FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0041/92 Received:10-JAN-92 Type:FULL

Name: D Brown (Bld Cont.) Ltd.
30 Park Road
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: New offices and storage building, including details of siting and means of access
Location : Former Nursery Damgate
Holbeach Spalding

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

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

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

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the use is commenced space shall be provided within the site as shown on the attached plan (drawing number DB-D-3C dated 10 January 1992) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Damgate Road.

4 Before the permitted access is commenced to be used the existing access between the site and Damgate Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

5 The vehicular access shall incorporate 10.5 metres radii tangential to the

nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 7.3 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

6 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing number DB-D-3C, dated 10 January 1992) shall be cleared of all obstructions exceeding 0.5 metres in height, and so maintained thereafter

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 The western boundary of the site shall be delineated by a hawthorn hedge of a height of at least 2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a similar hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 2 metres.

Reason: In the interest of the visual amenities of the locality.

8 The green beech hedge on the northern and eastern boundary of the site (as shown on the plan accompanying the application) shall be allowed to grow to a height of at least 1.5 metres.

Reason: In the interest of the visual amenities of the locality.

9 The premises shall not be used at any time on Sundays nor between the hours of 6 pm and 7 am on other days.

Reason: To protect the amenities of this residential area.

10 The loading and unloading area shall be hardsurfaced in accordance with drawing number DB-D-3C accompanying the application.

Reason: In the interests of amenity.

11 Before any development is commenced the applicants shall submit to and agree with the Local Planning Authority details of a fence (to include details of height, position and means of construction) between the office and storage buildings and the fence shall be provided in accordance with the agreed details before the use of the buildings hereby permitted is commenced and the fence shall subsequently be retained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining dwelling.

SOUTH HOLLAND DISTRICT COUNCIL

Notes to Applicant:

This permission is granted solely for the use of the site for offices and storage and no plant or machinery shall be operated on the site, nor shall it be used for the assembly or manufacture of building parts, nor for any other industrial process, in the interests of safeguarding residential amenity.

Director of Planning and Building Control Services
29-APR-92 H09/0041/92

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)

PLANNING APPLICATION

For office use only

Application No. H09 | 0041 | 92

Date Registered 10 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D. BROWN (BUILDING CONTRACTORS) LTD.
30 PARK ROAD.
HOLBEACH.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 370853. PE12 6UG.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FORMER NURSERY, DAMGATE, HOLBEACH.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW OFFICES & STORAGE BUILDING INCLUDING DETAILS OF SITING & MEANS OF ACCESS.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ~~£000~~ £90 If you consider no fee is payable include a written explanation instead.

Signed G. R. Merchant Date 1.1.92

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

OFFICE – 160. sq. metres
STORE – 490. sq. metres

B. Please state size of any new structure:- (a) max. height: OFFICE 5. STORE 7.5 metres
(b) max. length: 16.21 35 metres
(c) max. width: 14.13. 14 metres

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

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

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: DAMGATE.
Will there be –
Individual access(es) [✓]
New estate road [ ]

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

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 HAWTHORN HEDGE.

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS.
B. For estate developments, please state how highway surface water will be disposed of N/A.
C. Please state whether a land drain will be affected NO.
D. Foul sewerage will be disposed of to:

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

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES.	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO.	→ Date: Consultee(s):

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 650 sq. m. Previous total gross floorspace 0 sq. m.

This new total includes the following net floorspace:

Retail — sq. m. Office 160 sq. m. Industrial — sq. m. Warehousing — sq. m.

Other 490 sq. m. ➡ If so, please state use: VEHICLE & BUILDING MATERIALS STORAGE.

	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?	4.		1.
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	TRANSFER OF BUSINESS FROM 30 PARK ROAD. HOLBEACH.		
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	N/A.		
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	N/A.		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES.		
If so, please explain the relationship	TRANSFER OF BUSINESS FROM 30 PARK ROAD. HOLBEACH.		
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: YES.		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	TRANSFER OF BUSINESS FROM 30 PARK ROAD. HOLBEACH.		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	AS DETAILED ON PLAN. DB-0.3c.		
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)	2NO - SMALL VAN DELIVERIES/WEEK. 1NO - LARGE DELIVERY LORRY/MONTH. OFFICE & BUILDING STAFF VEHICLES.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	TOTAL ACCESS TO BE PROVIDED.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	OWNER.

2. OWNERSHIP OF THE SITE

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

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

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

Signed ...G.K. Merchant... (~~Applicant~~/Agent) Date ...1.1.92...

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

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 ...G.K. Merchant... ~~Applicant~~/Agent) Date ...1.1.92...

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

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours As per front sheet Other

Boundaries Site Features currently vacant. Residential to W, V and S same opposite. Trees/shrubs at rear. Hawthorn hedge along frontage already removed.

Inspected by: DMG
date: 5/2

Case Officer Conclusions (issues)

Site already has outline consent (1234/90)
Design and external appearance of bungalow/storage building acceptable on balance.
Amendments to condition 10 + 11 discussed with Health who now consider that there is not sufficient reason to refuse the application.

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

DMG 25/2

Recommended approvals -

Departure from policy — Yes .... — No .... ✓

Ward member request — Yes .... — No .✓..

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

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

[Reason:

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

Flagged by Senior Officer
Signed .....

ALL OF ABOVE

Recommended refusals -

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

Nil fees (not first Submission)

ANY ONE OF ABOVE

Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer
DR 26/2
.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

DR 17/1.
check against Part History
Building - Color Examples
High.

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 99.00

Receipt Issued ..... No. 2476

Date First Received 10 JAN 1992

REGISTRATION

REFERENCE H09/0041/92

Cross-Ref R/...../KL.....

Date 13/1/92 LAB

VALIDATION Date 13/1/92

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

Site area ..... No. of dwellings ..... Floorspace ...65m²...

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 99 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 14.1.92

Index Sheets 170 OS Nos ..... Grid Ref 536460 194370

Ward ..H... Parish ...HOUGHTON...

Inside IBD NO Inside LP Area NO

TR Rural	/	CA	/
TR Bypass	/	LB	/
Level crossing	/	TPO	/
Footpath	/	Other:	

Grade

Linked to site.....Ref...236 Linked to property.....Ref.....

Planning Records:
Earlier apps 439/91
1334/90

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0041/92 Received:10-JAN-92 Type:FULL

Name: D Brown (Bld Cont.) Ltd.
30 Park Road
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: New offices and storage building, including details of siting and means of access
Location : Former Nursery Damgate Holbeach Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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

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

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the use is commenced space shall be provided within the site as shown on the attached plan (drawing number DB-D-3C dated 10 January 1992) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Damgate Road.

4 Before the permitted access is commenced to be used the existing access between the site and Damgate Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

5 The vehicular access shall incorporate 10.5 metres radii tangential to the

nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 7.3 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

6 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing number DB-D-3C, dated 10 January 1992) shall be cleared of all obstructions exceeding 0.5 metres in height, and so maintained thereafter

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 The western boundary of the site shall be delineated by a hawthorn hedge of a height of at least 2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a similar hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 2 metres.

Reason: In the interest of the visual amenities of the locality.

8 The green beech hedge on the northern and eastern boundary of the site (as shown on the plan accompanying the application) shall be allowed to grow to a height of at least 1.5 metres.

Reason: In the interest of the visual amenities of the locality.

9 The premises shall not be used at any time on Sundays nor between the hours of 6 pm and 7 am on other days.

Reason: To protect the amenities of this residential area.

10 The loading and unloading area shall be hardsurfaced in accordance with drawing number DB-D-3C accompanying the application.

Reason: In the interests of amenity.

Notes to Applicant:

This permission is granted solely for the use of the site for offices and storage and no plant or machinery shall be operated on the site, nor shall it be used for the assembly or manufacture of building parts, nor for any other industrial process, in the interests of safeguarding residential amenity.

11/ Before any development is commenced the applicants shall submit to and agree with the LPA details by a fence (including) to include details of height: position and means of construction) between the office and storage building and the fence shall be provided in accordance with the agreed details before the use of the building hereby permitted are commenced and the fence shall subsequently be retained to the satisfaction of the LPA. To safeguard the amenity of the adjoining dwelling.

Authorised to issue:

27-FEB-92 H09/0041/92 AD...27/2.....DC.....

APPLICATION REFERENCE: H09/0041/92 DATE RECEIVED: 10 January 1992

APPLICANT: D Brown (Building Contractors) Ltd
30 Park Road
Holbeach
Spalding
Lincolnshire

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: New offices and storage building, including details of siting and means of access

LOCATION: Former Nursery, Damgate, Holbeach, Spalding

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 APR 1992

Parish Council: Supported.

County Highways: Request conditions.

Environmental Services: Suggest that the yard surfacing as indicated would appear to satisfy the minimum requirements for such a site.

Information from Applicant: Summarised
- Hours of operation will be 7 am to 6 pm week days and Saturdays.
- Loading and parking areas to be hard surfaced in concrete and gravel.

PREVIOUS DECISIONS
H09/1234/90 - New offices and storage building including details of siting and means of access - Permission granted.
H09/0439/91 - Application to erect new office and storage building without conditions previously imposed relating to working hours and surfacing of loading/parking areas - Refused.

PLANNING ISSUES
1 The application is for the erection of a 35 metre x 14 metre store building and separate office building and follows the grant of an earlier outline permission.
2 The main issues are the acceptability of the proposal in terms of design, appearance and site layout in relation to the amenities of the locality and nearby dwellings.

CONCLUSIONS
1 The proposal is for the erection of a substantial storage building, but the development largely accords with the scheme approved at the outline stage, and is considered to be acceptable. Materials for the store building will be chestnut and poppy red.
2 There have been no objection against the development from Environmental Services Department. The major part of the site will be surfaced in gravel. The main entrance, however, will be tarmacked and a concrete area will be provided in front of the store building. Landscaping includes the provision of boundary hedge planting.
3 However, it is noted that Highways recommend an access 7.3 m (24 ft wide). This is wider than their specification for a major residential estate road (5.5 m). Planning Policy Guidance Note 13 "Highway Considerations In Development Control" states.:-

"It is unreasonable to require costly access designs when an access is readily apparent to drivers and only a few vehicular movements are to be expected each day on a road which has not many high speed traffic.

However, such an access width was approved at the outline stage.

RECOMMENDATION - Grant Permission.
1 SC27 - (implementation of planting).
2 F7 - (loading, unloading and parking) ... Before the use is commenced ... (drawing number DB-D-3C, dated 10 January 1992) ...
3 B20 - (stopping up of existing access) ... Damgate Road.

B12 - (radii and width of access) ... 10.5 metres ... 7.3 metres.

5 B15 - (clearance of obstructions at access) ... (drawing number DB-D-3C, dated 10 January 1992) ... 0.5 metres ...

6 The western boundary of the site shall be delineated by a hawthorn hedge of a height of at least 2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a similar hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 2 metres.

7 The green beech hedge on the northern and eastern boundaries of the site (as shown on the plan accompanying the application) shall be allowed to grow to a height of at least 1.5 metres.

8 The premises shall not be used at any time on Sundays nor between the hours of 6 pm and 7 am on other days.

9 The loading and unloading area shall be hard-surfaced in accordance with drawing number DB-D-3C accompanying the application.

Reasons

1 Standard.
2 F7.
3 B1.
4 B6.
5 B4.
6 In the interest of the visual amenities of the locality.
7 In the interest of the visual amenities of the locality.
8 To protect the amenities of this residential area.
9 In the interests of amenity.

NOTE

This permission is granted solely for the use of the site for offices and storage and no plant or machinery shall be operated on the site, nor shall it be used for the assembly or manufacture of building parts, nor for any other industrial process, in the interests of safeguarding residential amenity.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 14th April, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mr. T. Barker	Mr. J. Goodley	Mr. G. Teale
Mrs. P.J. Buffham	Mr. N.P. Judge, M.B.E.	Mr. D.A. Tennant
Mr. J. Clark	Mr. A.E. Naylor	Mr. T.G.M. Tyler
Mr. R.C.P. Cowan	Mr. B.A. Paul	Mr. R.C. West
Mr. B.J. Davies	Mr. J.R. Pearl	Mr. M.C. White
Mr. E.N. Davies		

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

In attendance: Councillor M.D. Booth, and the Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, B. Chappell and Mrs. E.O. Hall-Patch.

281. MINUTES

The Minutes of the meeting held on 25th March, 1992 were signed by the Chairman as a correct record.

282. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/0041/92 D Brown (Building Contractors) Ltd	Offices and storage building, including details of siting and means of access at former Nursery, Damgate, Holbeach.

(Subject to an additional condition requiring the provision of a suitable fence between the proposed office and storage building for sound amelioration purposes.)

H05/0113/92 O.A. Mr H Payne	Petrol filling station and motorists shop, including means of access at The Anglia Motel, Washway Road (A17), Fleet.
H14/0116/92 Mr & Mrs R A Gordon	Bungalow at Woodmans Lodge, Beck Bank, West Pinchbeck.

Minutes of a Meeting of the PLANNING COMMITTEE held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 14th April, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mr. T. Barker	Mr. J. Goodley	Mr. G. Teale
Mrs. P.J. Buffham	Mr. N.P. Judge, M.B.E.	Mr. D.A. Tennant
Mr. J. Clark	Mr. A.E. Naylor	Mr. T.G.M. Tyler
Mr. R.C.P. Cowan	Mr. B.A. Paul	Mr. R.C. West
Mr. B.J. Davies	Mr. J.R. Pearl	Mr. M.C. White
Mr. E.N. Davies		

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

In attendance: Councillor M.D. Booth, and the Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, B. Chappell and Mrs. E.O. Hall-Patch.

281. MINUTES

The Minutes of the meeting held on 25th March, 1992 were signed by the Chairman as a correct record.

282. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H09/0041/92 D Brown (Building Contractors) Ltd		Offices and storage building, including details of siting and means of access at former Nursery, Damgate, Holbeach.

(Subject to an additional condition requiring the provision of a suitable fence between the proposed office and storage building for sound amelioration purposes.)

H05/0113/92 Mr H Payne	O.A.	Petrol filling station and motorists shop, including means of access at The Anglia Motel, Washway Road (A17), Fleet.
H14/0116/92 Mr & Mrs R A Gordon		Bungalow at Woodmans Lodge, Beck Bank, West Pinchbeck.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0041/92 Type: FULL

Applicant: D Brown (Bld Cont.) Ltd. Agent: G R Merchant
Tel: 0406 370853

Description: New offices and storage building, including details of siting and means of access

Location: Former Nursery
Damgate
Holbeach
Spalding

Com

Valid date: 10-JAN-92 Terminal date: 06-MAR-92
Target dates: Target Committee: 03-MAR-92
To case officer 15-JAN-92 Report deadline: 18-FEB-92
Inspected by 20-JAN-92
Extra contacts 25-JAN-92 Case Officer:
Report if not clear by 14-FEB-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 650 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Holbeach PC	15-JAN-92	29-JAN-92	Support
Cllr N P Judge MBE 0406 330300	15-JAN-92	29-JAN-92	
L.C.C – Obs Attached Jt Cs 16/1/92.			
Environmental Health.	06-FEB-92	20-FEB-92.	
"Waldor", Damgate	06-FEB-92	20-FEB-92	
"Hillcrest", Damgate	06-FEB-92	20-FEB-92	
12, 14, 16 Caravan Site off Damgate	06-FEB-92	20-FEB-92	
12, 14, 16 Fartown Ave.)	06-FEB-92	20-FEB-92	

SITE DETAILS

Grid ref: 536460 324370
OS Sheets: 170 Parcel:

Former Railway Hse, Damgate. 06-FEB-92 20-FEB-92

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 FEB 1992 DG

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/41/92/JAM **Your Ref.**

Date 4 February 1992

Dear Sir,

FULL PLANNING APPLICATION - D. BROWN LTD
OFFICE ETC. AT DAMGATE, HOLBEACH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Brick Pits Drain situated some 50 metres to the South.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The applicant is advised that should a direct surface water outfall be constructed to either of the private watercourses, 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 £6,600 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

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dykes. 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.

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

29 January 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1992
Attention of
DPO NPM
DDPO BS

NRA

National Rivers Authority
Anglian Region

Our ref.GT/92/1/SH/0024

Dear Sir

PLANNING APPLICATION NO. H09/0041/91
PROPOSED NEW OFFICES AND STORAGE BUILDING AT FORMER NURSERY, DAMGATE, HOLBEACH, BY D. BROWN LTD.

With regard to the above-mentioned application received on 20 January 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.

The applicant must ensure that there is no discharge of trade effluent to any watercourse or surface water sewer.

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

/contd

DR. KEVIN BOND
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0024

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.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

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.

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

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.

A separate Consent is required from the NRA Anglian Region for any proposed trade or sewage effluent discharge to a watercourse, or other controlled waters (or to soakaway if notice has been given by the NRA of a "relevant prohibition") under the provisions of the Water Resources Act 1991.

Controlled waters includes streams, underground waters, reservoirs, estuaries and coastal waters.

Yours faithfully

K F Morgan
Planning Engineer

cc G.R. Merchant
4 Chapel Gardens
Whaplode, Spalding, PE12 6UG

VJC

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0041/92

Applicant: D Brown (Bld Cont.) Ltd.
30 Park Road
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: New offices and storage building, including details of siting and means of access

Location: Former Nursery Damgate
Holbeach Spalding

Type: FULL

Date received: 10-JAN-92

15-JAN-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 30-JAN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

N P Judge

25-1-92

S.H.D.C. PLANNING DEPT.
RECEIVED
28 JAN 1992 DG

Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 23.1.92

OUR REF: JC/SS/PC

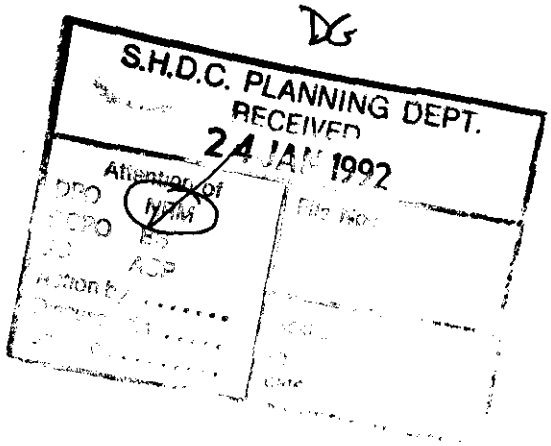
TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H09/0041/92
Offices and Storage Building, Damgate, Holbeach

I write further to previous correspondence concerning this site (H9/0439/91) and would suggest that the yard surfacing as indicated would appear to satisfy the minimum requirements for such a site.

pp Director of Environmental Services

DG



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council

Application Reference H09/0041/92.

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	6	4	2	4	3

2. Address or location

FORMER NURSERY, DAMGATE, HORBEACH

3. Name, classification and number of road

III

4. Date application referred 16-1-92

5. State whether outline, detailed application etc.

FULL.

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

NEW OFFICES & STORAGE BUILDING INC MEANS OF ACCESS.

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 106 as shown overleaf.~~

Date: 16-1-92 Signed: J Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) F7 -- Before the use is commenced --
(Drawing No DB-D-3C)

~~(2) F8,~~

(2) B20 --- Damgate

(3) B12 --- 10·5m --- 73m.

(4) B15 ----- (Drawing No DB-D-3C)
--- 0·5m ----

Delete as appropriate

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

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

(1) F7

(2) B1

(3) B6

(4) B4

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

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H09/1234/90 & H09/0439/91
Our ref : GRM/JJM/DB-D

7th January, 1992.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

NEW OFFICES & STORAGE BUILDING, DAMGATE, HOLBEACH
FOR D. BROWN (BUILDING CONTRACTORS) LTD.

Please find enclosed application forms, application fee and drawings for the above project.

This application is based on the outline approval H09/1234/90 dated 11th April 1991 covering conditions 1 to 9. Based on application H09/0439/91, covering letter Ref; MC/JJ H09/0439/91 and discussions with your Miss Caughey, conditions 10 & 11 of the original outline approval are as follows;

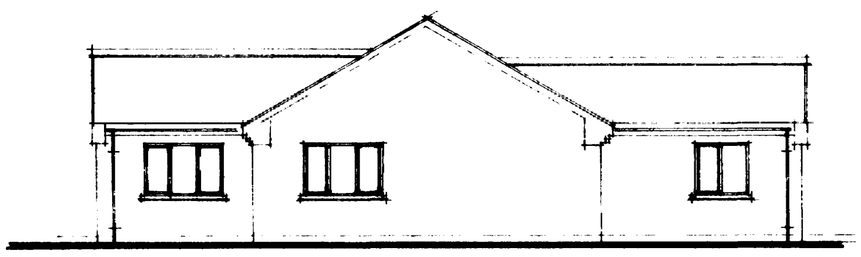
Condition 10 The hours of operations of the site to be 7 am to 6 pm week days and Saturdays.

Condition 11 The loading and parking areas to be hard surfaced as detailed on drawing DB-D.3c.

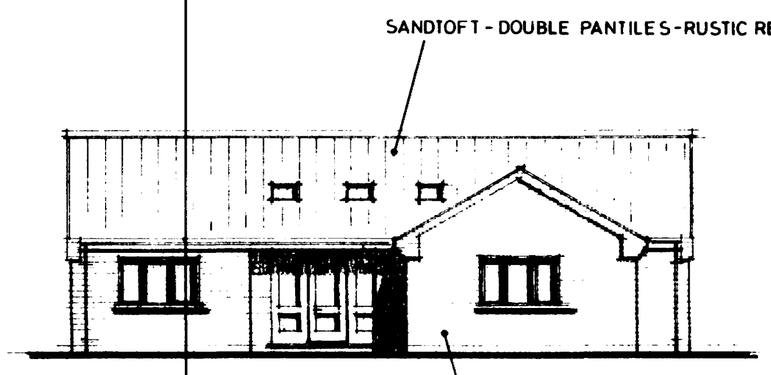
If you require any further information, please do not hesitate to contact me.

Yours faithfully,

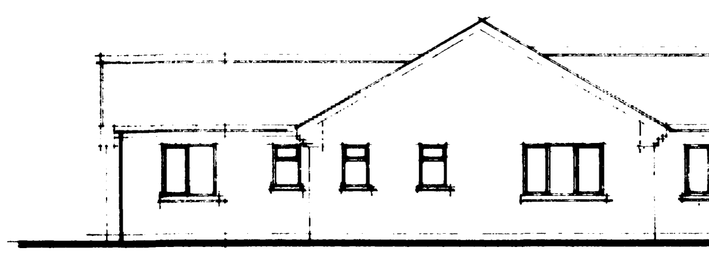
G.R. Merchant.



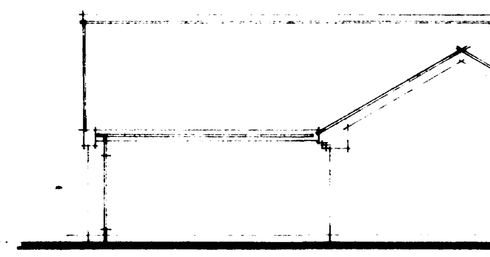
Side Elevation



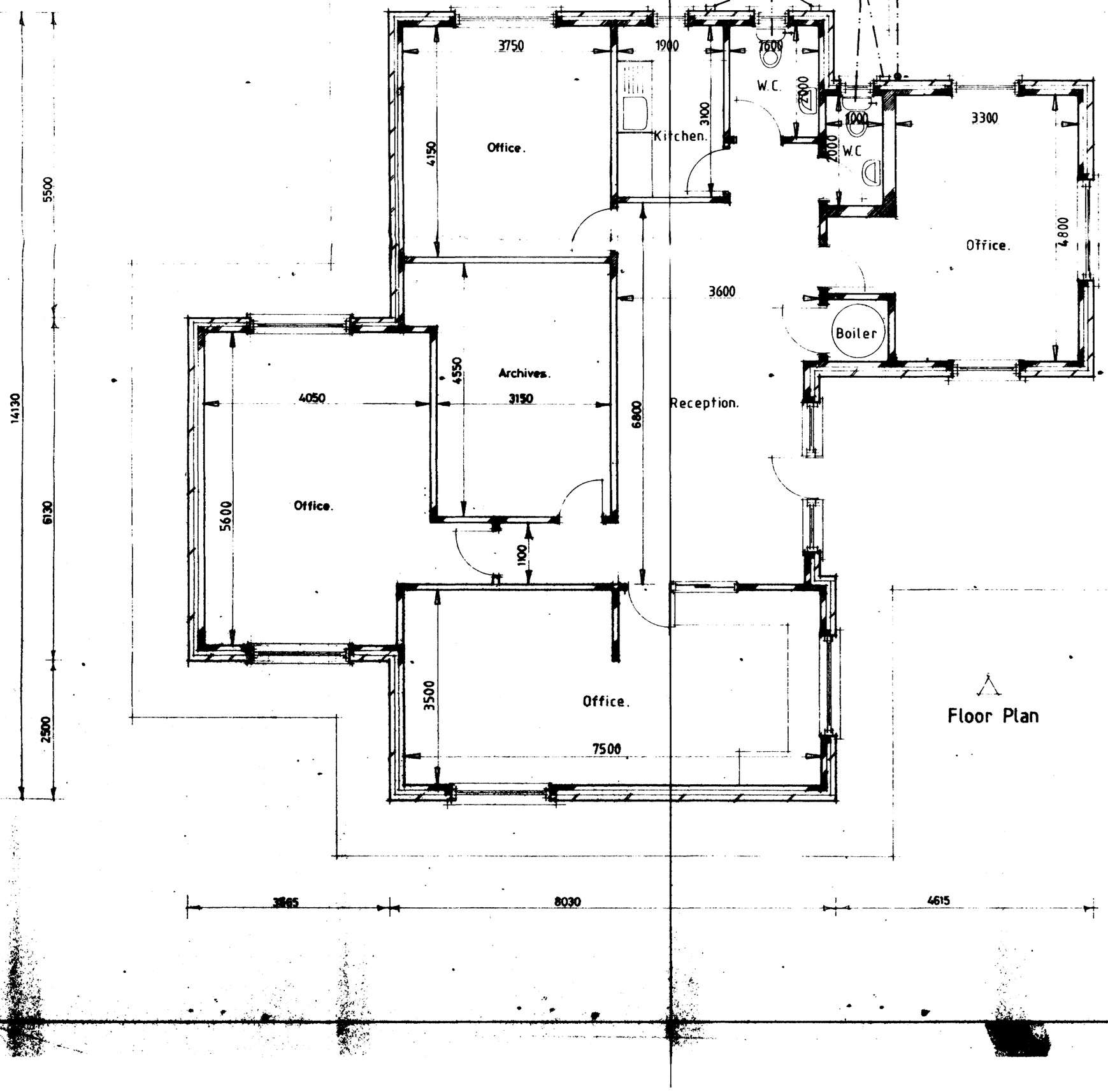
Front Elevation



Side Elevation



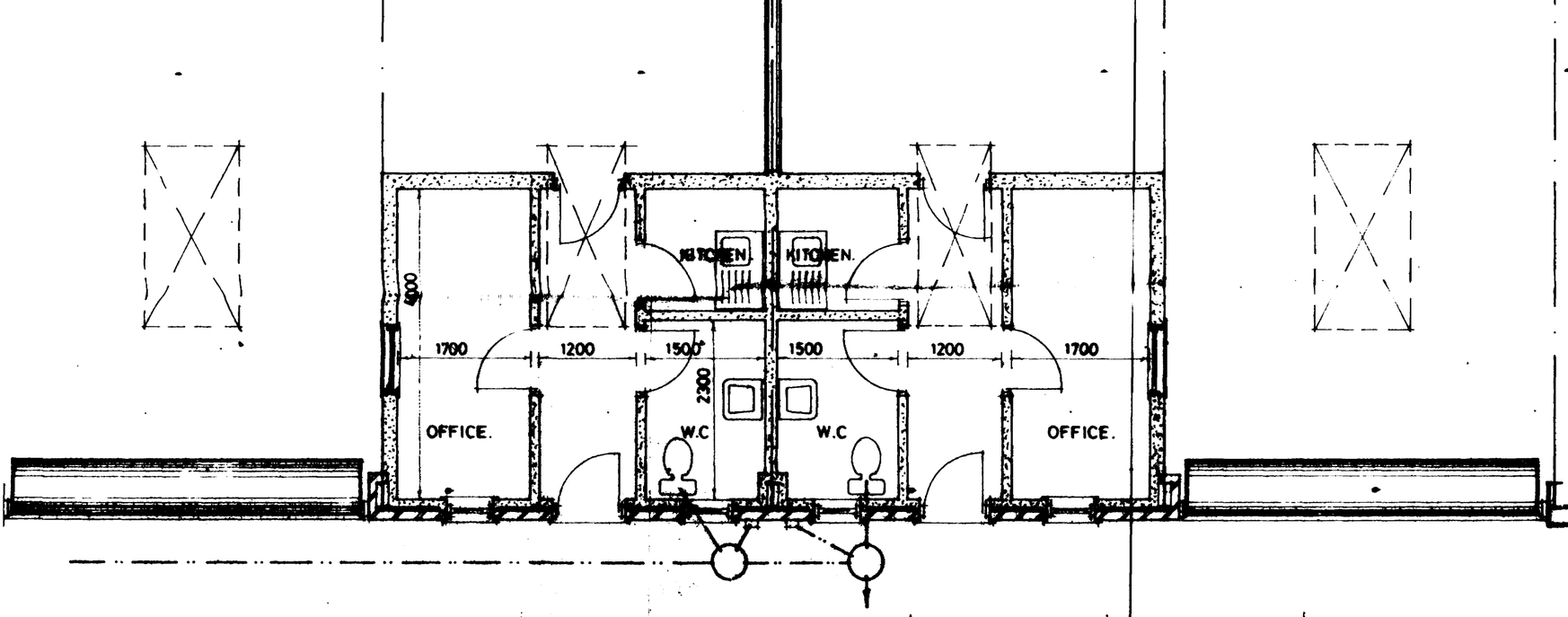
Rear Elevation

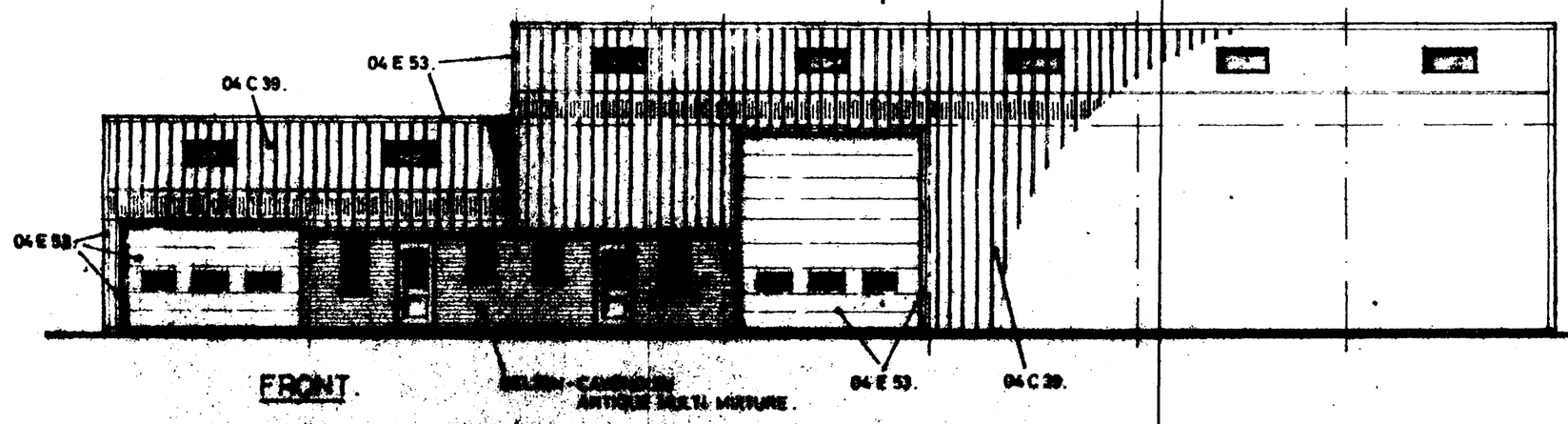


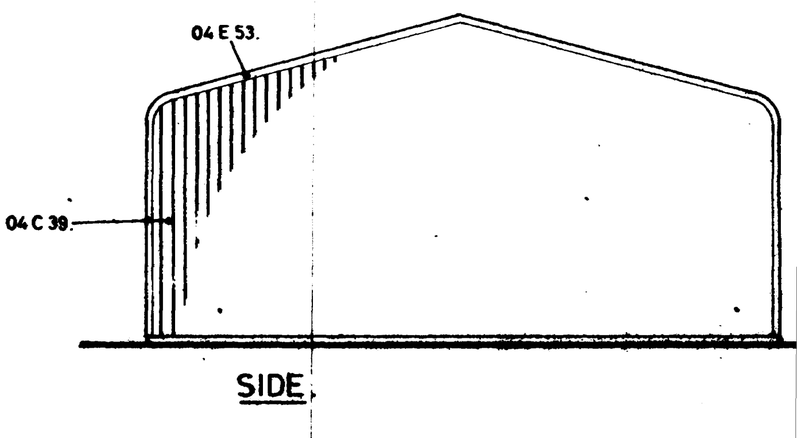
Floor Plan

35000

5000


KITCHEN.
KITCHEN.
4000
1700
1200
1500
1500
1200
1700
2300
OFFICE.
W.C
W.C
OFFICE.


04 E 53.
04 C 39.
04 E 53.
04 E 53.
04 E 53.
04 C 39.
FRONT.
REAR.


04 E 53.
04 C 39.
SIDE.
SIDE.

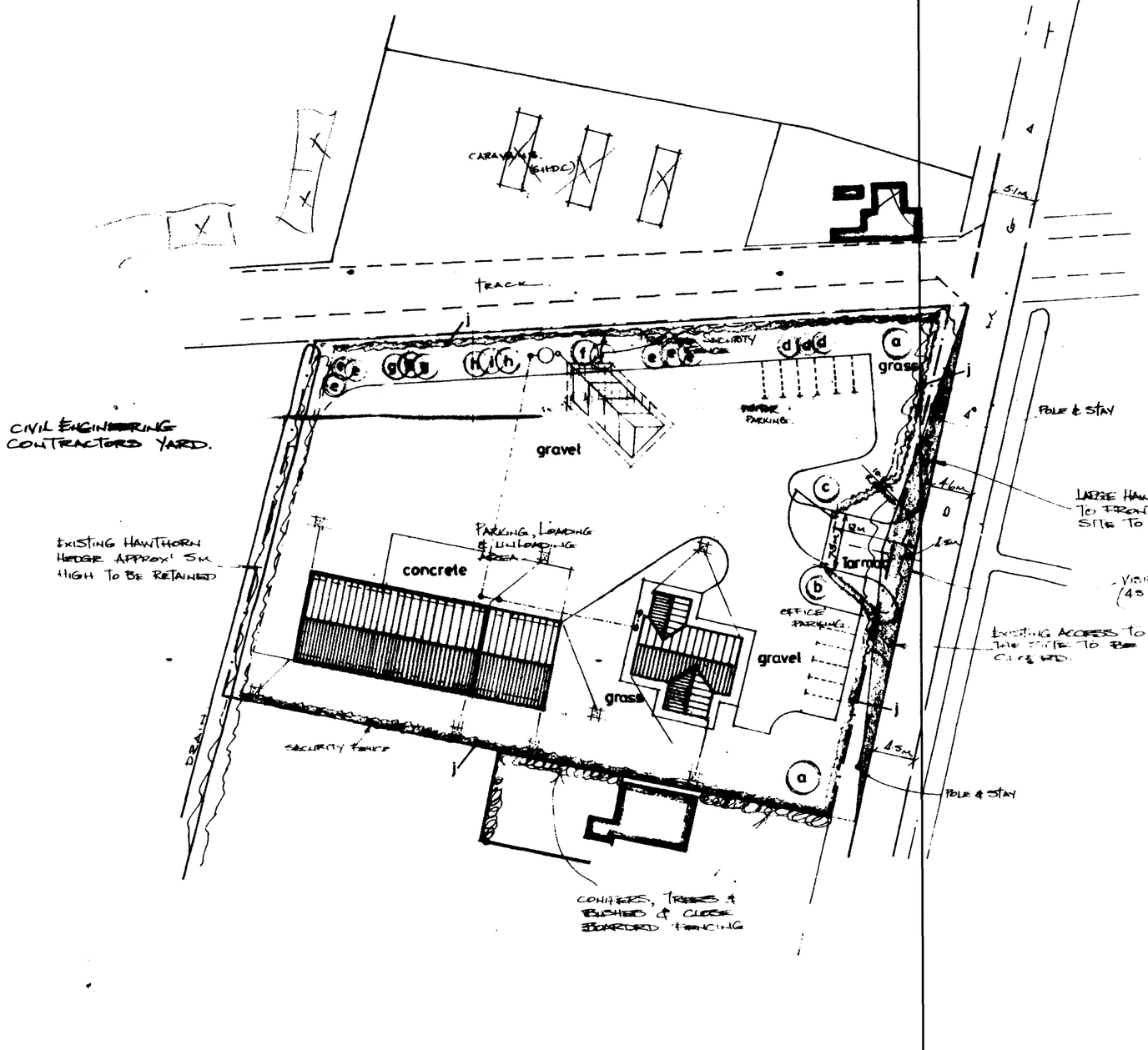
TREE PLANTING SCHEME

a. CRIMSON KING MAPLE (ACER PLATANOIDES) - STANDARD
b. HIMPSIN BIRCH (BETULA YOSHIMI) - STANDARD
c. PURPLE BEECH (FAGUS SYLVATICA PURPUREA) - STANDARD
d. FALSE ACACIA (ROBINIA FRISIA) - FEATHERED
e. SILVER BIRCH (BETULA PENDULA) - ½ STANDARD
f. WHITEBEAM (SORBUS AUCUPARIA) - ½ STANDARD
g. WHITEBEAM (SORBUS ARIA LUTEA) - ½ STANDARD
h. CRIMSON KING MAPLE (ACER CRATAEGOUS) - ½ STANDARD
i. NORWAY MAPLE (ACER PLAT DRUMMONDII) - ½ STANDARD
j. GREEN BEECH HEDGE - 60CM HIGH @ 40CM CENTRES.

ALL TREES TO BE ADEQUATELY STAKED & PROTECTED. THE WHOLE SCHEME TO BE CARRIED OUT IN ITS ENTIRETY WITHIN A PERIOD OF TWO YEARS BEGINNING WITH THE DATE ON WHICH DEVELOPMENT OF THE SITE IS COMMENCED. ALL TREES & HEDGE TO BE ADEQUATELY MAINTAINED FOR A PERIOD OF TEN YEARS FROM WHEN THE SCHEME IS COMPLETE & ANY LOSSES TO BE MADE GOOD DURING THAT PERIOD.

NOTE:- WIDTH OF DAMGATE AT FISH POND LANE JUNCTION IS 5.4M.

ROADSIDE DRAIN:
SMALL DRAIN FRONTING to BE PIPED & FILLED TO THE OF S.H.I.D.B & S.H.D.C. TERMS



SITE LAYOUT.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500.