		
What provision is being made for access to the premises for the disabled?	[illegible]		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

Certificate A

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

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

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

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

Certificate 2

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

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:

Senior Officer authorised: ..... Sent: .....

Denied see notice forced 17/11/92

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	25/9/92
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
RED AREA/ASSOCIOS RUNWAY UNMARKED ROAD	- English Heritage	.....	.....
NOTICE POSTED 2/10/92	Consultant: Name.....		.....
7 CONDITION RE SPECIFIC USE			Order No .....
	Other:	.....	.....

Case Officer JOHN BLACKLOCK **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110 A689

Receipt Issued

Date first Rec'd 21 SEP 1992

Registration

Reference H06/0994/92

Cross-Ref R

Date 22-SEP-92 DBB

Validation

TYPE FULL.

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 110

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 190

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward E

Parish GEDNEY

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 836

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Messrs Geoffrey Collings & Co
17 Blackfriars Street
Kings Lynn
Norfolk
PE30 1NN

Mr J Blackburn

JB/LAK
"056/0994/92
A15/MT

4 March 1993

Dear Sir

The Old Piggery, Pinstock Lane, Gedney Spalding.

Thank you for your letter dated 17 February 1993 in connection with the above.

I note your concern regarding the description of the proposed development on the decision notice of refusal.

Clearly there has been an oversight in amending the records of the application therefore, if you would forward the notice to this department, I will ensure that a fresh and correctly worded notice is sent to you.

However, I can assure you that when the application was considered by the Planning Committee, the proposed development in its amended form was accurately described: the Committee report is worded with a description which does not contain any reference to storage either of furniture or classic cars.

In the circumstances therefore, I do not consider your client has been disadvantaged save for the fact that the description of the proposed development on the decision notice is defective - a deficiency which can be readily rectified.

A copy of the report to Committee is enclosed.

Yours faithfully

N P Midlen
Principal Planning Officer
Development Control

Enc

Collings

GEOFFREY COLLINGS AND CO.
17 Blackfriars Street, King's Lynn, Norfolk, PE30 1NN.
Tel: (0553) 774566/774135 Fax: (0553) 770901
Terrington St. Clement, Norfolk. Tel: (0553) 828012
Long Sutton, Lincolnshire. Tel: (0406) 362098 Fax: (0406) 364870
Wisbech, Cambridgeshire. Tel: (0945) 63063

CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.

Our ref:AJH/MJ
Your ref:JB/JP/H06/0994/92

17th February 1993

Director of Planning & Building Control
Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs, PE11 2XE.

Dear Sirs,

The Old Piggery, Pinstock Lane, Gedney, Spalding
Planning Application H06/0994/92

We refer to your letter dated the 5th February enclosing a copy of the Councils planning decision dated the 9th February.

We are disappointed after having earlier discussions with your Officer dealing with this case that we have now received a refusal to the planning application. We note that the sub committee resolved that more details of the type of proposed industrial use would be required and we enquire as to what additional details you require. You will be aware from our letter dated the 30th October that we listed 4 specific uses for the building which we hoped would be sufficient. Indeed at your Planning Officers request we subsequently wrote to you on the 18th November deleting our fourth suggestion since it was considered by you that use for storage purposes was considered inappropriate. What is now of concern to us is the description of the planning application contained on the refusal notice which actually states that we applied for "use as workshop for electrical repairs or manufacturer/repair of furniture or storage of furniture or classic vehicles". We consider that this is an inaccurate description and if no other details were reported to the sub committee it could well be that the committee members were concerned about the lack of detail. If we were asked to delete the use for storage purposes why then does it still appear on the description of the proposal shown on the refusal notice?

In order for us to consider this matter and advise our client further we would be grateful if you could clarify the above and also if possible let us have a copy of the Planning Officers report and recommendation to the sub committee.

We look forward to hearing from you shortly.

Yours faithfully,

A.J.HOLFORD ARICS
Senior Surveyor,
Geoffrey Collings & Co.

David D. Wilson F.R.I.C.S. (Partner). Jeffrey A. Hazel F.R.I.C.S., F.N.A.E.A. (Partner).
Andrew J. Holford A.R.I.C.S. (Senior Surveyor). George D. Wilson (Financial Consultant).

Collings

GEOFFREY COLLINGS AND CO.
17 Blackfriars Street, King's Lynn, Norfolk, PE30 1NN.
Tel: (0553) 774566/774135 Fax: (0553) 770901
Terrington St. Clement, Norfolk. Tel: (0553) 828012
Long Sutton, Lincolnshire. Tel: (0406) 362098 Fax: (0406) 364870
Wisbech, Cambridgeshire. Tel: (0945) 63083

CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.

Our ref:AJH/MJ

9th March 1993

Director of Planning & Building
Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

JB

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAR 1993

F.A.O. Mr J. Blacklock

Dear Sirs,

The Old Piggery, Pinstock Lane, Gedney
Application No. H06/0994/92

Thank you for your letter and enclosures dated the 4th March, the details of which have now been passed to our client for further instructions.

We await the amended refusal notice in due course and we would confirm that we are now satisfied that the matter was reported accurately to the planning committee.

Yours faithfully,

A.J.HOLFORD ARICS
Senior Surveyor,
Geoffrey Collings & Co.

David D. Wilson F.R.I.C.S. (Partner). Jeffrey A. Hazel F.R.I.C.S., F.N.A.E.A. (Partner).
Andrew J. Holford A.R.I.C.S. (Senior Surveyor). George D. Wilson (Financial Consultant).

APPLICATION REFERENCE: H06/0994/92 TYPE: Full

DESCRIPTION: Use as workshop for electrical repairs or manufacture/ repair of hand built furniture and kitchens (Class B1 Use)

LOCATION: The Old Piggery, Pinstock Lane, Gedney

APPLICANT: Mr F C Patrick

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 JAN 1993

REASON FOR COMMITTEE CONSIDERATION
Objections to proposed development - representations at variance with Officer's recommendation.

RECOMMENDATION
Permission, subject to a Section 106 Agreement limiting use to those in the above description.

PLANNING ISSUES

1 Compliance with Structure Plan - Policy 18. "There will be a general presumption against new industrial development in the open countryside, except where it can be shown that the proposed development is essential in that location and would be acceptable in terms of the impact on the environment and the level of traffic movement."
2 Highway safety.
3 Protection of residential amenity (advice from Env. Services)
4 Character of Pinstock Lane.
5 Reuse of redundant buildings.
6 Removal of unneighbourly use, eg, piggery.
7 Low traffic generation of agreed uses.

REPRESENTATIONS

Parish Council: No objection in principle but does have very strong reservations about the access. Application appears to be speculative and is in a mainly residential area.

Public: Received from seven householders on the following issues:-

1 Lane unsuitable - single track and inadequate surface: no footpaths on this stretch.
2 Lane already used by agricultural vehicles.
3 Inadequate lighting in Pinstock Lane.
4 Overloading existing electricity system.
5 Disturbance from noise.
6 Unused buildings elsewhere.
7 Danger to children playing in Pinstock Lane.
8 Light industrial use inappropriate.

Applicant: Adequate parking (11 spaces) can be provided. Existing septic tank on site adequate to accommodate proposed uses.

SCHEDULE OF CONDITIONS

1 SC10 - (change of use only).

2 Before the building on the site is brought into any of the uses hereby permitted, the car parking area (9 spaces) shown on the approved plan shall be laid out and surfaced to the satisfaction of the Local Planning Authority.

3 SC21 - (landscaping scheme).

4 SC27 - (implementation of planting).

5 This permission shall not authorise the use of the premises for the proposal hereby permitted except during the hours of 8.30 a.m. to 6.00 p.m. Mondays to Fridays and 8.30 a.m. to 1.00 p.m. on Saturdays.

6 This permission shall not authorise the storage on open land within the site of any materials, artefacts, or machinery associated with the use hereby permitted.

7 The building shall be sound proofed to the reasonable satisfaction of the Local Planning Authority.

8 Details of any power driven machinery shall be submitted to and approved by the Local Planning Authority before its installation.

Reasons

1 Standard.

2 In the interests of highway safety.

3-4 Standard.

5 In the interests of residential amenity.

6 In the interests of visual and residential amenity.

7-8 In the interests of residential amenity.

NOTE

1 SN1 ... letter from the applicant received 3 December 1992.

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: H06/0994/92 Type: FULL

Applicant: Mr F C Patrick Agent: Geoffrey Collings & Co
Tel: 0553 774135

Description: Use as workshop for electrical repairs or manufacture/repair of furniture, or storage of furniture or classic vehicles
Location: The Old Piggery
Pinstock Lane
Gedney
Spalding Lincs

Valid date: 21-SEP-92 Terminal date: 16-NOV-92
Target dates: Target Committee: 27-OCT-92
To case officer 28-SEP-92 Report deadline: 13-OCT-92
Inspected by 01-OCT-92
Extra contacts 05-OCT-92 Case Officer:
Report if not clear by 26-OCT-92 J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	07-DEC-92	21-DEC-92
Cllr B Fines	0406 8 374	07-DEC-92	21-DEC-92
Dir of Environmental		07-DEC-92	21-DEC-92
Mr & Mrs E Stinders	Tintagel, Pinstock Lane	07-DEC-92	28-DEC-92
L Mitchell	Blantyre, Pinstock Lane	"	"
P Jackson	Tealby " "	"	"
E M C Townshench	1 Monaglams " "	"	"
J Moran	Rainbows End, Pinstock Lane	"	"
J Martindale	Westover " "	"	"
Mr & Mrs W Partridge	Furnish, " "	"	"
Site/Press Advert MIN		13-NOV-92	04-DEC-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

SITE DETAILS

Grid ref: 539930 323970
OS Sheets: 190 Parcel:

Applicant: Mr F C Patrick
Tel:

Agent: Geoffrey Collings & Co
0553 774135

Description: Use as workshop for electrical repairs or manufacture/repair of furniture, or storage of furniture or classic vehicles
Location: The Old Piggery
Pinstock Lane
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Valid date: 21-SEP-92
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Report if not clear by 26-OCT-92

Terminal date: 16-NOV-92
Target Committee: 27-OCT-92
Report deadline: 13-OCT-92

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

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: H06/0994/92 Type: FULL

Applicant: Mr F C Patrick Agent: Geoffrey Collings & Co
Tel: 0553 774135

Description: Change of use to light industrial workshop Class B1 description edited 13/11.

Location: The Old Piggery
Pinstock Lane
Gedney
Spalding

Valid date:	21-SEP-92	Terminal date:	16-NOV-92
Target dates:		Target Committee:	27-OCT-92
To case officer	28-SEP-92	Report deadline:	13-OCT-92
Inspected by	01-OCT-92		
Extra contacts	05-OCT-92	Case Officer:	
Report if not clear by	26-OCT-92	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	06-NOV-92	20-NOV-92
Cllr B Fines	0406 8 374	06-NOV-92	20-NOV-92
Dir of Environmental		06-NOV-92	20-NOV-92
Mr & Mrs E Stinders, Tintagel		06-NOV-92	27-NOV-92
L Mitchell, Blanmire, Pinstock Lane		"	"
P Jackson, Tealby, Pinstock Lane		"	"
E M C Townshench, 1 Monoglams		"	"
J Moran, Rainbows End, Pinstock Lane		"	"
J Martindale, Westrover, Pinstock Lane		"	"
Mr & Mrs W Partridge, Furnish,		"	"
Site/Press Advert MIN		13-NOV-92	04-DEC-92

L.C.C. - Obs Attached JC OK 11/11/92.

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: H06/0994/92 Type: FULL

Applicant: Mr F C Patrick Agent: Geoffrey Collings & Co
Tel: 0553 774135

Description: Change of use to light industrial workshop Class B1

Location: The Old Piggery
Pinstock Lane
Gedney
Spalding

Valid date:	21-SEP-92	Terminal date:	16-NOV-92
Target dates:		Target Committee:	27-OCT-92
To case officer	26-SEP-92	Report deadline:	13-OCT-92
Inspected by	01-OCT-92		
Extra contacts	06-OCT-92	Case Officer:	
Report if not clear by	26-OCT-92	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
- Clerk to Gedney PC	0775 710451	25-SEP-92	09-OCT-92
- Cllr B Fines	0406 8 374	25-SEP-92	09-OCT-92
- Dir of Environmental		25-SEP-92	09-OCT-92
- Site/Press Advert MIN		02-OCT-92	23-OCT-92

L Ca - plan taken ab 1/10/92

SITE DETAILS

Grid ref: 539930 323970
OS Sheets: 190 Parcel:

REFUSE AS PER COMMITTEE RESOLUTION

IN THE OPINION OF THE LPA THE PROPOSED DEVELOPMENT WOULD GIVE RISE TO CONDITIONS DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF NEIGHBOURING RESIDENTIAL PROPERTIES BY VIRTUE OF NOISE AND DISTURBANCE ARISING FROM THE TYPE OF VEHICLES LIKELY TO BE GENERATED BY THE PROPOSED USE.

IN PINSCOTT LANE V

PTO. →

Messrs G Collings & Co.,
17 Blackfriars Street
Kings Lynn
Norfolk

Mr J Blacklock

JB/JP/H06/0994/92

AJH/MJ

5 February, 1993

Dear Sir

Proposed Use as Workshop for Electrical Repairs or Manufacturers of Hand Built Furniture and Kitchens - The Old Piggery, Pinstock Lane, Gedney: Mr F C Patrick

I write to advise you that at its Meeting on 18 January, 1993, the Plans Sub-Committee resolved that the application be refused and accordingly, I enclose the Authority's Decision Notice.

I would also advise you that the Sub-Committee resolved the applicant be advised that more details of the type of proposed industrial use would be required if it is intended to re-submit the application.

If you have any queries, please contact my Officer, Mr J Blacklock.

Yours faithfully

pp N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 18th January, 1993.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. W.D. Skells	Mr. N.P. Judge, MBE	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. A.E. Naylor	Mr. R.C. West
Mr. B.J. Davies	Mr. J.R. Pearl	Mr. M.C. White
Mr. E.N. Davies	Mr. M.S.L. Rollinson	

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B. Alcock, B. Chappell and Mrs. E.O. Hall-Patch.

35. MINUTES

The Minutes of the meeting held on 29th December, 1992 were signed by the Chairman as a correct record.

36. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant	Proposal
H06/0994/92 Mr F C Patrick	Use as workshop for electrical repairs or manufacture/repair of hand built furniture and kitchens (Class B1 Use) at The Old Piggery, Pinstock Lane, Gedney.

RESOLVED: (a) Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, as the development proposed would have an adverse impact upon the amenities of adjoining residents by reason of the type of vehicles likely to be generated by the proposed use of Pinstock Lane which is a narrow rural road; and (b) the applicants be advised that more details of the type of proposed industrial use is required if it is intended to resubmit the application.

H06/1113/92 Mr A Hills		Double garage at "Linalah", 4 Church Street, Gedney Dawsmere.

RESOLVED: (a) Consideration of the application be deferred to enable the Director of Planning and Building Control Services to negotiate if possible with the applicants on whether an improvement to the external appearance of the double garage can be achieved, including the doors; and (b) consideration of enforcement action in respect of the unauthorised structure be deferred pending the outcome of those negotiations.

H16/1199/92 Mr N Revill	O.A.	Four one-bedroomed apartments including details of siting, design and means of access at Cradge Bank, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(The Director of Planning and Building Control Services also reported the receipt of an amended application for development of the above site.)

18th JANUARY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number	Case Offr	Instructions/ Decision
H06/0994/92	JB	Refused. Adverse impact on amenities and attraction of traffic noise. Advise further application would need to provide more positive information on scale of proposal - wait for minute
H06/1113/92	DG	Defered. Investigate ways to ameliorate impact of building on surroundings. Take photographs of garage and similar buildings in area for comparison. Defer taking enforcement action.
H08/1124/92	DR	Refused as recommended. Elaborate more on reasons. Refer to rounding off of development at that part of village, screening & planting and effect on reduction of density of plot
H16/1199/92	PU	Refused as recommended. Suggest to applicant that they negotiate the incorporation of the frontage plot.
H05/1211/92	DG	Refused as recommended.
H14/1223/92	PU	Refused as recommended.
H16/1229/92	PU	Granted as recommended.

20th Jan 93

Signed _____
Principal Planning Officer

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/PJC Date 5th January, 1993 Your Ref:

BY FAX AND LETTER

The District Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re: Planning Application for Change of Use from Piggery to Mini Factory Units, Pinstock Lane, Gedney
Applicant: Mr. C. Patrick

Further to your telephone discussion with our office, we note that the above application is to be considered at the Planning Meeting tonight, Tuesday 5th January, 1993.

We confirm that we act on behalf of the adjoining landowner, Mr. A. B. Crowden, and would like you to treat this letter as a formal objection to the Application as our Client considers the access road to be totally inadequate for use by commercial vehicles. Furthermore, Mr. Crowden feels that any form of light industrial development in this location will have an injurious effect upon his land and upon the residential properties which are situated on the approach road to the site.

Yours faithfully,

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JAN 1993

A FIMBRA MEMBER

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
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CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/PJC Date 30th December, 1992 Your Ref:

The District Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

Re: Planning Application for Change of Use from Piggery to Mini Factory Units, Pinstock Lane, Gedney
Applicant: Mr. C. Patrick

We are informed by our Client, Mrs. Crowden, owner of the land adjoining the above propety, that an application has been made as above. Could you possibly confirm whether the application has been made and if so, when it is likely to be considered by the Planning Committee?

Thank you for your assistance.

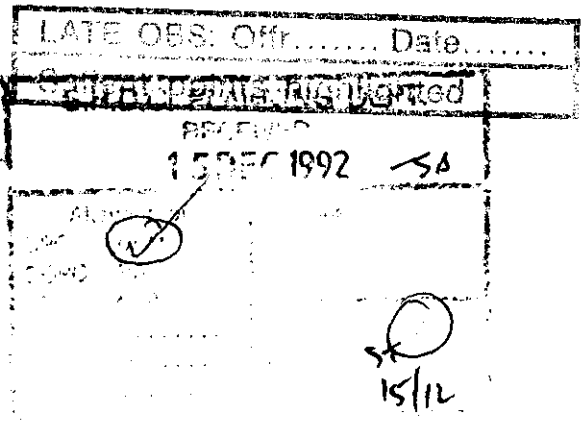
Yours faithfully,

Telephoned 5/1 June

994/92

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 JAN 1993 SB

FIMBRA MEMBER



Furnish
Sinclock Lane
Gedney Spalding
Lincs PE12 0BT

11-12-92

OBJECTION

Dear Sir,

Re: Planning Application H06/0994/92
The Old Piggery Sinclock Lane Gedney

With reference to your letter regarding the above Planning application (3rd letter)

We object to this application on the same grounds as the two previous letters of objections sent to you regarding the same application

We do not feel it necessary to have to keep repeating our objections every month because Mr. J.C. Patrick is no doubt being advised by someone in authority to make i.e. slight alterations now "classic car storage" which I feel is someones idea of waving down local opposition to the above

Regarding the remains of the Old Piggery and the situation of same it would be impractical to store anything of any value and would no doubt just turn into a scrapyard for old bangers which no one requires in this area.

Yours faithfully

W. Partridge

K.M. Partridge

P.S. In the Sutton Bridge Industrial Estate there are three empty small units which

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: H06/0994/92

Applicant: Mr F C Patrick
18 Gedney Road
Long Sutton
Nr Spalding
Lincs

Agent: Geoffrey Collings & Co
17 Blackfriar Street
Kings Lynn
Norfolk

Description: Use as workshop for electrical repairs or manufacture/repair of furniture, or storage of furniture or classic vehicles

Location: The Old Piggery Pinstock Lane
Gedney Spalding Lincs

Type: FULL

Date received: 21-SEP-92

07-DEC-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 22-DEC-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments: As previously commented, the Parish Council has no objection in principle to the proposals, but does have very strong reservations about the access to and from the site.

S.H.D.C. PLANNING DEPT.
RECEIVED
11 DEC 1992

Signed: [signature]

Collings

GEOFFREY COLLINGS AND CO.

17 Blackfriars Street, King's Lynn, Norfolk, PE30 1NN.
Tel: (0553) 774566/774135 Fax: (0553) 770901

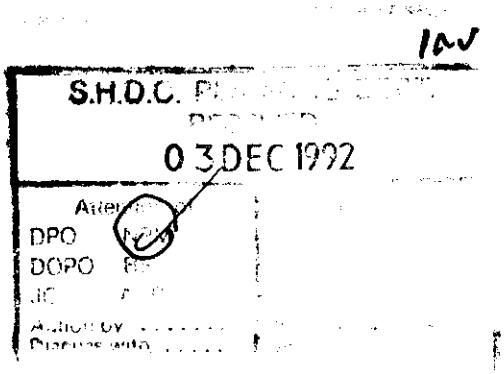
Terrington St. Clement, Norfolk. Tel: (0553) 828012
Long Sutton, Lincolnshire. Tel: (0406) 362098 Fax: (0406) 364870
Wisbech, Cambridgeshire. Tel: (0945) 63063

CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS. FAX NO.0553 770901

Our ref:AJH/MJ

30th November 1992

Director of Planning & Building Services
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
PE11 2XE.



F.A.O. Mr J. Blacklock

Dear Mr Blacklock,

The Old Piggery, Pinstock Lane, Gedney, Spalding
Planning Application H06/0995/92

Further to our letter dated the 18th November we confirm having now discussed this matter once again with our client.

We enclose a photocopy of the site plan on which we have shown a number of 5 metres by 2.5 metre parking bays which can be satisfactorily sited on the vacant area of land to the north of the building. In view of the restrictions placed upon the proposed future use of the building we do not envisage anywhere near this number of parking bays being required and it is more than likely that existing parking on the concrete hardstandings to both the north and south of the buildings will be adequate.

We have discussed the matter of the foul drainage arrangement with our client who has informed us that there is an existing septic tank on site located to the south of the building. We have recently inspected this and can confirm that there is a two chamber septic tank which appears soundly constructed to the south of the piggery and we are further informed by our client that the tank was constructed to take waste from up to 300 pigs which occupied the building. During the 20 years over which our client has owned the property and run the piggery the tank has only been emptied twice. This would indicate to us that there are no problems with septic tank drainage in this location. Indeed we feel that the existing foul drainage outfall will be more than adequate to take the wastes from the proposed future occupiers. Levels of discharge will be very small since sanitary provisions are only likely to include a W.C. and wash handbasin. We trust that this information will enable the National Rivers Authority to reconsider their objection to the proposal.

Once you have considered the above information if you require any further details or wish to discuss any matters please do not hesitate to contact us.

Yours sincerely,

A.J.HOLFORD ARICS, Senior Surveyor,
Geoffrey Collings & Co.

Copy of letter and plan to Mark Bains (BC) on 4/12/92.

Enc.

David D. Wilson F.R.I.C.S. (Partner). Jeffrey A. Hazel F.R.I.C.S., F.N.A.E.A. (Partner).
Andrew J. Holford A.R.I.C.S. (Senior Surveyor). George D. Wilson (Financial Consultant).

Collings

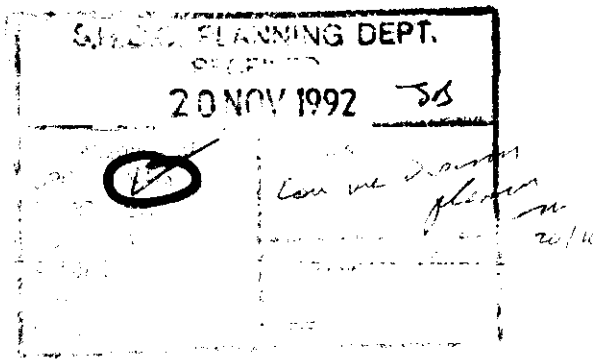
GEOFFREY COLLINGS AND CO.
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Wisbech, Cambridgeshire. Tel: (0945) 63263

CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS. FAX NO.0553 770901

Our ref:AJH/Mj

18th November 1992

The Director of Planning &
Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
PE11 2XE.



F.A.O. Mr J. Blacklock

Dear Mr Blacklock,

The Old Piggery, Pinstock Lane, Gedney, Spalding
Planning Application: H06/0994/92

We refer to our letter to you dated the 30th October and to your subsequent telephone call to us.

Following our discussions we ask that use No.4 contained in our earlier letter is now deleted which is the proposal to use the building as long term storage for items such as antique furniture, classic vehicles etc.

We note your requirements for 9 car parking spaces at this site and we are currently working on the drawing to ensure that this arrangement can be achieved. Your request for percolation tests to be carried out on site to determine lengths of tail drains in connection with septic tank drainage facility has been noted and we are currently discussing with our client how and when this can be carried out. Unfortunately this latter item will take some time to undertake since as you will be aware from your planning information sheet regarding septic tank drainage, the test should not be carried out during abnormal weather conditions such as heavy rainfall, severe frost or drought. We will however persue the matter as quickly as possible and we ask that you hold the application in abeyance until we have been able to furnish you with the additional details requested.

Yours faithfully,

A.J.HOLFORD ARICS
Senior Surveyor,
Geoffrey Collings & Co.

David D. Wilson F.R.I.C.S. (Partner). Jeffrey A. Hazel F.R.I.C.S., F.N.A.E.A. (Partner).
Andrew J. Holford A.R.I.C.S. (Senior Surveyor). George D. Wilson (Financial Consultant).

SB.

Tealby',
Pinstock Lane,
Gedney, Spalding,
Lincs. PE12 0BT

Telephone: Holbeach (0406) 364420

23/11/92.

Dear Mr. Blackstock,

Re: Application No. H06/0994/92
Old Piggery, Pinstock Lane, Gedney.

Further to the new application with its restricted use, this does not change my objection to the change of use.

The existing building has not been subject to planning and the road to the A17 is simply not wide enough to carry any more delivery vechicles. The public transport bus cannot pass a car without going onto the verge and two cars have to slow down to pass.

Also this road is not treated for ice

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 17.11.92

OUR REF: JC/SS/PC

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

Planning Application H06/0994/92
Light industrial units, Pinstock Lane

I write further to the Agents letter of 30th October, 1992 and would wish to reiterate my previous comments concerning the above use classification. If the loading area is to be to the north then I would also suggest that screening is conditioned.

Notwithstanding the above certain "workshop" uses may in fact necessitate soundproofing of the building and the applicant should be made aware of the use class constraints.

Chapman

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1992 JS

Attention of	File Nos.
DPO NBM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

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: H06/0994/92

Applicant: Mr F C Patrick
18 Gedney Road
Long Sutton
Nr Spalding
Lincs

Agent: Geoffrey Collings & Co
17 Blackfriar Street
Kings Lynn
Norfolk

Description: Change of use to light industrial workshop Class B1

Location: The Old Piggery Pinstock Lane
Gedney Spalding

Type: FULL

Date received: 21-SEP-92

06-NOV-92

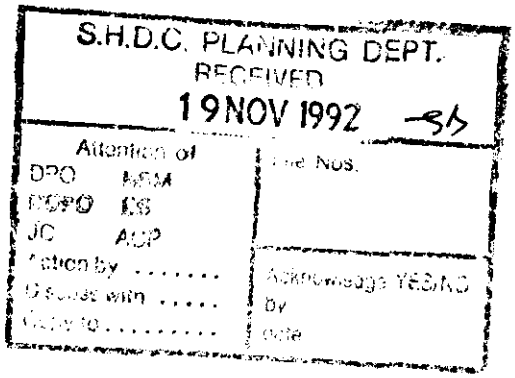
Dear Sir/Madam

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 21-NOV-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA



FOR PARISH COUNCIL USE ONLY

Comments: It is still felt that although there is no objection in principle to the application the road (Pinstock Lane) and the access to the site needs to be greatly improved as a condition of permission being granted.

Signed: J Bennett

15/11/92 Spoke to Mark Davies (Building Control) who advised that plans should be submitted showing septic tank drainage area.

16/11/92

Discussion with Mr Holford.

Agreed :-

(1) NAK proposed use - storage - to be deleted.

(2) Applicant does not own any adjacent land, including access. Small

(3) Letter to confirm (1) & (2).

(4) plan to be submitted showing mini car parking spaces & septic tank drainage area (percolation tests to be undertaken).

Advised Mr Holford details awaiting requested without prejudice to formal decision of this Authority, although I expressed an informal view that is likely to be forthcoming.

J Saunders

Yarnmill
Swinstock Lane
Sydney Spalding
Lincs PE12 0BT

0406 - 362667

11-11-92

Dear Sir

Re: Planning application Ref. H06/0994/94
The Old Piggery Swinstock Lane Sydney

In reply to your written notice for the above application

We wish to put forward objections sent to you during October.

The main reason for our objections to the above are

1, Inadequate street lighting which only consists of two lamps attached to wooden poles

2, No footpaths for pedestrians.

No drainage to Swinstock Lane, with the exception of a short section at the beginning of Swinstock Lane outside a new property erected within the last year.

The rest of Swinstock Lane consists of part tarmac surface, the latter part peat mud and puddles during bad weather.

Swinstock Lane does not only serve as access to the existing properties but serves access to a large acreage of arable land which gives us a fair share of large lorries - Yarnmill employees and tractors and trailers which is understandable. Walking down the Lane is hazardous especially during dark evenings and with inconsiderate drivers.

3 The electricity is all overhead, we already

4/ At certain times of the day the water pressure is reduced down to a trickle especially during the summer months which I assume as water taps are being used which indicate to us that the water mains is inadequate without adding to it

We feel these items should be taken into consideration before any addition and should it carried before although we should like which would only add to these problems

Yours faithfully

Mr W. Partridge

Mrs Mr Partridge

Collings

GEOFFREY COLLINGS AND CO.
17 Blackfriars Street, King's Lynn, Norfolk, PE30 1NN.
Tel: (0553) 774566/774135 Fax: (0553) 770901
Terrington St. Clement, Norfolk. Tel: (0553) 828012
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Wisbech, Cambridgeshire. Tel: (0945) 63063

CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.

Our ref:AJH/MJ

30th October 1992

Director of Planning & Building
Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
PE11 2XE.

S.H.D.C. PLANNING DEPT.
- 2 NOV 1992 30

This seems to

ST 2/11

F.A.O. Mr J. Blacklock

Dear Mr Blacklock,

The Old Piggery, Pinstock Lane, Gedney, Spalding
Planning Application H06/0994/92

We refer to the planning application for the above site and to our subsequent discussions at your offices on the 22nd October.

We have now had the opportunity to consider your comments and we understand your concern about issuing a planning consent for class B1 use when taking into account the neighbouring properties and also the poor access facility.

We have therefore considered being more precise with the proposed use of the building which will hopefully receive your favourable comment whilst at the same time offer our client a possible alternative use which would ease his disposal of the building.

We therefore ask that the use is redefined as being suitable for :

1. A workshop in connection with the repair and service of domestic electrical appliances (T.V.'s, videos etc.)

2. Workshop in connection with the manufacture of hand built furniture, kitchens etc.

3. Workshop in connection with furniture renovation and repairs.

4. Storage building in connection with long term storage of items such as antique furniture, classic vehicles etc.

We trust that these proposed uses would overcome the local objections and would also satisfy the Highways Authority in respect of the substandard access and car parking facility.

We look forward to hearing from you in due course.

Yours faithfully,

A.J.HOLFORD ARICS,
Senior Surveyor, Geoffrey Collings & Co.

David D. Wilson F.R.I.C.S. (Partner). Jeffrey A. Hazel F.R.I.C.S., F.N.A.E.A. (Partner).
Andrew J. Holford A.R.I.C.S. (Senior Surveyor). George D. Wilson (Financial Consultant).

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/0994/92.

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		
	3	9	9	2	3	7

2. Address or location

The Old Piggery, Pinstock Lane, Gosney

3. Name, classification and number of road

UC

4. Date application referred 1-10-92

5. State whether outline, detailed application etc.

Full

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

Change of use to Light Industrial Workshop Class B1 (restricted to various specific uses).

7. 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:—

Delete as appropriate

~~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.~~

Date: 11-11-92 Signed: [signature]
Director of Highways and Planning

From: NAME MR & MRS E. STINDERS

ADDRESS "TINTAGEL" PINSTOCK LANE
GEDNEY

Tel no 25052

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT : PIGGERY TO BE CHANGED TO LIGHT INDUSTRIAL WORKSHOP.

Please advise me regarding the following...

S.H.D.C. PLANNING DEPT.
RECEIVED
19 OCT 1992

DPO IV/1

JC A.P.

COMMENTS ON APPLICATION

APPLICATION NO : S/1994/92

SUBJECT :

My comments are as follows...

If this change takes place, so as to obtain planning permission we suspect that it won't be long before an industrial estate will be build right on our doorstep and we strongly oppose this change

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

26 Dec 92

Meeting with Mr Hereford (Agent) —
Chris Briggs present

Explained to Mr Hereford that:—

(a) need substantial
(b) Class B1 use the open ended in this context.
(c) Building of no exceptional merit also need warrant applying policy flexibly.
(d) Residents opposition.
(e) Need for 9 car parking spaces.
(f) Refusal of p.p. likely in present circumstances.

Agreed

Agent to submit a selection of uses which were low traffic generators and not labour intensive

J Stennett

-

-5A

1. Monograms
Pinstock Lane, GETTNEY
Epalawns Lanes. PE12 8BT

OBJECTION

9th November 1992.

To The S. H. D. C.
For the attention of Mr. J. BLACKLOCK.

Dear Sirs, Ref: No H06/0994/92.

Re: The old Piggery, Pinstock Lane, GETTNEY

I wrote on Oct 19, addressing my letter to "The Director of Planning" - stating my objection to its change of use to that of "Light Industry". With the reasons for my objection. I and I hoped the application would be turned down.

I received an acknowledgement of my letter, - not dated, but postal 20.10-92.

I stated that most of the residents chose Pinstock Lane as we like it because it is quiet. And we are in an agricultural area: not suburban.

Being a "NO THROUGH Road" the only traffic we experience is from agricultural Vehicles going to and from the fields beyond. And that of residents' cars quietly going out and returning.

We feel that allowing the use of the old Piggery to that of "Light Industry" would completely alter the nature of Pinstock Lane, and would introduce considerably more traffic and perhaps even a demand that the Lane be widened!

I believe too that that area in which the Piggery is situated is not in an "Agricultural Area". And for this reason no building is permitted beyond where the last bungalow on the left of the Sale House is sited.

So the use of the old Piggery for "Light Industry" would be an infringement of its use to which for which the area is preserved.

Incidentally I am not a tenant. I am the owner of the property I occupy.

Yours faithfully,

J. M. C. Townshend

"BLANTYRE"
PINSTOCK LANE
GEDNEY
LINCS
PE12 0BT

Mr B Smith
Director of Planning &
Building Control Services
Council Offices
Spalding

-5S

OBJECTION

Dear Sir

Ref: H06 0994/92
Change of Use to Light Industry
Workshop Class B1

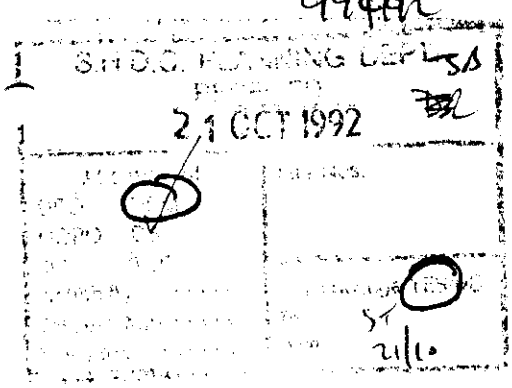
This is an extremely quiet lane with no through road, the only noise being residents cars & farming vehicles.

No houses are allowed to be built in the immediate vicinity.

I do not want the piggeries to be used in ~~any~~ the way ~~commercially~~ proposed.

I have no objection for the building to be used for any agriculture purpose.

Yours faithfully
D J Mitchell



Tealby,
Fenstanton Lane,
Godney,
Lincs.
PE12 0BT.

19/10/92.

Dear Sir,

Re: Old Piggery, Fenstanton Lane.

With reference to the applicatn to change the above to a light industrial unit, might I draw your attentn to the narrow nature of Fenstanton Lane with no footpath, inadequate streetlighting.

The proposed unit would bring heavy traffic to a single track road and cause problems in the narrow Topsgate and or Churchgate roads.

We already have regular power

facilities and the extra demand would not lessen this situation.

Children frequently play in Finstock Lane and additional traffic would endanger their activities.

Equally there are already a number of units unused at Holbrook (3 miles away) so I feel there is no need for granting this planning application, which would simply increase the value of the property for Mr. Patrick to sell at a much higher price.

Yours faithfully,

F. Jackson.

20 OCT 1992 55

1 Monograms,
Pinstock Lane, Gedney,
Spalding, Lincs
PE12 0BT

19 October 1992.

Mrs P. Morgan Smith,
Director of Planning.

COLLECTION

Dear Sir, Ref. H06/0994/92.

A number of residents in Pinstock Lane are disturbed at the prospect of the redundant P.O. Sorting Office being converted for use in "light industry". Such use - hope project will be abandoned.

We chose Pinstock Lane as both a residential attraction because it is a rural area and quiet. Since it is a No Through Road we get no vehicular traffic except Agricultural Tractors.

Over the last couple of years two families have infants & young children who, between us, go unaccompanied to each others homes in safety.

We dread very much the thought of "light industry" being affiliated on to what is a residential lane.

A business of the kind is bound, to say the least, to involve an increase in traffic coming and going. And our tranquility will be shattered.

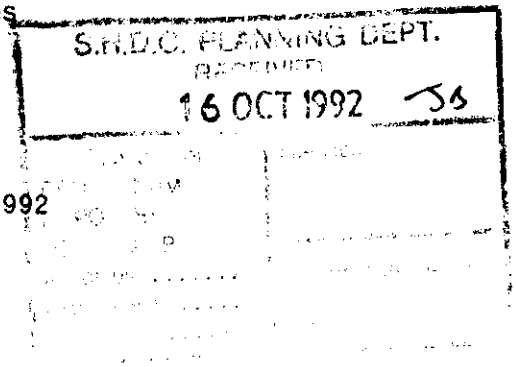
The approach to Rad-Industries is unmetalled, and is surely situated in an area that is agricultural.

I would like herefore to add my protest to the project.

Yours faithfully,

F McTownshend.

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



NRA

National Rivers Authority
Anglian Region

13th October 1992

Our Ref: GT/92/1/SH/0271

Dear Sirs

PLANNING APPLICATION NO. H06/0994/92
FOR PROPOSED CHANGE OF USE TO LIGHT INDUSTRIAL WORKSHOP AT THE OLD PIGGERY, PINSTOCK LANE, GEDNEY FOR MR F C PATRICK

With regard to the above-mentioned application received on 30th September 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

ROGER HYDE
Regional General Manager

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

Cont./

NRA

For vehicle parking areas a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber. Any trade effluent from vehicle washing or steam cleaning must be collected seperately and disposed of at a suitable licensed disposal site. Such effluent must not be discharged to any soakaway or surface water drainage system.

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

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

Any fuel storage and refuelling facilities shall be constructed on an impermeable base with an independent and sealed drainage system with no direct discharge to any watercourse, land or underground strata. This impermeable area shall be positioned and constructed to the approval of the local planning authority.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

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

Yours faithfully

R F Morgan
Planning Engineer

cc - Mr F C Patrick, 18 Gedney Road, Long Sutton, Lincs

DS

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: H06/0994/92

Applicant: Mr F C Patrick
18 Gedney Road
Long Sutton
Nr Spalding
Lincs

Agent: Geoffrey Collings & Co
17 Blackfriar Street
Kings Lynn
Norfolk

Description: Change of use to light industrial workshop Class B1

Location: The Old Piggery Pinstock Lane
Gedney Spalding

Type: FULL

Date received: 21-SEP-92

25-SEP-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 10-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

S.H.D.C. PLANNING DEPT.
16 OCT 1992

FOR PARISH COUNCIL USE ONLY

Comments: The road needs major structural works if any development is to be considered. This present application does appear to be speculative in nature and is in a mainly residential area.

Signed: J Bennett
Clerk.

From: NAME J McKay

ADDRESS [illegible]

Tel no [illegible]

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT : [illegible]

Please advise me regarding the following...
I noticed on Sunday's Press, that Proposals are afoot
Site of Pinegrove Lane, adjacent to South [illegible] and
which one wants Proposed Plans have been emailed

[illegible]

COMMENTS ON APPLICATION

APPLICATION NO : H/16/0198/92

SUBJECT : Change of use of old Piggery, Barton-on-Sea
To Office Development Unit

My comments are as follows... I object strongly to the above proposals
on the grounds, that it will attract extra traffic to Pinegrove
Lane, where there are quite a few children, needing the lane
for play, with the lane Traffic and there is no footpath
there is also the noise factor to contend with there is
[illegible] I would also mention, I am also very short of water
that apart when we very want in a lot of Pipes in the
Lane of there have any planning permission
should not be granted.

S.H.B.C. PLANNING DEPT.
14 OCT 1992 JS

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

ST 14/10

From: NAME J MARTINDALE

ADDRESS 'WESTOVER'
PINSTOCK LANE GEDNEY
SPALDING LINCS PE12 0BT

Tel no 0406 362165.

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...

COMMENTS ON APPLICATION

APPLICATION NO . H06/0994/92

SUBJECT : change of use of old piggery Pinstock Lane Gedney to light engineering unit.

My comments are as follows... The plan numbered as above shows no properties on East side of Pinstock Lane, is this to deliberately mislead planning committee members when viewing plans. The term "light engineering" is ambiguous and could cover a wide range of engineering practices some very noisy, this would be environmentally detrimental to nearby residents. Pinstock Lane is what is stated a 'Lane' there are no foot paths and lighting is totally inadequate at night. The extra traffic generated by a factory, by employees cars and traffic necessary to service it would be a hazard to children and residents using the Lane. In my opinion planning permission should not be granted.

APPOINTMENTS

S.H.D.C. PLANNING DEPT
RECEIVED
14 OCT 1992

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

DFC

SOUTH HOLLAND
Internal Drainage Board

SB

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

RECEIVED
- 7 OCT 1992
Attention of
DPO NBM
DDPO BS
JC ACP
File Nos.
Acknowledge Yes/No
Action by
Date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-H/994/92/JA **Your Ref.**

Date 2 October 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. F.C. PATRICK
CHANGE OF USE - PINSTOCK LANE, GEDNEY

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

No Board's watercourse adjoins the site which drains via the adjoining privately owned and maintained dyke to my Board's Kitling Lane Drain situated some 100 metres to the South.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

If new soakaway drainage systems are intended, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J.T. Ebey

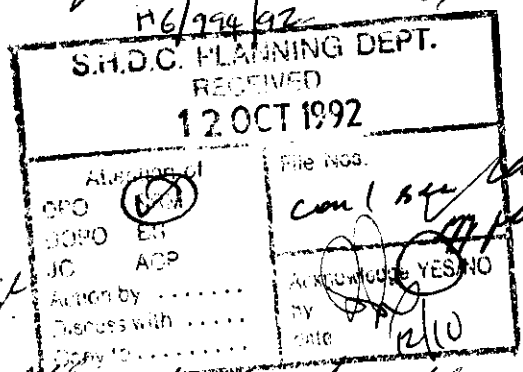
ENGINEER TO THE BOARD

Geoffrey Collings & Co.,
17 Blackfriar Street,
Kings Lynn,
Norfolk.

1 OBJECTION "Furnish"

Re Mrs. Brian Smith
chief planning officer

Pinstock Lane
Pyewey Spalding
Lincs PE12 OBT



9-10-92

Dear Sir

Re: The proposed planning application permittion to ere Piggery at Pinstock Lane Pyewey

As you are no doubt aware Pinstock Lane is a "No through" Lane and is virtually a dirt track tarmaced over and is the only access to a large acreage of arable land plus allotments, owned mainly by a local large "Farmer" - at certain times of the year during Harvesting and sugar beet periods Pinstock Lane is subject to use by heavy agricultural equipment plus large articulated lorries which on occasions does cause vibrations in the houses - this we realise is essential as we live in an agricultural area.

There is no gas supply in Pinstock Lane therefore we have numerous deliveries of fuel Oil tankers plus coal lorries also essential plus cars and trailers to and from the allotments and domestic users

Most part of Pinstock Lane is single track with only soft grass verges which the residents have to look after themselves to avoid it becoming a mud track - there are no footpaths at all

The Highway Dept have fitted four drains only to the outside of one of the more larger properties and Pinstock Lane deteriorates from then

therefore during dark and wet periods it is already hazardous to walk down the lane any added traffic incurred by possible employees collecting and delivering to any proposed engineering works would add to the already congested traffic at certain times.

The condition of Pinstock Lane has been worsened this year by the Highways Dept. erecting a 40 MPH sign, which gives drivers the impression that they can travel at this speed along this lane.

A further opposition is the electricity supply as the overhead cables means we already suffer from excessive failures compared with the rest of the village and most evenings our lights flicker and dim which I assume the supply is already working to capacity. As during the last four years there has been at least four new properties added. Also during the summer months at times during the evenings our mains water is down to a trickle possibly when sprinklers and hoses are being used, therefore any additional use which would be incurred through commercial use i.e. washing of vehicles - toilets and washing facilities would add to the problem.

We feel these matters should be sorted out prior to any planning permition was granted and not left until afterwards as the residents would have a considerable wait for this to be corrected.

Pinstock Lane has a large number of Senior citizens who probably do not take the Spalding Guardian which up to now.

this notice involves, walking through mud to the end of the lane, as we have no local Post Office to obtain information otherwise

As Sinstock Lane has only approx. twenty properties we could have all been notified personally you would then have maybe received a truer range of the situation.

Mr Patrick is not a resident of Sinstock Lane and therefore is only interested in obtaining planning permission for his own financial gain, for selling purposes

your kind acknowledgment of my objection would be appreciated

yours faithfully

Mr & Mrs M. Partridge

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.10.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

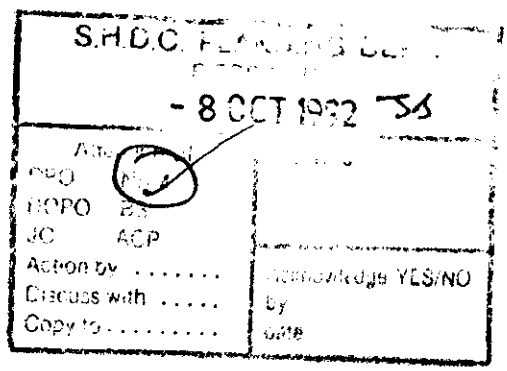
Planning Application H06/0994/92
Light industrial workshop, Pinstock Lane, Gedney

I write in response to the above and would confirm that I have no objections in principle to the proposal and would suggest that any impact from vehicular activities associated with the unit could be mitigated by ensuring that the entrance/loading areas are located on the southern aspect of the building.

Traffic movements are likely to have the greatest impact and an hours of work condition may therefore be appropriate.

I trust this information is of assistance to you.

Director of Environmental Services



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: H06/0994/92

Applicant: Mr F C Patrick
18 Gedney Road
Long Sutton
Nr Spalding
Lincs

Agent: Geoffrey Collings & Co
17 Blackfriar Street
Kings Lynn
Norfolk

Description: Use as workshop for electrical repairs or manufacture/repair of furniture, or storage of furniture or classic vehicles
Location: The Old Piggery Pinstock Lane
Gedney Spalding Lincs

Type: FULL

10-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

Mr & Mrs W Partridge
Furinish
Pinstock Lane
Gedney
Spalding Lincs PE12 0BT

HK + Son
28 Church Street
Holbeach
Spalding
Lincs. PE12 7LL.

Collings

CHARTERED SURVEYORS
17 BLACKFRIAR STREET
KINGS LYNN PE30 1NN
0553 - 774566, 774195

PROJECT
CHANGE OF USE OF PIGGERY TO LIGHT INDUSTRIAL WORKSHOP CLASS B1.
PINTOCK LANE, GOSNEY.

AMENDMENTS

CLIENT
MR. F.C. PATRICK

SCALE : AS SHOWN

DATE : SEPT. '92

DRG Nº LS/9/92/1

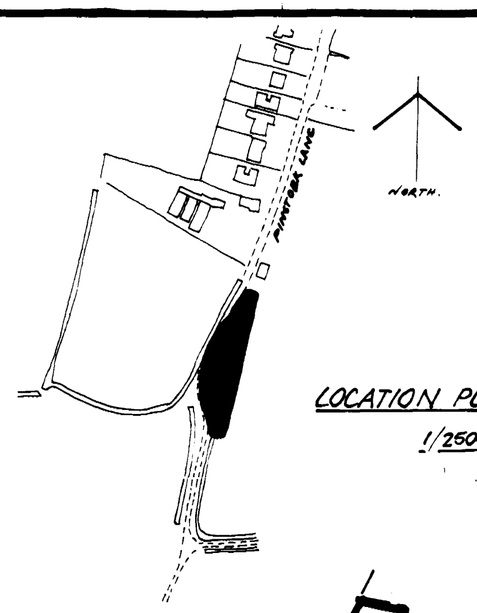
SOUTH HOLLAND D.C.
PLAN DEPT.
21 SEP 1992
REF 0991/92

NORTH ELEVATION 1/100

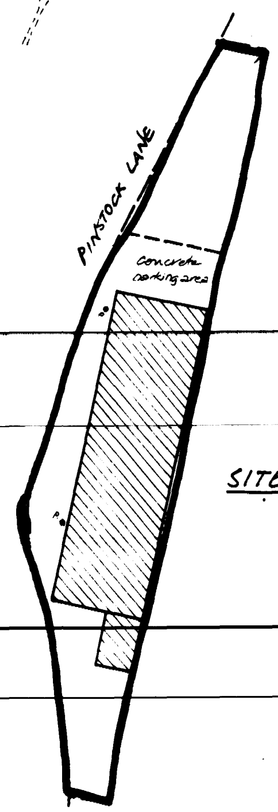
SOUTH ELEVATION 1/100

WEST ELEVATION 1/100

EAST ELEVATION 1/100



LOCATION PLAN
1/2500



SITE PLAN
1/500