FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

# Outline Planning Permission

Reference: H12/0860/93 Received:08-SEP-93 Type:OUTLINE

Name: Mountains Road Haulage Ltd
Lutton Gowts
Long Sutton
Spalding
Lincs

Agent: Mr David J Loveday
Independence House
Oakham
Leicestershire

Description: Erection of potato store in connection with adjoining haulage premises
Location : Main Road Lutton Gowts
Long Sutton Spalding, Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

approved scheme is implemented satisfactorily.

4 Before development is commenced details of the sound proofing scheme in respect of the building and/or machinery shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before the building is brought into use.

Reason: To safeguard the amenities of the locality.

5 All unloading/loading and other activities associated with the storage of produce within the building shall take place between the hours of 7.30 am and 5.30 pm Mondays to Fridays inclusive, between the hours of 7.30 am and 1.00 pm on Saturdays, and not on Sundays and Bank Holidays.

Reason: To protect the amenities of this residential area.

6 Before the building is occupied space shall be provided within the site as shown on the submitted plan (drawing number 771456/1A, received by the Local Planning Authority on 1 November 1993) 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 Main Road.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing number 771456/1A) received by the Local Planning Authority on 1 November 1993.

The selection and colour of the materials should be such as to soften the effect of the building against the rural backdrop. The landscaping scheme should also be comprehensive for the same reason.

Director of Housing and Planning Services
27-APR-95 H12/0860/93

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.

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H12/0860/93 Received:08-SEP-93 Type:OUTLINE

Name: Mountains Road Haulage Ltd
Lutton Gowts
Long Sutton
Spalding
Lincs

Agent: Mr David J Loveday
Independence House
Oakham
Leicestershire

Description: Erection of potato store in connection with adjoining haulage premises
Location : Main Road Lutton Gowts
Long Sutton Spalding, Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the ~~siting~~ design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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.

4 Before development is commenced details of the sound proofing scheme in respect of the building and/or machinery shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before the building is brought into use.

Reason: To safeguard the amenities of the locality.

5 All unloading/loading and other activities associated with the storage of produce within the building shall take place between the hours of 7.30 am and 5.30 pm Mondays to Fridays inclusive, between the hours of 7.30 am and 1.00 pm on Saturdays, and not on Sundays and Bank Holidays.

Reason: To protect the amenities of this residential area.

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

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing number 771456/1A) received by the Local Planning Authority on 1 November 1993.

The selection and colour of the materials should be such as to soften the effect of the building against the rural backdrop. The landscaping scheme should also be comprehensive for the same reason.

03-APR-95 AD check....4/4....

Authorised to issue (inc Delegation).....4/4..

24/4

**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

# H12/0860/93

OUTLINE

D J Loveday

Applicant: Mountains Road Haulage Ltd  Agent: ~~Status Design~~
Tel:  ~~0406 24343 B Gilham~~

Description: Erection of potato store in connection with adjoining haulage premises

Location: Main Road
Lutton Gowts
Long Sutton
Spalding, Lincs

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| | | | |
|---|---|---|---|
| Valid date: | 08-SEP-93 | Terminal date: | 03-NOV-93 |
| Target dates: | | Target Committee: | 26-OCT-93 |
| To case officer | 15-SEP-93 | Report deadline: | 12-OCT-93 |
| Inspected by | 22-SEP-93 | Agreed TD Ext: | |
| Extra contacts | 29-SEP-93 | Case Officer: | |
| Report if not clear by 13-OCT-93 | | D M GEDNEY | |

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DEVELOPMENT/CONSTRAINTS

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

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CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Site/Press Advert MIN | | ~~21~~ 16-SEP-93 | ~~12~~ 07-OCT-93 |
| Clerk to Lutton PC | 0775 724941 | 15-SEP-93 | 29-SEP-93 → Extend to 7th Oct, as requested by Clerk |
| Cllr D A Tennant | | 15-SEP-93 | 22-SEP-93 |
| Cllr E J Clarey | 0406 363141 | 15-SEP-93 | 22-SEP-93 |
| Cllr M D Booth | 0406 350034 | 15-SEP-93 | 22-SEP-93 |

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SITE RECORD

Grid ref: 543550 324430
OS Sheet: 173  Parcel:

L.C.C. — This Attached for CS 23/9/93

# DC APPLICATION PROGRESS

| STAGE | TO ADMIN | RETURNED ADMIN TO DC | MAX DAYS | CLEAR DAYS |
|---|---|---|---|---|
| REGISTRATION | Valid date: | | +2 | |
| CONSULTATIONS | | | | |
| Standard Consults | | | +2 | |
| | | | +2 | |
| | | | +2 | |
| | | | +2 | |
| REPORTS | | | | |
| Initial Draft | | | | |
| DECISIONS | | | | |
| Draft | | | +2 | |
| Final | | | +1 | |

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 480.

Receipt No P 3232

Date first Rec'd 08 SEP 1993

## Registration

Reference HN 12/0860/93

Cross-Ref —

Date 9/9

## Validation

TYPE OUTLINE

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 480

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

## Information

Index sheet 173
Grid ref 54330 324430

Ward K

Parish LOTTON

Inside IBD NO

Inside LP area YES

OS Plots

Linked to site Ref 1633

Linked to property Ref

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

652/92 ✓
1111/85
276/90 ✓
253/86
945/87
588/89
275/90 ✓

B Reg Records:
Already submitted – Ref:
Request needed
Requested

| | | |
|---|---|---|
| 23 | H16/1197/94 DJR<br>Broadgate Bldrs | DPBCS Auth subject to sect 278 agreement as recommended.<br>DJR to check conditions. |
| 25 | H12/0919/93 JB<br>Mountains Road<br>Haulage | Refuse permission and re-issue H12/1111/85 as recommended.<br>Decision notice to be checked by case officer and NRM before being issued. |
| 32 | H12/0047/95 JB<br>Mountains Road<br>Haulage | DPBCS Auth subject to sect 106 obligation as recommended. |
| 37 | H12/1036/93 JB<br>Mountains Road<br>Haulage | Grant as recommended.<br>Decision notice to be checked by case officer and NRM before being issued. |
| 39 | H12/0938/93 JB<br>Mountains Road<br>Haulage | Grant as recommended.<br>Decision notice to be checked by case officer and NRN before being issued. |
| 41 | H12/0860/93 DMG<br>Mountains Road<br>Haulage | Grant as recommended.<br>Decision notice to be checked by case officer and NRM before being issued. |
| 45 | H23/1220/94 JB<br>Mr M Waltham | Deferred for site visit.<br>Permission to enter site required. |
| 48 | H23/1221/94 JB<br>Mr M Waltham | Deferred for site visit.<br>Permission to enter site required. |
| 51 | H09/1225/94 JB<br>J B Mayes | Deferred for site visit.<br>Permission to enter no's 8 & 10 Ash Court required. |
| 55 | H06/1226/94 DMG<br>P Johnston | Grant as recommended. |
| 57 | H09/1229/94 DMG<br>Mr P J York | Refused plus enforcement action/breach of condition notice as recommended. |
| 59 | H18/0009/95 JB<br>ALIH Farms Ltd | DPBCS Auth subject to sect 106 obligation as recommended. |
| 62 | H11/0018/95 JB<br>Dunns Ltd | Grant as recommended. |
| 64 | H11/0020/95 JB<br>Dunns Ltd | DPBCS Auth subject to sect 278 agreement and sect 106 obligation as recommended. |
| 67 | H18/0056/95 JB<br>L E Day | Grant as recommended. |
| 69 | H05/0069/95 JB<br>Regalbourne Ltd | Deferred for further negotiations to obtain a smaller bungalow on the Eastern plot. |
| 70 | H09/0089/95 DMG<br>Mr & Mrs Neal | Grant as recommended. |
| 72 | H16/0096/95 DJR<br>Mrs T Leverton | Refused as recommended. |
| 73 | H08/0101/95 DJR<br>R Jolley | DPBCS Auth as recommended. |

**PLANNING COMMITTEE** - 29 March 1995

174. **PLANNING APPLICATIONS** (continued)

(a) **Applications Granted:**

| Plan No. & Applicant | | Proposal |
|---|---|---|
| H03/0082/92<br>Abbey Life Assurance | O.A | Residential development including details of means of access at Littleworth Drove, Deeping St. Nicholas. |

(Subject to condition 1 being amended in accordance with the requirements of the local highways authority).

| | | |
|---|---|---|
| H03/0193/92<br>Scottish Life Assurance | O.A. | Residential development at Littleworth Drove Deeping St. Nicholas. |
| H11/1106/94<br>Patterns Transport Limited | | Lawful Use Certificate for produce merchant/ horticultural premises to include business of haulage contractor in connection with produce at Gimmels Gate, Sutton Crosses, Long Sutton. |
| H12/1036/93<br>Mountains Road Haulage Ltd | | Change of use from agricultural to land associated with adjacent road haulage use at Main Road, Lutton Gowts. |
| H12/0938/93<br>Mountains Road Haulage Ltd | | Convert existing building to goods vehicle maintenance building at Main Road, Lutton Gowts. |
| H12/0860/93<br>Mountains Road Haulage Ltd | O.A | Potato store in connection with adjoining haulage premises, including siting at Main Road, Lutton Gowts. |
| H06/1226/94<br>P Johnston | | Extension to form garage, including provision of new access at The Old Red Lion, Chapelgate, Gedney. |
| H11/0018/95<br>Dunns (Long Sutton) Ltd | | Temporary office and toilet accommodation using portacabins at Winters Lane, Long Sutton. |
| H18/0056/95<br>L E Day | | Change of use from shop premises to residential at 188 Bridge Road, Sutton Bridge. |
| H09/0089/95<br>Mr F R & Mrs J Neal | | Dwelling (Renewal of H09/0025/92) at 15 Edinburgh Walk, Holbeach. |

APPLICATION REFERENCE: H12/0860/93 DATE RECEIVED: 08-SEP-93

TYPE: Outline

DESCRIPTION: Erection of potato store in connection with adjoining haulage premises, including siting

LOCATION: Main Road, Lutton Gowts, Long Sutton

APPLICANT: Mountains Road Haulage Ltd AGENT: David Loveday

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REASON FOR COMMITTEE CONSIDERATION

Objection received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 29 MAR 1995

**RECOMMENDATION**

*Grant permission, subject to conditions.*

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COMMENTS

1 This application should be viewed in conjunction with application H12/0919/93 which is reported separately on the agenda.

2 Outline planning permission granted on 18 July 1990 (H12/0275/90) for erection of potato storage building (60 metres x 60 metres). Permission was granted on the applicants asertion that the store would be operated as an adjunct of but integral to the road haulage and coal distribution business run by the applicant on adjoining land. As such it was considered that the proposal did not materially conflict with Policy ID5 of Long Sutton and Sutton Bridge Local Plan. This states that further development of existing industrial premises will normally be permitted if the proposal is acceptable in environmental and traffic generation terms, and its effect on productive agricultural land.

3 The representations received have been considered, including the objectors comments. I have also reassessed the application bearing in mind the recently adopted policies within Alteration No. 2 of the Structure Plan and also those within the South Holland 2000 Draft District Local Plan. However, it is nevertheless my opinion that there has not been a material change in planning circumstances since the grant of planning permission H12/0275/90 to justify an alternative decision. As previously, though, it is considered essential to impose conditions in respect of landscaping and careful selection of materials and their colour to ensure that the building is acceptable on visual amenity grounds.

4 County Highways have again raised no objections, subject to space being provided for loading/unloading and parking in accordance with the plan accompanying the application.

REPRESENTATIONS

Parish Council: Supported.

County Highways: Request conditions.

Environmental Services: Increase of vehicles and possible maintenance activities during unsociable hours likely to be detrimental to adjacent dwellings. Proposed layout of site does not appear to afford adequate protection from vehicular activities and site screen is insufficient for protection against refrigerated vehicular noise. Applicants should be requested to provide BS 4142 1990 noise assessment and noise attenuation scheme to demonstrate that likely impact on adjoining dwellings is not significant.

Public: Objection received on behalf of owner/ occupiers of Norton Lodge - summarised:

- Wish to object to any significant intensification of commercial use at this location. If applications granted premises will become extremely active industrial enterprise, with emphasis on the movement of HGV's.
- Residential amenity of properties within the locality will be prejudicially affected in terms of noise nuisance and general inconvenience. Haulage yards always major source of complaint.
- Frequently woken by vehicles entering and leave the premises at night.
- Large number of HGV's already operating from site. Licensing Authority have already recognised that the site causes some adverse environmental nuisance. However, they are unable to deal with this matter and this, therefore, rests with the Local Planning Authority, along with wider highway implications.
- Main road unclassified. Virtually all traffic visiting site has to pass through a residential area by a school. Intensification of use of this site will exacerbate existing traffic problems and cause additional traffic hazards between the premises and the A17.
- Been further intensification of use since approval of H12/0275/90 in connection with licences granted to various haulage firms to utilise the site as an operation centre.
- Indicated that only approximately four vehicles will visit per day. Appears to be an underestimate.

- Potato store of this size will completely dominate the rural landscape. Applications elsewhere have been refused for this reason
- Appear to contravene Policy ID6 of the Long Sutton and Sutton Bridge Local Plan. Reject suggestion that falls within Policy ID5 - speculative in nature and not required to enlarge existing industrial business.
- Appears to contravene several policies within draft District Plan (eg, Policies AG1, ID2, ID3, ID6 and ID7). Also Policies 14, 18 and 19 of the Lincolnshire Structure Plan.

Applicant:

Summarised -
- Potatoes bought from farmers. Unloaded by means of special conveyor or tipped directly into hopper and transferred by means of elevator into one tonne capacity pallet boxes and forklifted into buildings. Potatoes stored at a controlled temperature ready for despatch as and when required to coincide with prices, market demand, etc. Can be despatched either still in pallet boxes or by reversing above process.
- Hours of operation 7.30 am - 5.30 pm Monday to Friday. Expect to use two vehicles for delivering and two vehicles for despatching.
- Intended to incorporate acoustic control of the temperature controlled building.
- Building to be multi-span with eaves height of 3.7 metres and ridge height of 5.5 metres.
- Yard surface to be tarmacadam.

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SCHEDULE OF CONDITIONS

1 SC8 - (Details).

2 SC27 - (Implementation of planting).

3 Before development is commenced details of the sound proofing scheme in respect of the building and/or machinery shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before the building is brought into use.
Reason: To safeguard the amenities of the locality.

4 All unloading/loading and other activities associated with the storage of produce within the building shall take place between the hours of 7.30 am and 5.30 Mondays to Fridays inclusive, between the hours of 7.30 am and 1 pm on Saturdays, and not on Sundays and Bank Holidays.
Reason: To protect the amenities of this residential area.

5 F7 - (Loading, unloading and parking)...Before the building is occupied...drawing number 771456/1A received by the Local Planning Authority 1 November 1993.

NOTES

1 SN1 - (amended plans) ... drawing number 771456/1A, received by the Local Planning Authority on 1 November 1993.

2 The selection and colour of the materials should be such as to soften the effect of the building against the rural backdrop. The landscaping scheme should also be comprehensive for the same reason.

---

Messrs Geoffrey Collings & Co
High Street
Long Sutton
Spalding
Lincs
PE12 9DB

Mr J Blacklock

JB/ST H12/0136/93

DDW/DT

30 Dec 1994

Dear Sir,

MOUNTAINS ROAD HAULAGE
MAIN ROAD, LUTTON GOWTS

Thank you for your letter dated 20th Dec 94 in connection with the above.

I would advise you that the determination of the various applications submitted by Messrs Mountains Road Haulage relating to their site at Lutton have been held in abeyance whilst discussions have taken place with the firm concerning their future intentions with regard to the site.

I anticipate, in fact, that a further planning application will be submitted very shortly which will clarify the firm's intentions and enable the Authority to make a firm decision on all of the outstanding applications relating to the site.

I trust these comments will be of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Telephone :
Holbeach (0406) 362168

VAT Reg. No.
287 8493 88

**MOUNTAINS ROAD HAULAGE LTD.**

LUTTON GOWTS, LONG SUTTON
Spalding, Lincs. PE12 9LQ

R.H.A. MEMBER

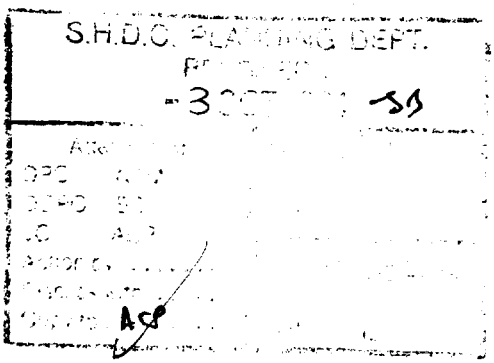
Directors : D. G. Mountain C. E. Mountain

SOUTH HOLLAND DISTRICT COUNCIL
PRIORY ROAD,
SPALDING, LINCS
PLANNING DEPARTMENT.
ATT MR N. MIDLEN.

3 — 10 — 94.

Dear Sir,

We write with reference to a recent Board meeting of the above named company at which it was resolved to dispense with the services of STATUS DESIGN LTD of FLEET RD, HOLBEACH LINCS and appoint MR DAVID S. LOVEDAY of INDEPENDANCE HOUSE, OAKHAM, LEICESTER SHIRE. TO ACT ON THE COMPANIES BEHALF IN ALL PLANNING MATTERS FROM PRESENT THIS TO INCLUDE THE FOUR PLANNING APPLICATIONS CURRENTLY IN WITH SOUTH HOLLAND DISTRICT COUNCIL TO BE DETERMINED AS SOON AS POSSIBLE.

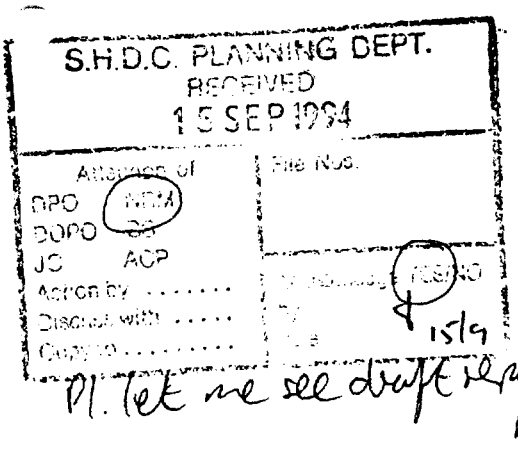



RE. (HAND'S

MR D. G. MOUNTAIN.

MANAGING DIRECTOR

H12/860/93
H12/1036/93
H12/0919/93
H12/0938/93




*David J. Loveday. BSc. MRTPI.*
*Chartered Planner &*
*Development Consultant.*
*Independence House,*
*15 Burley Road,*
*Oakham, Rutland. LE15 6DH.*
*Tel & Fax: Oakham (01572) 722493*
*Mobile: (0850) 086342*

*our ref:*
*your ref:*

Mr. N. Midlen
South Holland District Council
Council Offices
Spalding
Lincs

Wednesday 14 September 1994

Dear Mr. Midlen

**MOUNTAIN ROAD HAULAGE, ROMAN BANK, LUTTON GOWTS, LONG SUTTON, NEAR SPALDING, LINCS**

I refer to our very useful meeting held on Tuesday 13 September 1994 in your offices.

I do not propose to go over once again the whole of the topics of conversation but I would thank you for the wide ranging discussion which I think ended up in a mutually satisfactory state of affairs. I wish to put the following to you for your comment therefore;

1. The four applications that are presently awaiting determination by your Council will be put to members with a recommendation of permission.

2. That Mr. Mountain will submit an outline application for industrial development of his site which will be recommended for permission by officers.

3. If members are in agreement to the above numbers 1 and 2 then my client would be willing to accept the situation relating to existing use of the site in line with the revised permission document dated 1987. However you would be issuing a further revised document dated 1994 and which would give retrospective consent to the uses, buildings and works which have been undertaken on site. This seems a very pragmatic way forward.

Continued overleaf..../

I would like your confirmation of my understanding of our meeting therefore.

I do of course accept that the advice given to us at the meeting was without prejudice to any involvement by members of your Council. I look forward to hearing from you very shortly.

Yours sincerely

C.W. Forster

pp David J Loveday

MOUNTAIN'S FILE

13/9/94.

Discussion with David Loveday: Mr Mountain.
— JAS and NKM present.

(c) outlined in broad terms legal opinion received.
(e). Agent stressed equity argument as opposed to legal constraints.

Agreed :— Agent to write outlining terms of 'agreement' :—

(c) on this application to be submitted for industrial development on site.
(e) this and all current applications to be referred to Committee as 'package'.
(c) Existing outline planning permission to be re-issued (with committee endorsement) with current date.
(d). Application for licensed retailing on site to refer to outline permission & committee advised of agent's arguments regarding the condition concerning traffic numbers.
(e) Usual caveats.

Note (1) on receipt of letter, advise agent re broad terms of legal opinion.
(2) Add Note to ~~new~~ related outline to the effect that it pilates principally to a wood haulage depot.
(3) Raise issue with agent of status of applicant's home vis à vis industrial operation.

JR.

78. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

| | |
|---|---|
| H12/0919/93<br>Mountains Road Haulage | Proposed use of industrial site for parking of 25 goods vehicles without complying with Condition 2 of H12/1111/85 at Main Road, Lutton Gowts. |

(To give the applicants the opportunity to provide further information to support the application and to enable legal advice to be sought if necessary.)

| | |
|---|---|
| H12/1036/93<br>Mountains Road Haulage | Change of use from agricultural to land associated with adjacent road haulage use at Main Road, Lutton Gowts. |

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

| | |
|---|---|
| H12/0938/93<br>Moutains Road Haulage | Convert existing building to goods vehicle maintenance building at Main Road, Lutton Gowts. |

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

| | | |
|---|---|---|
| H21/1115/93<br>B.D. Groves Transport | O.A. | Dwelling and use of land for goods vehicle operation at White Cross Farm, Sutton St James. |

(To give the applicants the opportunity to submit more detailed information to support the application and then to undertake a site inspection to assess the suitability of the site for proposal.)

| | |
|---|---|
| H23/1170/93<br>Mr & Mrs T Glowczyk | Extension to dwelling at Bottle & Glass, Whaplode Drove, Spalding. |

(Pending a site inspection to assess the suitability of the site for the proposal.)

| | |
|---|---|
| H16/1188/93<br>Mr & Mrs S Grimston | Change of use of dwelling to office at 60 Little London, Spalding. |

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

| | |
|---|---|
| H16/1189/93<br>Mr & Mrs S Grimston | Change of use of workshop and office to dwelling at 60 Little London, Spalding. |

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

SOUTH HOLLAND D.C.
PLAN DEPT
- 1 NOV 1993
REF 860/93

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 29th October 1993

Our Ref: 771736/BG/AEW

Your Ref: H12/0860/93

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D GEDNEY

Dear Sir,

RE: ERECTION OF POTATO STORAGE BUILDING AT LUTTON GOWTS FOR MOUNTAINS ROAD HAULAGE LTD

Further to our recent discussions, I enclose 4 No. revised copies of the the drawings for the above showing the increased industrial land which relates top a new Change of Use applciation. These drawings are shown coloured blue to all the adjacent agricultural land and domestic house as these are all controlled by Mountains Road Haulage Ltd. as the Dirctors of this firm are Mr. and Mrs. D. Mountain, the owners of the land.

Yours faithfully

B. Gilham F.F.B.

Enc.

Collings

GEOFFREY COLLINGS AND CO.
High Street, Long Sutton, Lincs. PE12 9DB.
Tel: (0406) 362098 Fax: (0406) 364870
Terrington St. Clement, Norfolk. Tel: (0553) 828012
King's Lynn, Norfolk. Tel: (0553) 774566
Wisbech, Cambridgeshire. Tel: (0945) 63063

**CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.**

FIMBRA

20th October 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
21 OCT 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Approved with .....
Date .....
File Nos.
Acknowledge YES/NO
By
Date

The Planning & Building Control Department
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE.

Dear Sirs,

Re: Application Nos. H12/0938/93. H12/0860/93 H12/0919/93.
Applicant: Mountains Road Haulage Limited.
Our Clients: Mr & Mrs M Smith, Norton Lodge, Main Road, Lutton Gowts.

We enclose copy correspondence omitted from our letter of yesterdays date.

Yours faithfully,

D. D. Wilson
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. M.B. Eng (Senior Surveyor). George D. Wilson (Financial Consultant).

THE DEPARTMENT OF TRANSPORT

EASTERN TRAFFIC AREA
TERRINGTON HOUSE
13-15 HILLS ROAD
CAMBRIDGE CB2 1NP

FAX 0223 358922 2110
TELEPHONE 0223 358922
GTN 3045
Direct Line: 0223 532047

Mr D Wilson
Geoffrey Collings & Co
High Street
Long Sutton
Lincolnshire
PE12 9LQ

Please reply to The Clerk
Your reference

Our reference
OF 219047/SN
Date
11th June 1993

Dear Sir

***GOODS VEHICLE OPERATORS' LICENSING***
***APPLICATION BY D.A.C. GODDARD***
***YOUR CLIENTS: MR & MRS SMITH***

*1. I refer to the Public Inquiry held at The Committee Room, South Holland Centre, Market Place, Spalding on Friday 28 May 1993.*

*2. I am writing to confirm the decision of the Licensing Authority. Having considered all the evidence, he found that the granting of the application as applied for would cause some adverse environmental nuisance, but not to the extent that refusal was justified. Therefore, having regard to all the facts before him, he decided to grant the application but subject to the following condition:*

> *"No more than one authorised vehicle and trailer to be at the operating centre at any one time".*

Yours faithfully

MISS K LEWIN
for Clerk to the Licensing Authority

"Norton Lodge",
Roman Bank,
Lutton Gowts,
Nr. SPALDING,
Lincs.
PE12 9LQ

27th May, 1993

Dear Sirs,

Goods Vehicle Operators' Licensing
Applicants: S. A. Secker T/A Seckerfreight &
D. A. C. Goddard T/A David Goddard Transport

We purchased our Bungalow in 1978 with a view to it eventually becoming our retirement home. The Bungalow was, and is, outside the Development Envelope for Lutton and so we thought it would be a quiet location. Previously we lived on the A17 which had become very noisy.

Planning Permission was granted in 1985 for a road haulage and distribution depot, and a packing plant on the agricultural land almost opposite my property. The entrance to the depot is just 60 metres from my Bungalow.

There was considerable opposition to the Planning Application on both environmental and Highway grounds. The Planning Consent included a restriction to not more than 10 vehicles.

Planning Permission was granted in 1990 to extend the area of this site, and for the erection of a potato storage building.

The Planning Consents granted in 1990 clearly demonstrate that an intensification of the use is entirely feasible. We are anxious to ensure that controls are placed on its growth, with proper supervision. For example, one of the conditions attached to the Planning Consent states that no power driven machinery shall be used on Sundays or between 6.00pm and 8.00am. We have been disturbed by the noise of a diesel motor on a freezer wagon during these prohibited periods, and do wonder if these units could not be powered by electricity which would be much quieter.

We have also been woken on many occasions by lorries leaving the yard during the early hours of the morning. No matter how careful the drivers are, a cold HGV engine makes a lot of noise, and being about 60 metres from the entrance to the yard, gears are being changed-up outside our Bedroom window! In fact, since the yard was established, we cannot leave the Bedroom window open because of the sound of vehicles entering and leaving the yard at night. We have been keeping a record in recent weeks of the time on occasions when we have been awakened, and I can provide these dates and times if requested.

In conclusion, our quiet enjoyment of our property has been affected by the current level of activity at this Operating Centre. Whilst we appreciate that both Mr. Mountain and the other Operators have businesses to run, we must safeguard our interests by ensuring that the noise nuisance does not become intolerable.

Yours faithfully,

Mr. & Mrs. M. Smith

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

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FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 12.10.93

OUR REF: JC/SS/PC

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

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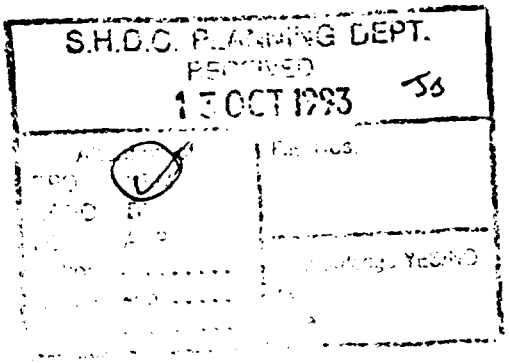
Planning Application H12/0860/93
H12/0919/93
Potato Store/Haulage, Lutton Gowts

I write in response to the above and would wish to reiterate the advice contained in my memorandum of the 24th April, 1990 (H12/0275/90). Such an increase of vehicles and possible maintenace activities during unsociable hours is likely to be detrimental to the adjacent dwellings.

The proposed layout of the site does not appear to afford adequate protecton from the vehicular activities and the site screening is insufficient for protection against refrigerated vehicular noise.

In the circumstances the applicant should be requested to provide a BS 4142 1990 noise assessment and noise attenuation scheme for the proposal such as will demonstrate that the likely impact on the adjoining dwellings is not significant.

Director of Environmental Services



DOP

# SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Elsey

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

Our Ref. JTE/PA-K/0860/93/FES Your Ref.

Date 5 October 1993

Dear Sirs,

**OUTLINE PLANNING APPLICATION - MOUNTAINS ROAD HAULAGE LTD**
**ERECTION OF POTATO STORE, MAIN ROAD, LUTTON GOWTS**

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 and prospective purchasers attention.

The watercourse along the sites South - South Western boundary is my Board's Lutton Eau Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the building conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

I note that a direct storm water outfall to my Board's watercourse is intended and in the event of approval of the project full details must be provided for my Board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increased flows from continuing development.

The contribution rate is currently £7,040 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

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

Yours faithfully,

J J Elsey.

ENGINEER TO THE BOARD

DEPT.

**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: H12/0860/93

Applicant: Mountains Road Haulage Ltd
Lutton Gowts
Long Sutton
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Erection of potato store in connection with adjoining haulage premises

Location: Main Road Lutton Gowts
Long Sutton Spalding, Lincs

Type: OUTLINE

Date received: 08-SEP-93

15-SEP-93

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 29-SEP-93. 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 Lutton PC
7 Oakley Drive
Spalding
Lincs
PE11 2BN

FOR PARISH COUNCIL USE ONLY

Comments:

Support this application

Signed:

DG

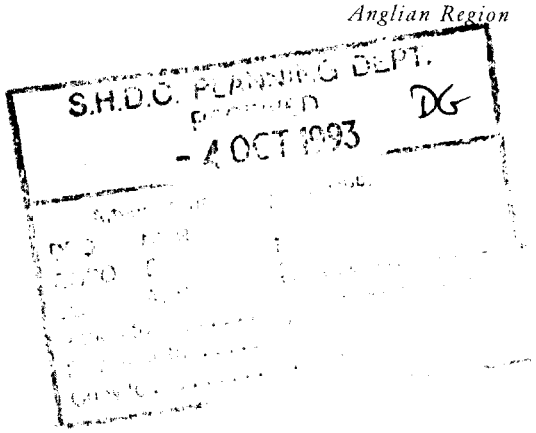
**Our Ref:** 93/1/SH/0249
**Contact:** G Thornalley

**Date:** 29 September 1993

NRA

*National Rivers Authority*
*Anglian Region*

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




Dear Sir

**Planning Application No. H12/0860/93**

**PROPOSAL : ERECTION OF A POTATO STORE**
**LOCATION : MAIN ROAD, LUTTON GOWTS, LONG SUTTON**
**APPLICANT : MOUNTAINS ROAD HAULAGE LTD**

I refer to your consultation received on 11 September 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

**R F Morgan**
**Planning Manager**

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H/12/0860/93

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 | | |
|---|---|---|---|---|---|---|
| | 4 | 3 | 5 | 2 | 4 | 4 |

2. Address or location

MAIN ROAD, LUTTON GOWTS, LUTTON

3. Name, classification and number of road

III

4. Date application referred 23-9-93

5. State whether outline, detailed application etc.

OL.

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

ERECTION OF POTATO STORE IN CONNECTION WITH ADJOINING HALLCATE PREMISES

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application~~ (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b~~ as shown overleaf.

Date: 23-9-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) F7 - Before the building is occupied - -

(Drawing N° 771456/1 Dated Feb 90) - -

Delete as appropriate

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

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

~~(1) F7~~

(1) F7

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

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Date: 7th September 1993

Our Ref: 771456/BG/AEW

Your Ref:

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT.
08 SEP 1993
REF 0860.93

Dear Sirs,

Re: ERECTION OF POTATO STORAGE BUILDING IN CONNECTION WITH ADJOINING HAULAGE PREMISES AT MAIN ROAD LUTTON GOWTS FOR MOUNTAINS ROAD HAULAGE LTD

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771456/1.
3. Cheque to the value of £480.00 in respect of submission fee.
4. Copy letter Status Design letter dated 31.5.90 to Mr D Gedney.

Yours faithfully

B. Gilham F.F.B.

Enc.

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3232
Date received : 08-SEP-93

Received from

Mountains Road Haulage Ltd.

Address

Lutton Gowts
Long Sutton
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 480.00 |
| VAT | £ | 0.00 |
| Total received | £ | 480.00 |

Cash/Cheque : Cheque

Signed.....K. Lowe.....

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H12/0860/93

Date Registered 08 SEP 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mountains Road Haulage Ltd
Lutton Gowts
Long Sutton
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Main Road, Lutton Gowts, Long Sutton, Spalding, Lincs

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Erection of Potato Storage Building in Connection with Adjoining Haulage Premises

Please complete

Signed. B. Gilham

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £480.00 If you consider no fee is payable include a written explanation instead.

Date 7th September 1993

Previous application No.

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [✓] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

**Now complete Parts 3 and 5 and an Ownership Certificate.**

or This is a **reserved matters** application. [ ]

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

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

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

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

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

## TYPE OF DEVELOPMENT

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

| | | |
|---|---|---|
| (i) New Dwellings | | If so, how many: |
| (ii) Other new building(s) | ✓ | |
| (iii) Alterations or extension | | |
| (iv) Change of use | | |

| | |
|---|---|
| 4. A. Please state site area (in all cases) | hectares |
| B. If building works are proposed, please state extra floor space to be created: | sq. metres |
| C. Please state size of any new structure:- (a) max. height: | metres |
| (b) max. length: | metres |
| (c) max. width: | metres |
| D. Please state type and colour of materials for facing external walls: | |
| E. Please state type and colour of roofing materials. | |
| F. Has a survey of the site been undertaken? State Yes or No | |

## 5. GENERAL INFORMATION Please complete each section

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

Building land

**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

**TREES** Please tick **one** box

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

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

**DRAINAGE** Please complete

| | |
|---|---|
| A. Please state how surface water will be disposed of | to S.H.I.D.B. drain |
| B. For estate developments, please state how highway surface water will be disposed of | N/A |
| C. Please state whether a land drain will be affected | No |

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

**PLEASE COMPLETE IN ALL CASES**

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | No | ➡ If so, **please give details in Part 6** |
| The proposal affects a listed building | No | |
| The proposal affects a public right of way | No | |
| The proposal is known to affect contaminated or filled land | No | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes. | 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) |
| Is this application related to a previous submission? | Yes ➡ | Application No. H12/0275/90 |

## 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 if appropriate

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 3600 sq. m. Previous total gross floor space None sq. m.

This new total includes the following net floorspace:

Retail None sq. m. Office None sq. m. Indistrial None sq. m. Warehousing 3600 sq. m.

Other None 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? | 1 | None | 3 |
| If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected. | No | | |
| 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 | Adjacent to existing industrial site used as haulage and coal depot | | |
| 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. | N/A | | |
| 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) | See drawing no 771456/1 | | |
| 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) | 2 vehicles delivering and 2 vehicles despatching | | |
| What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse? | None | | |
| Will the proposed use involve the use of storage of any hazardous materials? | State Yes or No: No — If yes, you may need to apply for Hazardous Substances Consent | | |
| What provision is being made for access to premises for the disabled? | N/A | | |

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

## 2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (Applicant / Agent) Date 7.9.93

**Certificate B** The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

## 3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

**Certificate 1** None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / Agent) Date 7.9.93

**Certificate 2** The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

Planning Department
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

31st May 1990

M. Glauser

For the attention of Mr D Gedney

771456/771460/MRG/AEW
DMG/LAB/H12/0275/90
H12/0276/90

SOUTH HOLLAND D.C.
PLAN DEPT.
08 SEP 1993
REF 0860/93

Dear Sir,

Re: Erection of Potato Storage Building and Extension to Existing Industrial Site, Main Road, Lutton Gowts For D C Mountain

Thank you for your letter dated 23rd May, 1990, of which the contents are noted. In response I wish to deal firstly with the application in connection with the erection of the storage building and seek to answer your points in the numerical order in which they appear in the aforementioned letter.

1. Deliveries of potatoes arrive in bulk to site from farmers where they are unloaded, either by means of a special conveyor trailer or most likely tipped directly into a bulk hopper from which they are then transferred by means of an elevator into 1 tonne capacity pallet boxes and thereafter forklifted into the building. The potatoes are then stored within the building at a controlled temperature for despatch as and when required to coincide with prices, market demand, etc. The potatoes can be despatched from site either still in the pallet boxes or by reversing ~~reversing~~ the described delivery process.
   Hours of operation of the described activities would be 7.30 am to 5.30 pm Monday to Friday.

2. The applicants expect to use 2 vehicles for delivery and despatch purposes.

3. The type of plant and equipment proposed is as follows:-

   a) 1 No. forklift
   b) 1 No. bulk hopper
   c) 1 No. elevator

4. No noise attenuation measures are planned with regards to the delivery and despatch operations, but it is intended to incorporate accoustic control of the temperature controlled building. With regards your reference

Continued...

to noise, the applicants would be pleased to discuss the matter most fully with your Environmental Health Officers.

5. The Building is to be multi-span (2 No.) with an eaves height of 3.7m and a ridge height of 5.5m.

6. The yard surface is to be tarmacadam.

Dealing now with the application for an extension to the existing industrial site. I wish to deal with the questions referring to this application, again in the order which they appear in your letter dated 23rd May, 1990.

1. No increase in activities undertaken more than approved under Planning Ref. H12/1111/85. Hours of operation as approved under Planning Ref. H12/1111/85.

2. No increase in number nor type of vehicles than was previously approved under Planning Ref. H12/1111/85.

3. No variations or increases in plant/equipment other than that approved under Planning Ref. H12/1111/85.

4. No noise attenuation measures intended to be implemented.

5. Not applicable to this application.

6. Yard surface is to be tarmacadam.

Yours faithfully

M. R. Glauser F.F.B.

MRS LY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H12/0860/93

Applicant: Mountains Road Haulage Ltd
Lutton Gowts
Long Sutton
Spalding
Lincs

Agent: Mr David J Loveday
Independence House
Oakham
Leicestershire

Description: Erection of potato store in connection with adjoining haulage premises
Location: Main Road Lutton Gowts
Long Sutton Spalding, Lincs

Type: OUTLINE

05-MAY-95

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 granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Copy Sent to:-

D Wilson - agent for Mr Smith
Geoffrey Collings & Co
High Street
Long Sutton
Spalding, Lincs. PE12 9DB

Collings

GEOFFREY COLLINGS AND CO.
High Street, Long Sutton, Lincs. PE12 9DB.
Tel: (0406) 362098 Fax: (0406) 364870
Terrington St. Clement, Norfolk. Tel: (0553) 828012
King's Lynn, Norfolk. Tel: (0553) 774566
Wisbech, Cambridgeshire. Tel: (0945) 63063

**CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.**

FIMBRA

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
28 OCT 1993 SS/DG

Our ref: DDW/DT

26th October, 1993
(dictated 25/10/93).

The Planning & Building Control Department,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.
PE11 2XE

29/10.

28/10

For the attention of Mr. Blacklock

Dear Sir,

17/11 cttee - SS
17/11 cttee - DG
SS

Re: Application No.'s H12/0938/93, H12/0860/93 & H12/0919/93
Applicant: Mountains Road Haulage Limited
Our Clients: Mr. & Mrs. M. Smith, "Norton Lodge", Roman Bank, LUTTON GOWTS

Further to our letter of the 19th instant, and our telephone conversation today, we have now established that our clients do not return from holiday until the weekend of 6th/7th November which will give them no opportunity to provide their own observations to be made part of a Report to your Committee. In view of this, we would like to expand on the comments contained in our letter of the 19th instant, as follows.

Our clients have indicated to us that the area of hardstanding within the Haulage Yard has been greatly enlarged within the last year or so. Our clients will be greatly concerned to learn that the Authority might take the view that because the site is now capable of accommodating an increase of 250% in the number of vehicles with permission to use the site, there is little valid reason to refuse application H12/0919/93. Other more important planning factors require very careful consideration, in addition to the significant Highway Safety aspect covered in our earlier letter.

Application H12/0860/93 relates to the construction of a massive Warehouse. There appear to be inconsistencies relating to the informative given in respect of this application, and in respect of application H12/0919/93 (the application for the parking of 25 goods vehicles). In the application for the Warehouse it has been stated that a total of 4 vehicles are likely to visit the Warehouse each day. Based on the number of vehicles which visit a smaller Potato Store located on the junction of the A17 and St. James Road in Long Sutton, the number of vehicle movements stated at 4 per day appears to be an under-estimate.

Collings

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King's Lynn, Norfolk. Tel: (0553) 774566
Wisbech, Cambridgeshire. Tel: (0945) 63063

**CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.**

FIMBRA MEMBER

Our ref: DDW/DT

OBJECTION

13th December, 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
15 DEC 1993 JO
Attention of
DPO NRM
DOPO BS
JC ACP
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
ST
15/12

The Planning & Building Control Department,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.
PE11 2XE

Dear Sirs,

Application No. H12/1036/93
Applicant: Mountains Road Haulage Limited
Change of Use From Agricultural to Extension to Existing Industrial Site
Our Clients: Mr. & Mrs. M. Smith, "Norton Lodge", Main Road, LUTTON GOWTS

We have been instructed by Mr. and Mrs. Smith to submit a formal objection to this proposal.

The extension of the industrial site appears to relate to an additional area of hard surface provided some time ago, enlarging an existing lorry park.

The Planning Application form does not state the site area, and the drawing which accompanied the Application gives no dimensions or scale. The same comment is true of the Applications and drawings relating to the associated Applications, numbers H12/0860/93, H12/0938/93 and H12/0860/93. The site area is of considerable size, and we are concerned that the members of the Planning Committee might not receive a true picture of these proposals. The same observation is true of other people who live in the vicinity of the site.

We would be grateful if the applicant could be asked to provide additional information concerning the Application, and in connection with the associated Applications, to include site dimensions, etc., so that our clients and other persons concerned about the Applications, and members of the Planning Committee can be made aware of the full impact of these proposals.

In the meanwhile, and based on the limited information available together with the assumption that the subject site now totals very approximately two and three quarter acres, we are instructed to make the following observations:

1. The proposal and associated proposals will result in additional environmental nuisance to our clients (and to the occupants of the 40 or more properties situated within approximately 500 metres of the subject site).

2. The proposal and the associated proposals will create additional concern in respect of highway safety between the subject site and the A17. As previously intimated, virtually all of the commercial traffic utilising this site will pass through residential areas of Long Sutton comprising of Little London and

/Cont...

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. M.B. Eng (Partner). George D. Wilson (Financial Consultant).

Roman Bank.

3. The subject site would appear to fall just within the Long Sutton and Sutton Bridge Proposal map and so the proposal and the other related Applications appear to contravene Policy I.D.6 of the Long Sutton and Sutton Bridge Local Plan.

4. Our clients would reject any suggestion that the proposal and the associated Applications fall within Policy I.D.5 of the Long Sutton and Sutton Bridge Local Plan. These Applications give no information as to the nature of the business use intended for the site and would appear to be speculative in nature. Accordingly, our clients consider the Application and associated Applications are not required in order to enlarge an existing industrial business.

5. This proposal and the associated Applications appear to contravene several proposed policies contained within the draft District Plan (e.g. Policy A.G.1/ I.D.2/I.D.3/I.D.6/I.D.7).

Our clients respectfully request the above observations are taken into consideration when deciding the outcome of this proposal and the associated Applications.

Yours faithfully,

GEOFFREY COLLINGS & CO.

C.C. Mr. & Mrs. M. Smith

P.S. The proposal and the associated Applications appear to contravene Policies 14/18/19 of the Lincolnshire Structure Plan.

Collings

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Wisbech, Cambridgeshire. Tel: (0945) 63063

CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.

FIMBRA

OBJECTOR

H12/938/93 - SS
H12/919/93 - SS
H12/860/93 - DG

S.H.D.C. PLANNING DEPT.
RECEIVED
14 OCT 1993

12 October 1993

Planning Department
South Holland District Council,
Priory Road,
SPALDING
Lincs.

Dear Sirs,

Re: Planning Application at Main Road, Lutton Gowts
D G Mountain T/A DGM Fuels/Long Sutton Transport/Mountains Road Haulage.

We understand from our Client, Mr M Smith, who lives in close proximity to the haulage yard at this location that an application has been made to your Authority for an additional commercial enterprise within the Yard. Our client is currently abroad and so th information available to us at this stage is sketchy.

Our Client will wish to object to any significant intensification of commercial use at this location. Can you please forward to us as a matter of urgency a copy of the Application, plus all relevant information. We have authority to meet any Council fees in this respect.

Yours faithfully,

D. D. Wilson
Geoffrey Collings & Co.

copy passed to ST for action.
DMG 18/10

cc. Mr & Mrs M Smith, Norton Lodge, Roman Bank, Lutton Gowts, Nr. Spalding Lincs PE12 9LQ.

Collings

GEOFFREY COLLINGS AND CO.
High Street, Long Sutton, Lincs. PE12 9DB.
Tel: (0406) 362098 Fax: (0406) 364870
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**CHARTERED SURVEYORS, AUCTIONEERS AND ESTATE AGENTS.**

FIMBRA

19th October 1993

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
20 OCT 1993
SB/DC

The Planning & Building Control Department
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE.

Dear Sirs,

Re: Application Nos. H12/0938/93. H12/0860/93 H12/0919/93.
Applicant: Mountains Road Haulage Limited.
Our Clients: Mr & Mrs M Smith, Norton Lodge, Main Road, Lutton Gowts.

We have been instructed by Mr & Mrs Smith to make a formal objection in respect of the above applications.

Our Clients consider the quiet enjoyment of their private residence, which is in close proximity to the operating centre, will be prejudicially affected by these proposals when taken into conjunction with the current level of activity at the application site.

Mr & Mrs Smith have had occasion during this year to make representations to the Licensing Authority in connection with applications to renew/extend the use of the application site as an "Operating Centre" for various transport companies.

The precise number of vehicles permitted to use the application site is somewhat unclear, and our Clients do understand that permission from the Licensing Authority does not necessarily mean that the same number of vehicles is actually on the site every day. Nevertheless, the numbers given below are probably the best indication available as to the extent of the existing use of the application site by Heavy Goods Vehicles.

| | | | |
|---|---|---|---|
| 1. | S. A. Secker | 1 Lorry | 1 Trailer |
| 2. | D.G.M. Fuels | 6 Vehicles | 10 Trailers |
| 3. | D.A.C. Goddard | 2 Vehicles | 2 Trailers |
| 4. | Mountains Road Haulage | 6 Vehicles | 6 Trailers |
| 5. | Tollidays Transport | 2 Vehicles | 2 Trailers |
| | | 17 Vehicles | 21 Trailers |

Enclosed is a copy of a letter from our Clients, addressed to the Licensing Authority and dated 27th May 1993 which sets out some of our Clients concerns regarding the application site.

Also enclosed please find a copy of a letter from the Licensing Authority dated 11th June 1993, and it will be noted that the Licensing Authority recognises that the application site does cause our Clients some adverse environmental nuisance.

We have been advised in correspondence with Lincolnshire County Council that the Highways Authority can only raise objections relating to applications for Goods Vehicle Licences in terms of the adequacy of the site (e.g. room for manoeuvre, etc.) and the adequacy of the access and exit points (in terms of visibility etc).

The Licensing Authority has made it clear to us that it can only consider questions of Highway Safety as it relates to the entrance and exit of an Operating Centre. As such, it does seem that the Local Planning Authority is the only body which has the power to decide whether or not there is a need to give consideration to wider aspects of Highway Safety in addition to environmental considerations.

Main Road, Lutton Gowts is an unclassified road. Virtually all traffic visiting the application site will have to pass through residential areas of Long Sutton, including Little London, Roman Bank, Bridge Road, etc. In addition, virtually all traffic visiting the application site will pass the Secondary Modern School located in Little London. Sections of the roads through these residential areas are narrow, aggravated by bends and on-street parking. Appropriate enquiries will reveal that there is a major traffic hazard in the vicinity of the Secondary Modern School at times when children are arriving at and leaving the premises, combined with parents parking near the School, and buses entering and leaving the premises.

Our Clients are in no doubt that an intensification of use at the application site, as envisaged by the above Planning Applications, will create a significant additional hazard to Highway Safety at some distance from the application site.

Application No H12/0938/93. Conversion of Existing Building to Goods Vehicle Maintenance Building.

In addition to the observations above, our Clients wish to point out that, should the Planning Authority approve this application, then neither the Planning Authority nor the Licensing Authority will have any control over the number of vehicles which visit the site for a few hours on a daily basis.

Application No H12/0860/93. Erection of a Potato Store in connection with the adjoining Haulage Premises.

This application appears to be a renewal of H12/0275/90. Since this application was approved, there has been an intensification of use at the application site in connection with Licences granted to various haulage firms to utilise the site as an Operating Centre.

Application No H12/0919/93. Proposed use of Industrial Site for parking of 25 Goods Vehicles without complying with Condition 2 of H12/1111/85.

This is an application to increase the number of goods vehicles allowed at the site from 10 to 25. As such, the application comprises a significant intensification of use which will create adverse factors, both in terms of environmental issues and highway safety.

Summary

The local Planning Authority will be aware that Haulage Yards are a major source of complaint.

Our Clients consider these applications, taken in conjunction with the increased use of the application site as an Operating Centre for various firms, will create genuine cause for concern from residents both in close proximity to the haulage yard, and in the residential areas between the application site and the main roads.

Having regard to the above factors, our Clients respectfully request that the subject Planning Applications are refused.

Yours faithfully,

D. D. Wilson
Geoffrey Collings & Co.

Clearly the applicant has envisaged a situation whereby the Haulage Yard will be used by a greater number of vehicles than that to be associated with the Potato Store. Application number H12/0919/93 is for 25 vehicles whereas the application for the potato store suggests that 4 vehicles will be required for delivery and despatch. Presumably other operations are envisaged in respect of the remaining 21 vehicles not specified in these applications, and in addition to the Coal Yard business operated by the applicant, the general Road Haulage business for which the applicant has an Operator's Licence, and the Licences grant to other Road Haulage firms to use this yard as an Operating Centre. If these applications are granted, this yard will become an extremely active industrial enterprise, with an emphasis on the movement of Heavy Goods Vehicles. Our clients would not wish the Committee to lose sight of the overall picture, and the likely impact in terms of noise nuisance and general inconvenience on nearby residential properties of diverse undertakings.

The proposed potato store will measure about 200 ft. by 200 ft. Irrespective of any landscaping proposals, a building of this bulk will dominate the flat rural landscape. The Authority has refused grant permission for industrial buildings in more appropriate locations (eg; in close proximity to the A17 trunk road) because of the impact of such buildings on the rural landscape. In the interests of consistency, our clients trust that this aspect will also be taken into consideration.

Application H12/0938/93 (conversion of existing building to goods vehicle maintenance building) states that the building will be utilised for the maintenance for vehicles for the existing haulage business on site. Our clients will wish to emphasise that there are operators licences for five haulage businesses and a total of 17 vehicles on site, with the potential for 25 vehicles involved in diverse haulage activities, should this application be granted. Furthermore, the Licensing Authority has made two matters clear to our clients, mainly:

1. It has no control over traffic movement in and out of the yard on a daily basis.

2. It can and will disregard Planning Consents when granting Operators' Licences.

Accordingly, in the event that these Consents are granted, the Licensing Authority may well be asked to consider applications from other Haulage Firms.

In short, once Planning Consent H12/0938/93 is granted, our clients have previously made the comment to us that, unless they stand outside the entrance to this yard, with a clipboard, twenty-four hours a day, who is to say how many goods vehicles can and will be running up and down Roman Bank having their gearboxes and brakes, etc. tested, how many will actually have authority to use the yard, and how many will actually need consent or authority to visit the yard.

Our clients will fear the granting of these consents will be to the great detriment of neighbouring properties in particular, and to the residential areas between Lutton Bank and the A17 in general.

Yours faithfully,

D. D. Wilson
Geoffrey Collings & Co.

DETERMINED PLAN

S.H.L.D.B. DRAIN

3M

65·000M.

PROPOSED POTATO STORAGE BUILDING: [60MX60M]

61·000M.

AGRICULTURAL LAND

OPERATIONAL VEHICLE LOADING/TURNING & OFF LOADING AREA

AREA USED AS DOMESTIC GARDEN

EXISTING INDUSTRIAL SITE (PLANNING REF: H12/1141/85)

AREA OF SITE UNDER NEW APPLICATION

EXISTING RAISED BANK & LANDSCAPING

OPERATIONAL VEHICLE PARKING

EXISTING DEMOUNTABLE OFFICE (PLANNING REF: H11/0945/87)

STAFF & OTHER VEHICLE PARKING

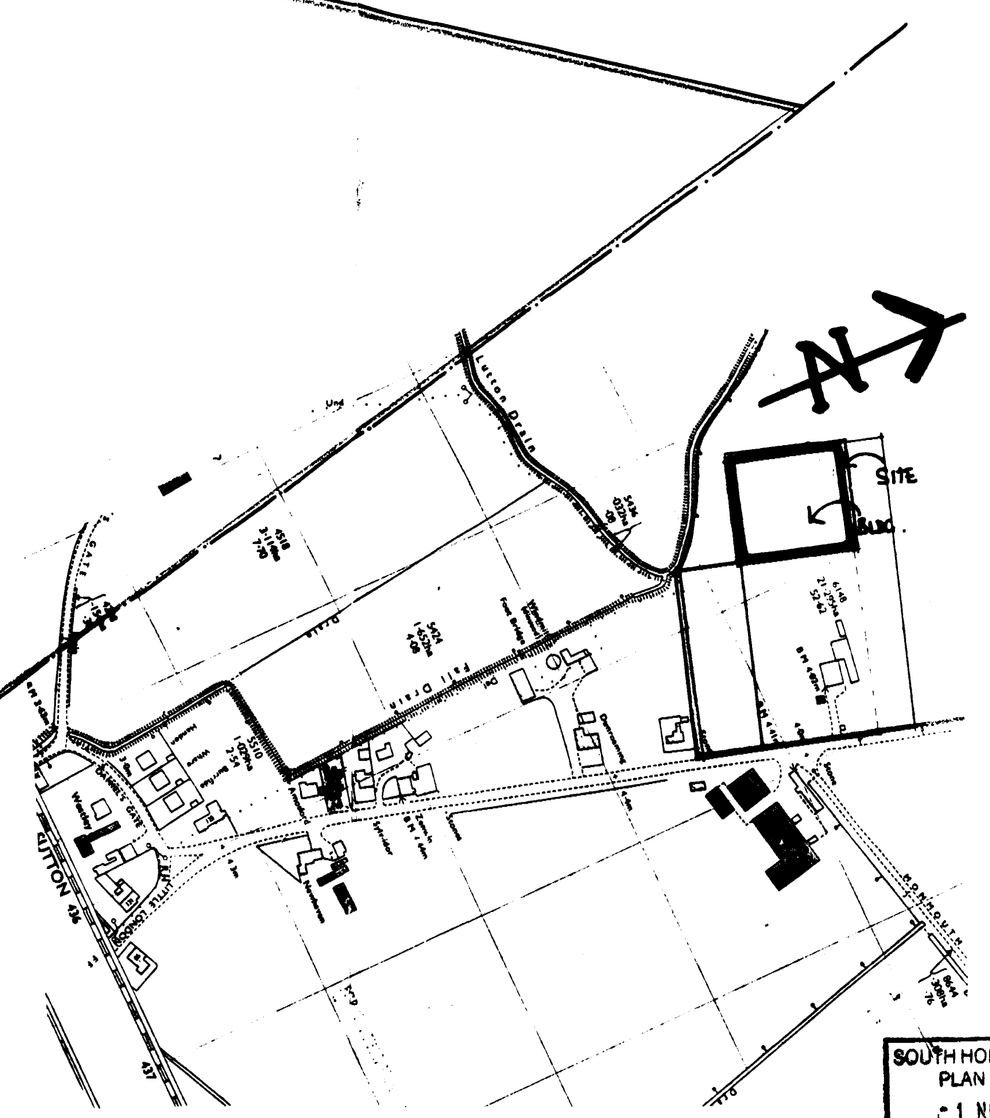
EXISTING BLDG.

EX. HOUSE & DOUBLE GARAGE (PLANNING REF: H12/0649/86)

TO LONG SUTTON

EXISTING SITE ACCESS

TO LUTTON GOWTS:




SOUTH HOLLAND D.C.
PLAN DEPT
1 NOV 1993
REF 860/93

AMENDED PLAN
Ref. H12/860/93 1 NOV 93

A - ADDITIONAL LAND ADDED

MOUNTAINS ROAD HAULAGE LTD.

ERECTION OF POTATO STORAGE BLDG: IN CONNECTION WITH ADJACENT HAULAGE PREMESIS, MAIN ROAD, LUTTON GOWTS, LONG SUTTON, SPALDING, LINCS.

| | |
|---|---|
| 771456/1 A | status design |
| FEB '90 | |
| 1:2500/1:500 | |
| M.R.GLAISTER. | |

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

DETERMINED PLAN

S.H.L.D.B. DRAIN

65·00M.

PROPOSED POTATO STORAGE BUILDING: [60M x 60M]

61·00M.

AGRICULTURAL LAND

OPERATIONAL VEHICLE LOADING/TURNING & OFF LOADING AREA

AREA USED AS DOMESTIC GARDEN

EXISTING INDUSTRIAL SITE (PLANNING REF: H12/1141/85)

AREA OF SITE UNDER NEW APPLICATION

EXISTING RAISED BANK & LANDSCAPING

OPERATIONAL VEHICLE PARKING

EXISTING PORTACABIN OFFICE (PLANNING REF: H11/0345/87)

EXISTING BLDG.

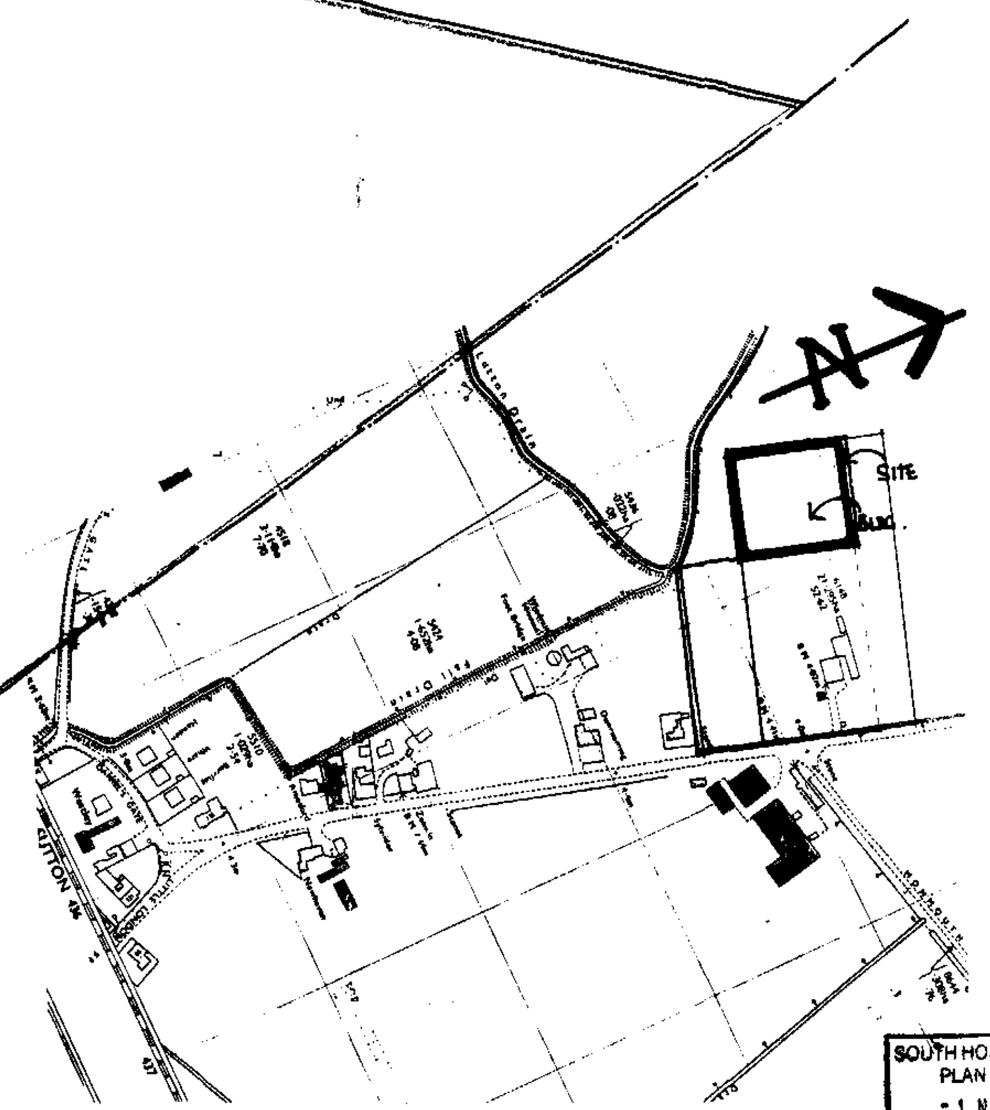
STAFF & OTHER VEHICLE PARKING

EX. HOUSE & DOUBLE GARAGE (PLANNING REF: H12/0649/86)

EXISTING SITE ACCESS

TO LONG SUTTON

TO LUTTON GOWTS.




SOUTH HOLLAND D.C.
PLAN DEPT
1 NOV 1993
REF 860/93

AMENDED PLAN
Ref. H12/860/93 1 NOV 93

A - ADDITIONAL LAND ADDED

MOUNTAINS ROAD HAULAGE LTD.

ERECTION OF POTATO STORAGE BLDG: IN CONNECTION WITH ADJACENT HAULAGE PREMESIS, MAIN ROAD, LUTTON GOWTS. LONG SUTTON, SPALDING, LINCS.

| | |
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| 771456/1 A | |
| FEB '90 | |
| 1:2500/1:500 | |
| M.R.GLAISTER. | |
| | |
| | |

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

AGRICULTURAL LAND

TO LUTTON GOWTS

TO LONG SUTTON

AMENDED PLAN

status design