.NSMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

**Planning Permission**

Reference: H12/0964/91 Received: 23-OCT-91 Type: FULL

Name: Ken Butler Haulage Ltd.
Roman Bank
Lutton Bank
Lutton
Spalding Lincs

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

Description: Siting of porta-cabin for temporary office accommodation

Location : Roman Bank Lutton Bank Lutton 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 At the expiration of a period of 2 years from the date of this permission, the building hereby permitted shall be removed and the site reinstated to the satisfaction of the Local Planning Authority.

Reason: Permission has been granted to meet the temporary needs of the applicant only and this condition is therefore imposed to enable the Local Planning Authority to review the situation in 2 years time.

Director of Planning and Building Control Services
14-JAN-92

H12/0964/91

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.

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H12/0964/91

Date Registered 10 OCT 1991

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

KEN BUTLER HAULAGE LTD.
ROMAN BANK.
LUTTON BANK.
LUTTON.
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 370513
(Personal contact name) PETE GUG.

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

ROMAN BANK. LUTTON BANK. LUTTON.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

SITING OF PORTA-CABIN FOR TEMPORARY OFFICE ACCOMODATION.

Please complete

Signed... G.R. Merchant... Date... 7.10.91...

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92
If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

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

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

**Now complete Part 4 only**

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

**Now complete an Ownership Certificate**

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

**Now complete an Ownership Certificate**

## TYPE OF DEVELOPMENT

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

| | |
|---|---|
| (i) New building(s) | ✓ |
| (ii) Alterations or extension | |
| (iii) Change of use | |

B. *If new dwellings are proposed, please state how many:* N/A.

| | |
|---|---|
| 4. A. If building works are proposed, other than residential, please state extra floorspace to be created: | 44.440. sq. metres |
| B. Please state size of any new structure:- (a) max. height: | 2.5 APPROX' metres |
| (b) max. length: | 12 metres |
| (c) max. width: | 3.7. metres |
| C. Please state type and colour of materials for facing external walls: | PORTA-CABIN MAROON & YELLOW. |
| 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. HAULAGE DEPOT.

**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? EXISTING.

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

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

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

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of N/A.

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 ✓ EXISTING.

**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. SEE ATTACHED REPORT.

## 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 179.4 sq. m. Previous total gross floorspace 135 sq. m.

This new total includes the following net floorspace:

Retail ~ sq. m. Office 44.4 sq. m. Industrial 123 sq. m. Warehousing — sq. m.

Other 15 sq. m. ➡ If so, please state use: STORAGE PORTA-CABIN.

| | 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? | 2<br>— | 2<br>— | 15 (LORRY DRIVERS)<br>— |
| If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected. | N/A. | | |
| 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 | ULTIMATELY THEY ARE LOOKING TO RE-LOCATE THE BUSINESS LOCALLY — SEE ATTACHED REPORT. | | |
| Is the proposal related to an existing use on or near the site? | State Yes or No: YES. | | |
| If so, please explain the relationship | HAULAGE BUSINESS. | | |
| 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 | EXISTING SMALL OFFICE ON SITE IS UN-SUITABLE. | | |
| What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes) | EXISTING. | | |
| 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) | AS EXISTING. | | |
| 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? | N/A. | | |

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR[illegible] 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 J.K. Morcant (~~Applicant~~/Agent) Date 7.10.91

**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 J.K. Morcant ~~Applicant~~/Agent) Date 7.10.91

**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 .....

# ADMIN RECORD SHEET

**INITIAL**

Submitted Fee £ 97....

Receipt Issued ..... No. .....

Date First Received .....

**REGISTRATION**

REFERENCE H12/0964/91.....

Cross-Ref ....561/91.....

Date.....

**VALIDATION** Date. 15/10/91

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

Site area ..... No. of dwellings ..... Floorspace ..444M

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 £ 97.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

**CONSTRAINTS** Date. 24.10

Index Sheets 137.. OS Nos ..... Grid Ref 543630 336440

Ward ..K... Parish ...HORTON.

Inside IBD .NO Inside LP Area.NO

| | | | |
|---|---|---|---|
| TR Rural | ☐ | CA | ☐ |
| TR Bypass | ☐ | LB | ☐ Grade |
| Level crossing | ☐ | TPO | |
| Footpath | ☐ | Other: | |

Linked to site.....Ref..48..... Linked to property.....Ref.....

---

Planning Records:
Earlier apps

95/73

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

Inputs completed.....

E .N 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: H12/0964/91

Applicant: Ken Butler Haulage Ltd.
Roman Bank
Lutton Bank
Lutton
Spalding Lincs

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

Description: Siting of porta-cabin for temporary office accommodation

Location: Roman Bank
Lutton Bank
Lutton
Spalding

23 OCT 1991

Type: FULL

Date received: 10-OCT-91

17-OCT-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Four copies of plans showing elevations of the proposed porta-cabin.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

S.H.D.C. PLANNING DEPT.
RECEIVED
22 OCT 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

SITING OF PORTA-CABIN

FOR TEMPORARY OFFICE ACCOMMODATION

AT

ROMAN BANK

LUTTON BANK

LUTTON

FOR

KEN BUTLER HAULAGE LTD.

G.R. Merchant. I.Eng.AMICE.FIWO.
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG.

Tel; Holbeach (0406) 370853.

S.C.
10 OCT 1991
0964/91

This report to be read in conjunction with drawing KBHL.1 dated October, 1991.

SITING OF PORTA-CABIN FOR TEMPORARY OFFICE ACCOMMODATION.

Ken Butler Haulage Ltd. has operated from this site for more than 40 years, expanding gradually during that time. The present work force consists of 15 drivers, 1 full time mechanic, 1 part time mechanic, 1 transport manager, 1 secretary and 2 off site directors. The company operates 15 articulated units with 20 trailers.

The company is searching for an alternative site in the locality to enable expansion as the present site is becoming unsuitable for future development.

The present timber office is inadequate, it is therefore intended to use a porta-cabin for temporary office accommodation until an alternative site can be found.

The porta-cabin will be positioned in the area where a derelict cottage was demolished 3 months ago, enabling the foul water to be discharged into the existing septic tank, which on inspection appears to be in satisfactory condition.

It is envisaged that an alternative site will be found within the next 2 years.

G.R. Merchant, I.Eng.AMICE.FIWO.
7th October, 1991.

## 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

DE 30/10.

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 .....

# APPLICATION ASSESSMENT

**Notes for Case Officer**

**Site Notes:** Accuracy ✓ Neighbours Other

Boundaries Site Features Retrospective sign already on site. Visible from road. Fairly bright colour. Other buildings on site

Inspected by: DMG
date: 13/11

**Residents notified on site visit:** "Rascals Rest", Roman Bank - Post.

**Case Officer Conclusions (issues)**

Unusual colouring.
Considered acceptable on balance given general state of site.
Only required on temporary basis

**Case Officer Recommendations (summary)** Consent:
**(details overleaf)**

---

**Delegation**
**Recommended approvals –** Confirmed by Case Officer: DMG 29/11

Departure from policy — Yes ---- No ✓

Ward member request — Yes ---- No ✓

Recommend approval against material objection — Yes ----
- Any objection received? No
- If yes, is any obj. material? No
- Yes / No

No ✓

[Reason:

Other circumstances needing Committee decision — Yes ----
- Flagged by Senior Officer
- Signed .....

No ✓

[Reason:

ALL OF ABOVE ⇩

**Recommended refusals –**

Refusal on adopted policy grounds on first Applic. — No ----
- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Yes ✓ ⇩

ANY ONE OF ABOVE ⇩

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

**Delegation confirmed by Senior Officer**
.....22/12

---

Recommendation/draft report produced..... Amended/confirmed.....

**Conditions/Reasons**

(1) 5C36 ... 3 years.

Reason

(1) ~~Stand~~ The building is of a temporary nature and by reason of its materials it may become dilapidated and cause injury to the amenities of the locality; and this condition is imposed to enable the Local Planning Authority to review the effect of the proposed development on the amenities of the locality.

Amended by DMC

**Notes to applicant**

**Disabled access .....**

**Outstanding RM .....**

**Amended plans ..... viz**

**Other**

AN 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: H12/0964/91 Type: FULL

Applicant: Ken Butler Haulage Ltd.
Tel:

Agent: G R Merchant
0406 370853

Description: Siting of porta-cabin for temporary office accommodation

Location: Roman Bank
Lutton Bank
Lutton
Spalding

---

Valid date: 23-OCT-91
Target dates:
To case officer 28-OCT-91
Inspected by 02-NOV-91
Extra contacts 07-NOV-91
Report if not clear by 27-NOV-91

Terminal date: 18-DEC-91
Target Committee: 10-DEC-91
Report deadline: 26-NOV-91

Case Officer:
D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

Size: 44.4 M2
Category: Misc works
Listed building:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

[illegible], Roman Bank

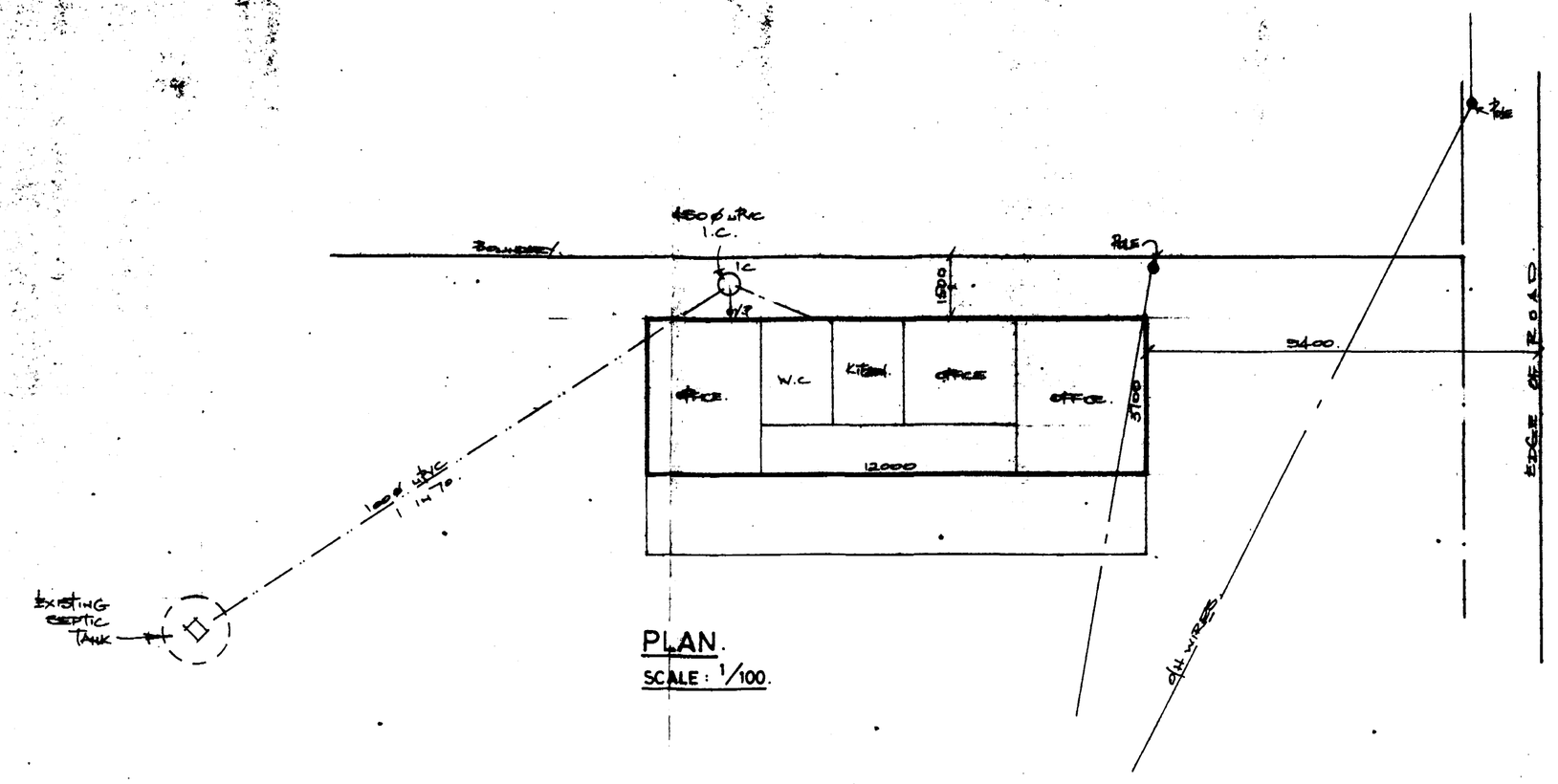
L.C.C - No objection to CS 31/10/91

| | | 14-NOV-91 Sent | 26-NOV-91 Expiry |
|---|---|---|---|
| Clerk to Lutton PC | 0775 724941 | 29-OCT-91 | 12-NOV-91 |
| Cllr D A Tennant | | 29-OCT-91 | 12-NOV-91 |
| Cllr E J Clarey | 0406 363141 | 29-OCT-91 | 12-NOV-91 |
| Cllr M D Booth | 0406 350034 | 29-OCT-91 | 12-NOV-91 |

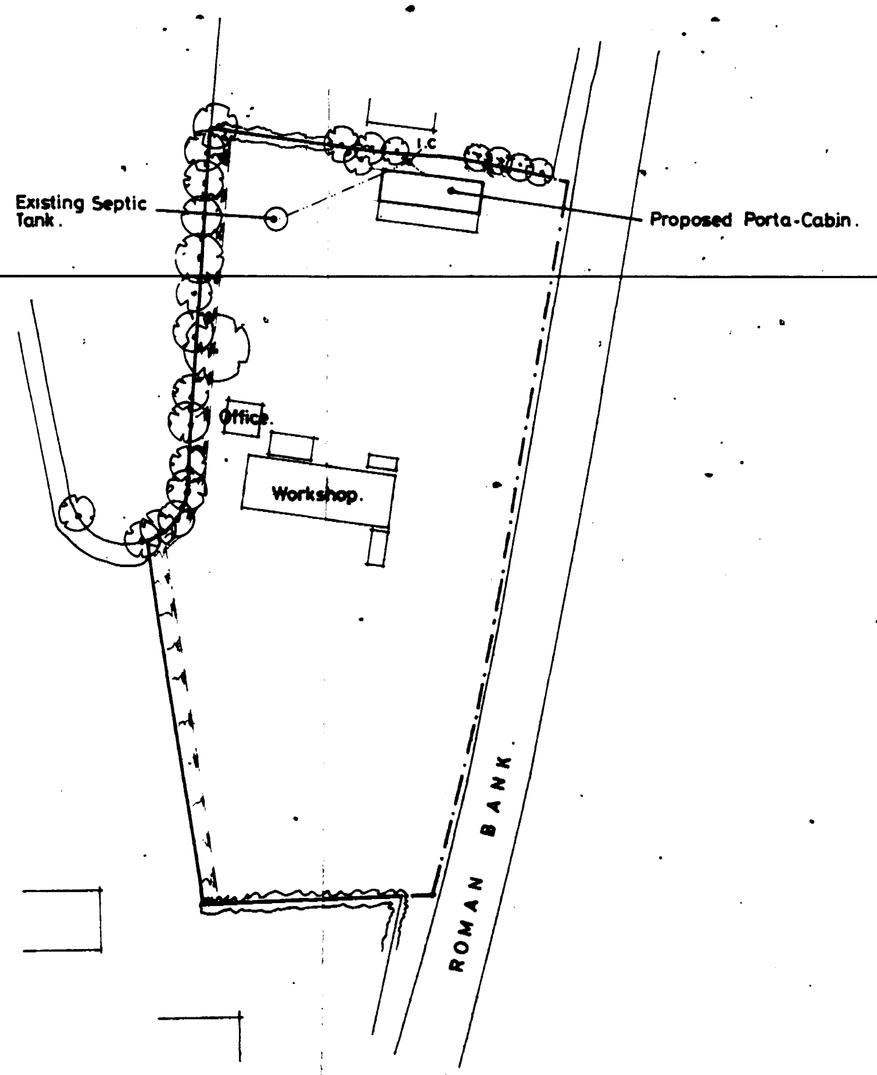
---

SITE DETAILS

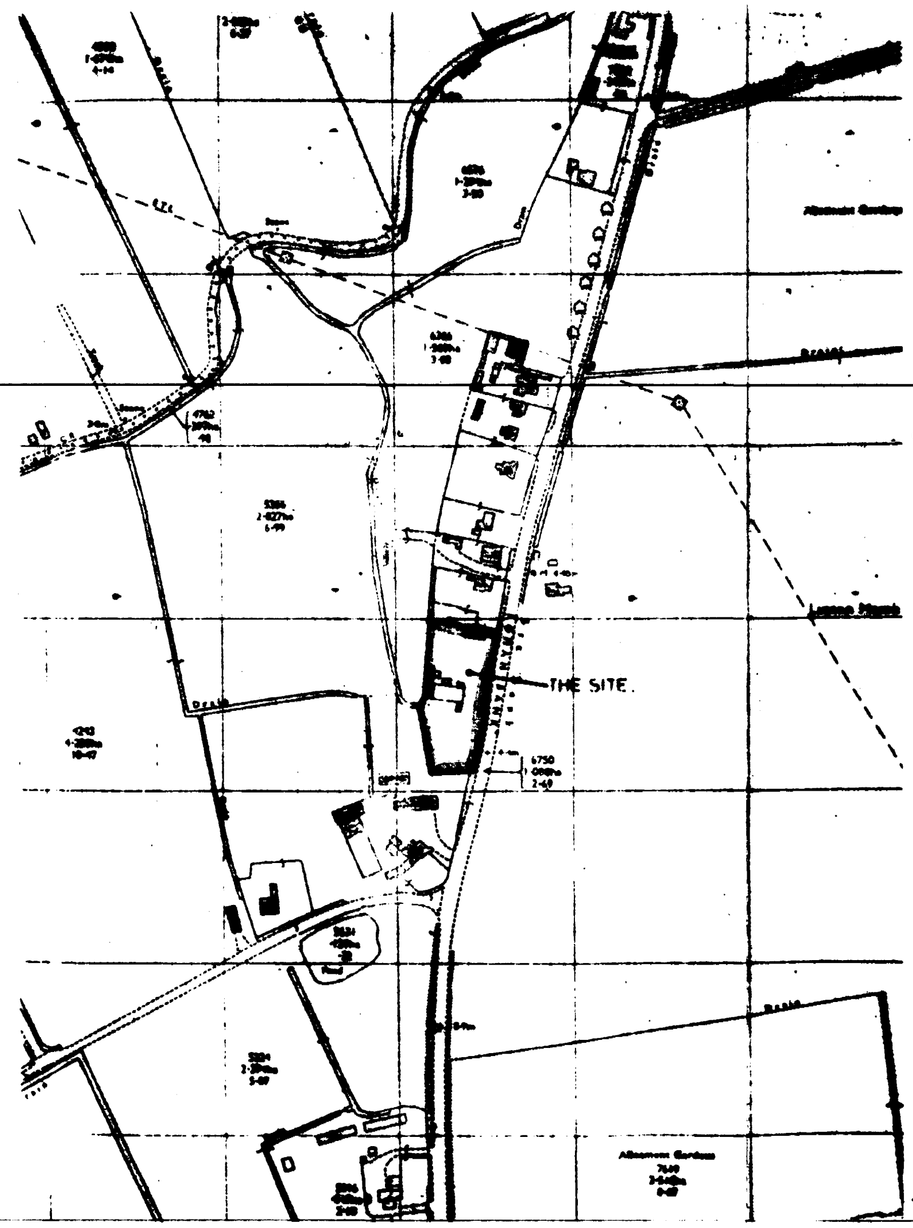
Grid ref: 543630 326440
OS Sheets: 137 Parcel:




PLAN.
SCALE: 1/100.




SITE LAYOUT.
SCALE: 1/900.




LOCATION PLAN.
SCALE: 1/2500.

Superseded

19 OCT 1991
0964/91

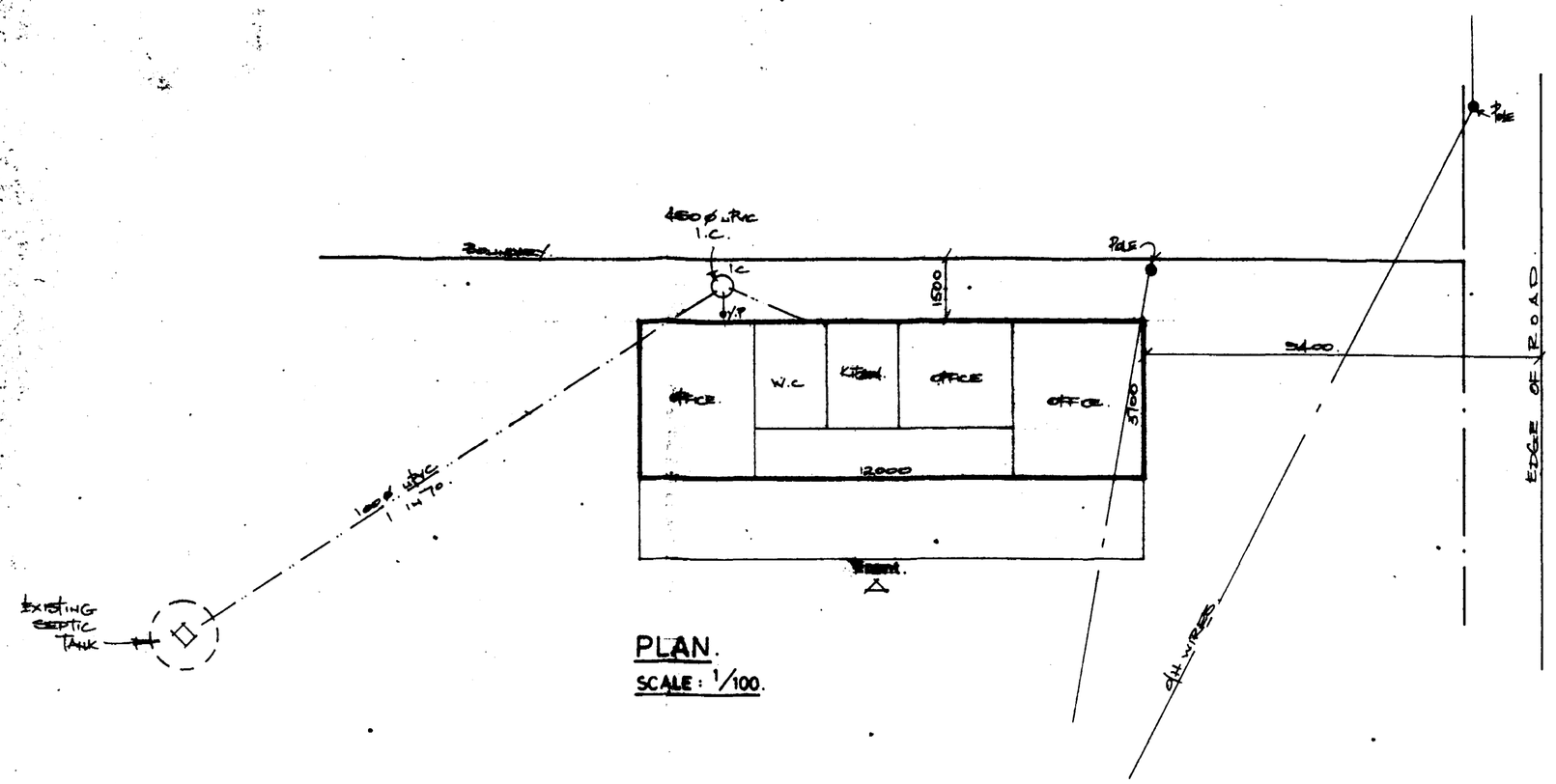
**G. R. MERCHANT**
I.ENG AMICE, FIOW.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370663.

PROJECT:
SITING OF PORTA-CABIN FOR TEMPORARY OFFICE ACCOMODATION.
ROMAN BANK.
LUTTON BANK.
LUTTON.

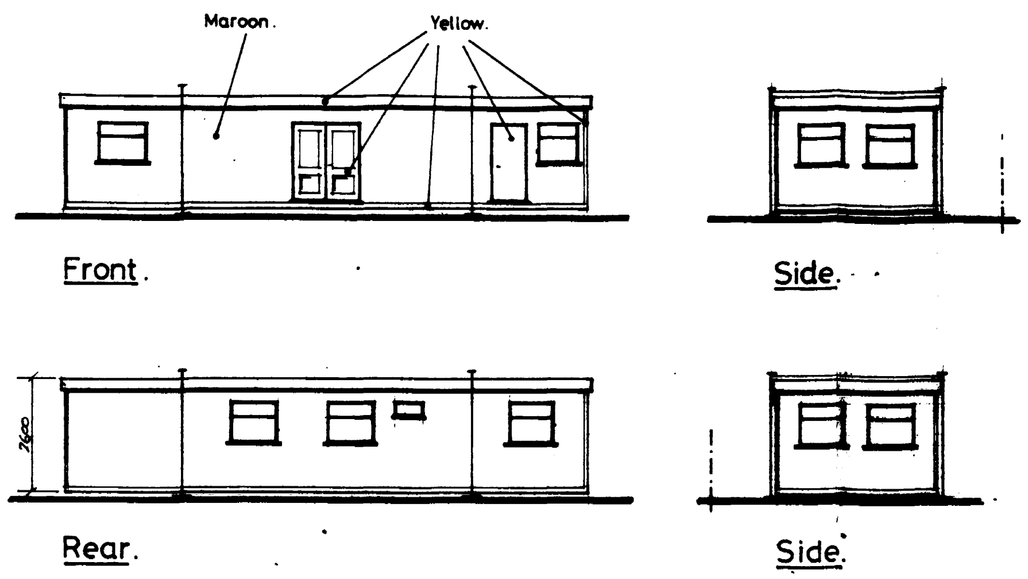
CLIENT:
KEN BUTLER HAULAGE LTD.
ROMAN BANK.
LUTTON BANK.
LUTTON.
SPALDING. LINCS.

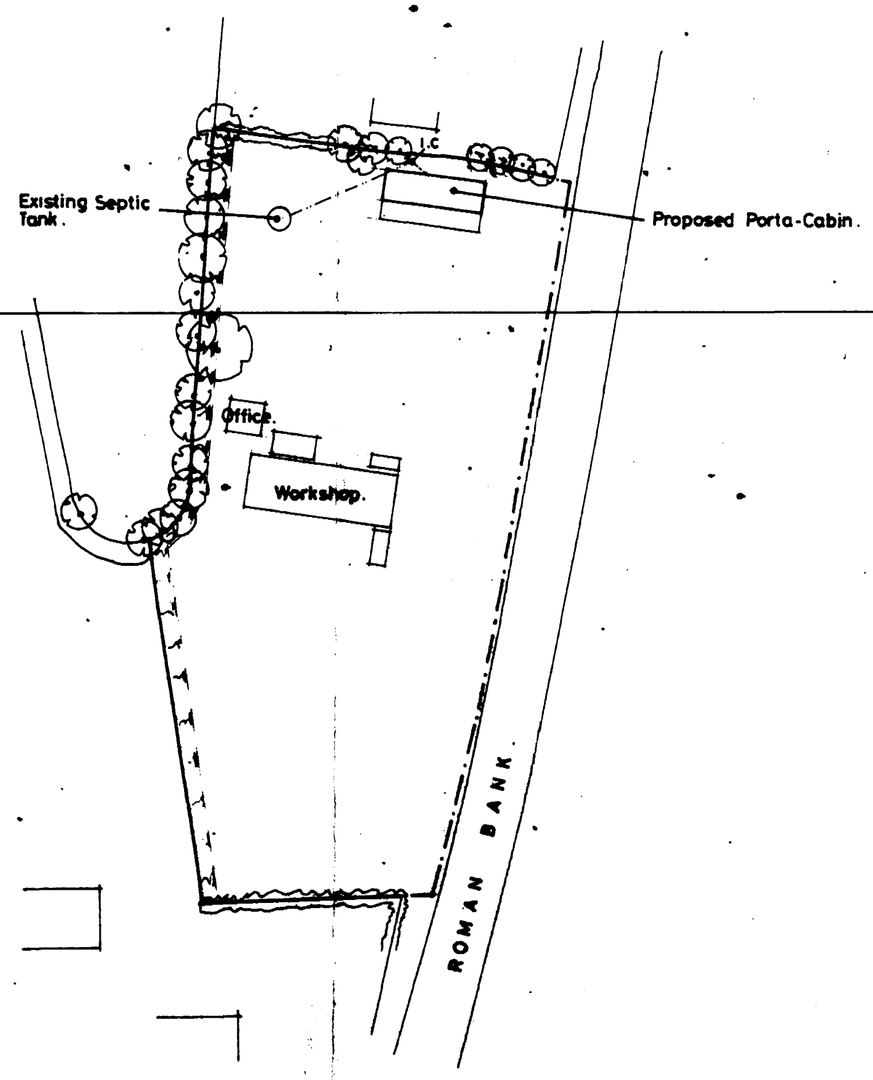
| SCALES: | DATE: |
|---|---|
| AS INDICATED. | Oct 1991. |
| G.R.MERCHANT. | DRAWING No.: KBHL.1. |

REVISIONS:

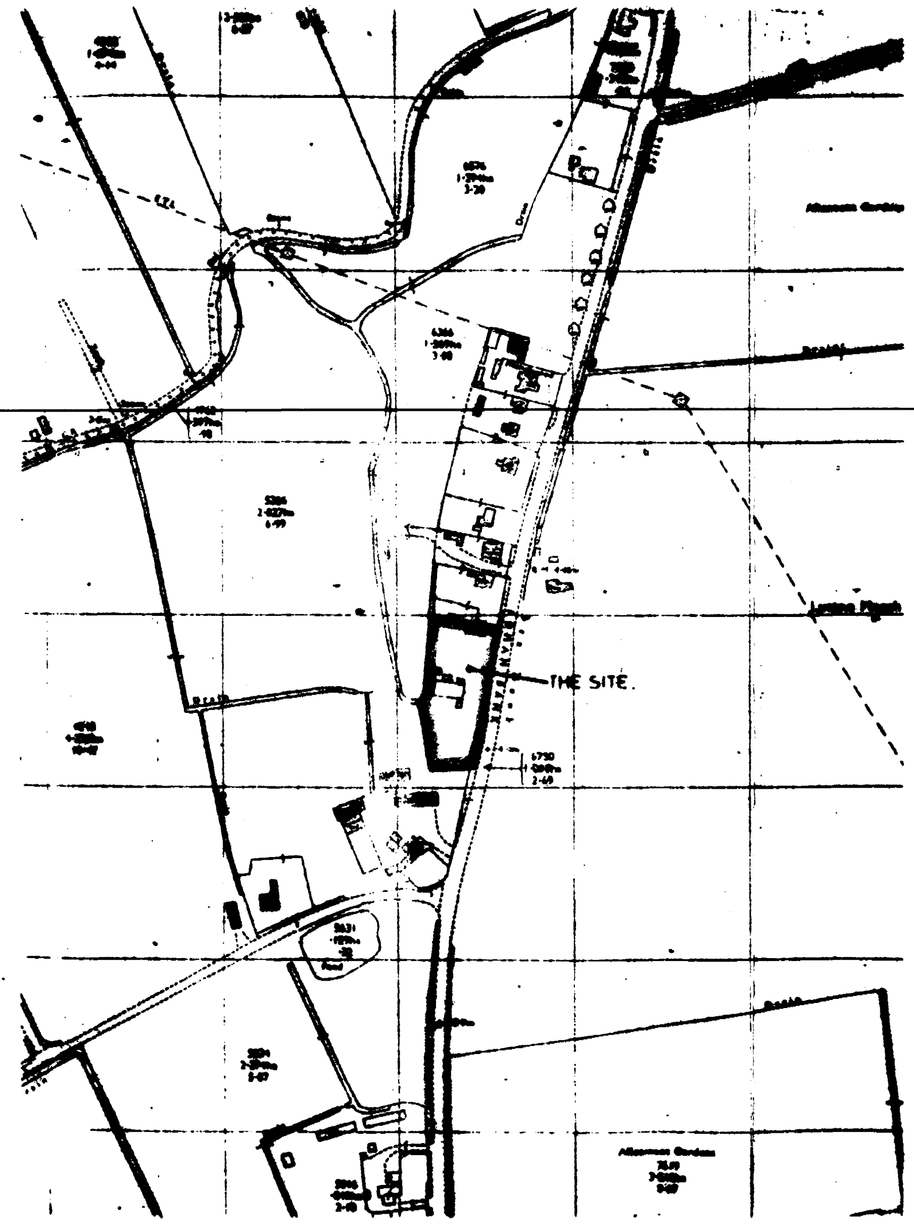



PLAN.
SCALE: 1/100.




SITE LAYOUT.
SCALE: 1/500.




LOCATION PLAN.
SCALE: 1/2500.

A 18.10.91. ELEVATIONS.

**G. R. MERCHANT**
I.ENG AMICE, FCIW.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370663.

PROJECT:
SITING OF PORTA-CABIN FOR TEMPORARY OFFICE ACCOMODATION.
ROMAN BANK.
LUTTON BANK.
LUTTON.

CLIENT:
KEN BUTLER HAULAGE LTD.
ROMAN BANK.
LUTTON BANK.
LUTTON.
SPALDING. LINCS.

| SCALES: | DATE: |
|---|---|
| AS INDICATED. | Oct 1991. |
| G.R.MERCHANT. | DRAWING No.: KBHL. 1A. |

REVISIONS:
A.