Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0054/03 Received: 20-JAN-03 Type: PERMISSION RENEWAL

Name: Emmett (UK) Ltd
c/o David Trundley Design Serv
White House Farm
Tilney All Saints
Kings Lynn Norfolk PE34 4RU

Agent: David Trundley Design Services
White House Farm
Tilney All Saints
Kings Lynn
Norfolk PE34 4RU

Description: Development - Use Classes B1, B2 & B8 (Renewal of Outline Renewal application H13/0968/99)

Location : A17 Moulton Marsh (OS 3532) 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 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 written 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.

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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 any building is brought into use facilities shall be provided for the loading and unloading and parking of goods vehicles and also for the parking of private cars. Before the commencement of the construction of such facilities, details of surfacing shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate on-site loading/unloading facilities are provided, in the interest of the safety and convenience of the traffic using the A17.

5 Before development is commenced, a scheme of lighting in respect of the access ways, parking and loading areas (plus any lighting necessary for security purposes) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented and made operational before any building is brought into use.

Reason: In the interests of visual and residential amenity.

6 The development hereby permitted shall only be operated in conjunction with the adjoining commercial undertaking shown outlined in blue on amended drawing number 03-6-01B received by the Local Planning Authority on 20 June 2003.

Reason: The site is in an area not located for development in any development plan. Permission has been granted to meet the functional requirements of the adjoining business and any other use would be contrary to aims and policies of the Lincolnshire Structure Plan and the South Holland District Local Plan.

7 Before development is commences precise details of the new vehicular access, associated highway improvements (including right turning facility) and the provision of an internal link road between the proposed and existing site shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be completed prior to commencement of any other development on site.

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Reason: To ensure satisfactory access arrangements, in the interests of highways safety.

8 Before use of the site is commenced the existing access to the factory adjacent to 'Guys Farm' shall be closed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To define the terms of the permission and to ensure satisfactory access arrangements.

Note(s):

The determined plans are:
1:2500 plan received 23 August 1995.
Amended details (letters received from the agent) dated 22 May 1996, 14 June 1996 and 2 July 1996.
Amended dwg no. 03-06-02B received 20 June 2003.
Flood Risk Assessment received 16 April 2003.

This permission is granted in accordance with the application submitted as revised by the amended details (letters received from the agent) dated 22 May 1996, 14 June 1996 and 2 July 1996.

This permission is in outline only and does not convey approval of the sketch drawings submitted with the application. This is other than the access arrangements which form part of the permission, including closure of the existing access.

With regard to Condition 7, it is likely that an agreement would also need to be entered into with the County Highways Authority under Section 278 of the Highways Act.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and Section 21 of the Disability Discrimination Act 1991, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Beacon Council
2003-2004
Supporting the Rural Economy

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Sheriffs

Head of Planning & Development
11 AUG 2003

H13/0054/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Acting Director of Customer Services

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0968/99 Received: 27-SEP-99 Type: PERMISSION RENEWAL

Name: Tinsley Foods Ltd
Sluice Road
Holbeach St Marks
Spalding
Lincolnshire PE12 8HF

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Development - Use Classes B1, B2 and B8

Location : A17 Moulton Marsh (OS 3532) Spalding
Lincs

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 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 written 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 five 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 any building is brought into use, facilities shall be provided for the loading and unloading and parking of goods vehicles and also for the parking of private cars, and before the commencement of the construction of such facilities, details of the surfacing of those facilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using A17 (T) Road.

5 Before any building is brought into use, a scheme of lighting in respect of the access ways, parking and loading areas and any lighting necessary for security purposes, shall be implemented and made operational, such details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

6 The development hereby permitted shall only be operated in conjunction with the adjoining commercial undertaking shown outlined in blue on the submitted amended plan 5076T/10 dated 18th August 1995 received by the Local Planning Authority on 4th July 1996.

Reason: The site is in an area not located for development in any Development Plan. Permission has been granted to meet the functional requirements of the adjoining business, and any other use would be contrary to the aims and policies of the Lincolnshire Structure Plan and the emerging South Holland District Local Plan.

This permission is granted in accordance with the application submitted as revised by the amended details (letters received from the Agent) dated 22nd May 1996, 14th June 1996 and 2nd July 1996.

This permission is in outline only and does not convey approval of the sketch drawings submitted with the application.

Your attention is drawn to the need to enter an agreement under Section 278 of the Highways Act in respect of this development.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Head of Planning & Development
14 FEB 2000 H13/0968/99

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H13/0054/03 Received: 20-JAN-03 Type: PERMISSION RENEWAL

Name: Emmett (UK) Ltd
c/o David Trundley Design Serv
White House Farm
Tilney All Saints
Kings Lynn Norfolk PE34 4RU

Agent: David Trundley Design Services
White House Farm
Tilney All Saints
Kings Lynn
Norfolk PE34 4RU

Description: Development - Use Classes B1, B2 & B8 (Renewal of Outline Renewal application H13/0968/99)

Location : A17 Moulton Marsh (OS 3532) Spalding

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 written 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.

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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 any building is brought into use facilities shall be provided for the loading and unloading and parking of goods vehicles and also for the parking of private cars. Before the commencement of the construction of such facilities, details of surfacing shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate on-site loading/unloading facilities are provided, in the interest of the safety and convenience of the traffic using the A17.

5 Before development is commenced, a scheme of lighting in respect of the access ways, parking and loading areas (plus any lighting necessary for security purposes) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented and made operational before any building is brought into use.

Reason: In the interests of visual and residential amenity.

6 The development hereby permitted shall only be operated in conjunction with the adjoining commercial undertaking shown outlined in blue on amended drawing number 03-6-01B received by the Local Planning Authority on 20 June 2003.

Reason: The site is in an area not located for development in any development plan. Permission has been granted to meet the functional requirements of the adjoining business and any other use would be contrary to aims and policies of the Lincolnshire Structure Plan and the South Holland District Local Plan.

7 Before development is commences precise details of the new vehicular access, associated highway improvements (including right turning facility) and the provision of an internal link road between the proposed and existing site shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be completed prior to commencement of any other development on site.

Reason: To ensure satisfactory access arrangements, in the interests of highways safety.

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8 Before use of the site is commenced the existing access to the factory adjacent to 'Guys Farm' shall be closed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To define the terms of the permission and to ensure satisfactory access arrangements.

Note(s):

The determined plans are:
1:2500 plan received 23 August 1995.
Amended details (letters received from the agent) dated 22 May 1996, 14 June 1996 and 2 July 1996.
Amended dwg no. 03-06-02B received 20 June 2003.
Flood Risk Assessment received 16 April 2003.

This permission is granted in accordance with the application submitted as revised by the amended details (letters received from the agent) dated 22 May 1996, 14 June 1996 and 2 July 1996.

This permission is in outline only and does not convey approval of the sketch drawings submitted with the application. This is other than the access arrangements which form part of the permission, including closure of the existing access.

With regard to Condition 7, it is likely that an agreement would also need to be entered into with the County Highways Authority under Section 278 of the Highways Act.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and Section 21 of the Disability Discrimination Act 1991, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Head of Planning & Development
08 AUG 2003

H13/0054/03

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0862/95 Received:05-JAN-96 Type:OUTLINE

Name: Tinsley Foods Ltd
Holbeach St Marks
Spalding
Lincs
PE12 8HF

Agent: John Roberts Architects Ltd
1 James Street
Lincoln

Description: Development (Use Classes B1, B2 and B8)

Location : A17 Moulton Marsh (OS 3532)
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 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 five 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before any building is brought into use, facilities shall be provided to the reasonable satisfaction of the Local Planning Authority for the loading and unloading and parking of goods vehicles and also for the parking of private cars, and before the commencement of the construction of such facilities, details of the surfacing of those facilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: So that adequate on site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using A17 (T) Road.

5 Before any building is brought into use, a scheme of lighting in respect of the access ways, parking and loading areas and any lighting necessary for security purposes, shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

6 The development hereby permitted shall only be operated in conjunction with the adjoining commercial undertaking shown outlined in blue on the submitted amended plan 50761/10 dated 18th August 1995 received by the Local Planning Authority on 4th July 1996.

Reason: The site is in an area not located for development in any Development Plan. Permission has been granted to meet the functional requirements of the adjoining business, and any other use would be contrary to the aims and policies of the Lincolnshire Structure Plan and the emerging South Holland District Local Plan.

7 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

This permission is granted in accordance with the application submitted as revised by the amended details (letters received from the Agent) dated 22nd May 1996, 14th June 1996 and 2nd July 1996.

This permission is in outline only and does not convey approval of the sketch drawings submitted with the application.

Your attention is drawn to the need to enter an agreement under Section 278 of the Highways Act in respect of this development.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice

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)

SOUTH HOLLAND DISTRICT COUNCIL

BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Housing and Planning Services
29-OCT-96 H13/0862/95

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13 | 0862 | 95

Date Registered 23 AUG 1995

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

TINSLEY FOODS LIMITED,
HOLBEACH ST. MARKS,
SPALDING,
LINCOLNSHIRE.
PE12 8HF

Tel. No. 01406 702000

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

JOHN ROBERTS ARCHITECTS LIMITED,
1 JAMES STREET,
LINCOLN.

Tel. No. 01522 533441
(Personal contact name) R. OLDHAM

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

O.S. FIELD NO. 3532, A17. MOULTON MARSH, SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEVELOPMENT - USE CLASSES B1, B2 and B8.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £4,000 (If you consider no fee is payable include a written explanation instead.)

Signed. [signature] Date 18.08.95

~~JOHN ROBERTS ARCHITECTS LIMITED~~

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 3.806 (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.**	

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(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 18.08.95.....
JOHN ROBERTS ARCHITECTS LIMITED

~~**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 18.08.95.....
JOHN ROBERTS ARCHITECTS LIMITED

~~**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 .....~~

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
N/A	
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	NO

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL

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: A17
Will there be
Individual accesse(s) ✓
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 — LOCAL DRAINAGE SYSTEM

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 — NOT KNOWN

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐ EFFLUENT TREATMENT PLANT

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?	NO	➡ Application No

6 ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary SEE ENCLOSING LETTER DATED 18 AUGUST 1995

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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

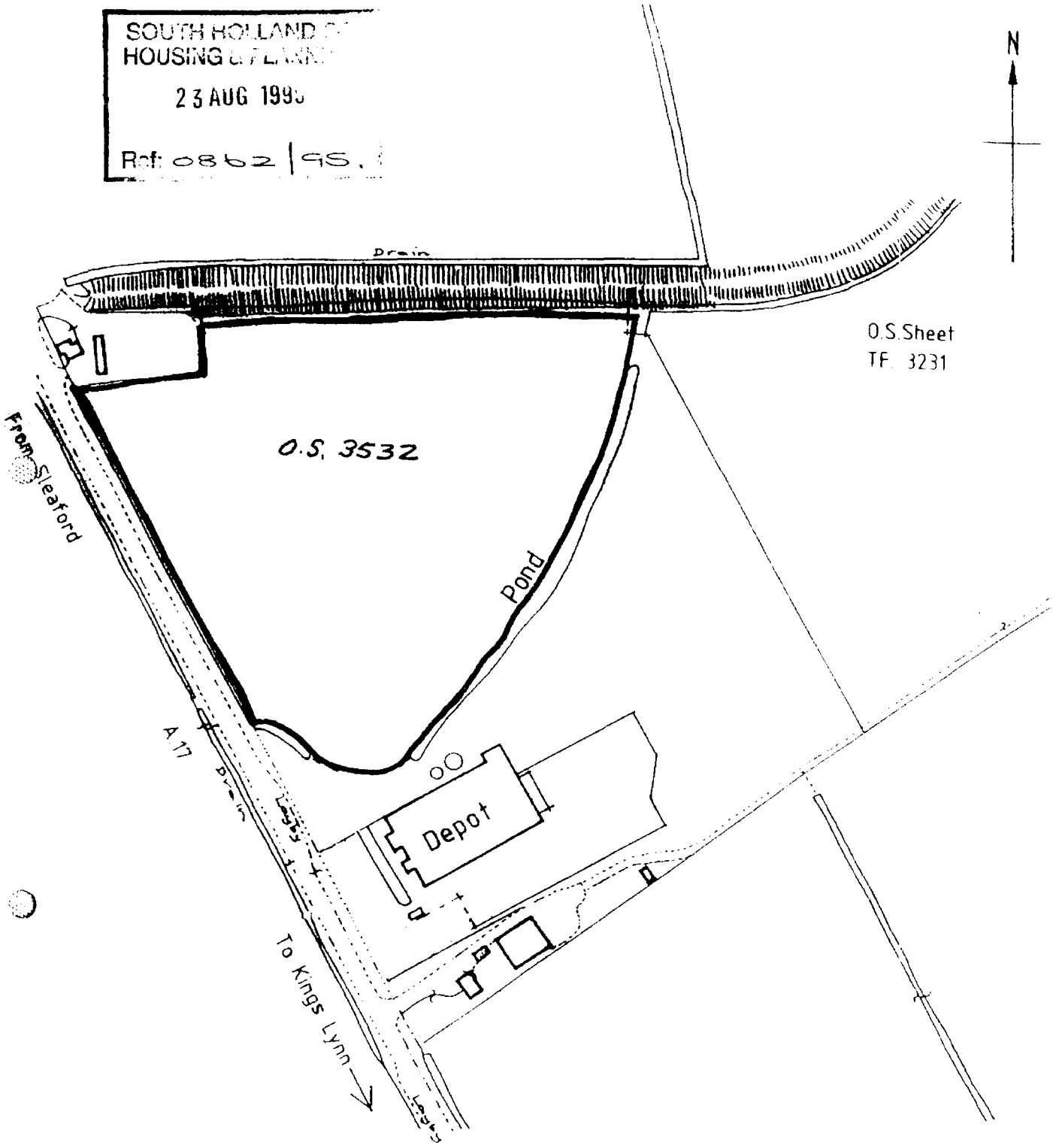
A. The proposal does not involve any alteration in existing floorspace ☐

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

Proposed total gross floorspace	15,000 sq. m.			Previous total gross floor space		sq. m.	
This new total includes the following net floorspace: NOT KNOWN							
Retail	sq. m.	Office	sq. m.	Indistrial	sq. m.	Warehousing	sq. m.
Other	sq. m. ➡	If so, please state use:					

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	NOT	KNOWN	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected			

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.	FOOD RELATED
If this 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	EXISTING DISTRIBUTION DEPOT ADJACENT WITH USE CLASSES B1, B2 and B8.
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: ☐ NOT KNOWN AT PRESENT.
If so please give details including gross floor area of such premises and state your intentions in respect of those premises.	
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	ON SITE PARKING/LOADING ETC. TO BE PROVIDED.
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)	NOT KNOWN
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	SITE TREATMENT & COLLECTION
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?	TO COMPLY WITH LEGISLATION



TINSLEY FOODS LTD: MOULTON MARSH.

JOHN ROBERTS ARCHITECTS LIMITED

1 James Street Lincoln LN2 1QD ☎ (0522) 533441 Fax (0522) 512888

Drwg No 5076T/10
Scale 1:2500
Date 18.08.95

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

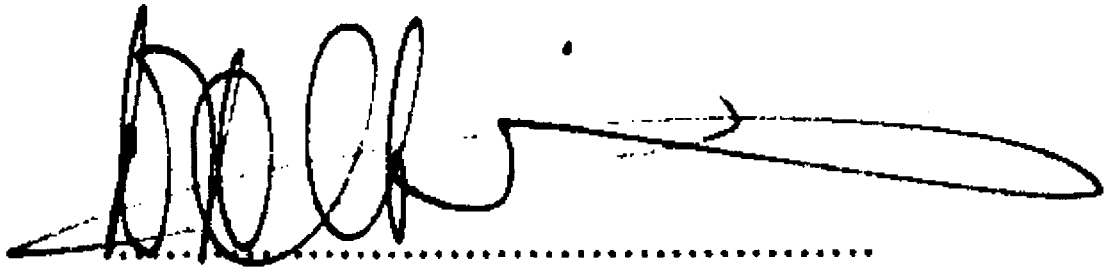
and

TINSLEY FOODS LIMITED

re

development (use Classes B1
B2 and B8) at Moulton Marsh

I hereby certify that this is a
true copy of the above Deed



.....

Assistant Chief Executive

THIS DEED is made the Sixteenth day of October One thousand nine hundred and ninety six **BETWEEN** THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and TINSLEY FOODS LIMITED whose registered office is situate at West Deeping Manor Peterborough in the County of Cambridge (hereinafter called "the Owner") of the other part

RECITALS

(1) The Council is the Local Planning Authority for the purposes of this Deed for the area within which the land described in the First Schedule ("the Land") is situated and by whom the obligations contained in this Deed are enforceable

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land

(3) The Owner has by application by its agents dated the eighteenth day of August one thousand nine hundred and ninety five ("the Planning Application") applied to the Council for permission to develop the Land in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars deposited with the Council and forming part of the Planning Application more particularly set out in the Second Schedule ("the Development")

(4) The Council has decided to grant planning permission for the Development in accordance with the Planning Application subject to the making of this Agreement without which planning permission for the development would not have been granted

NOW THIS DEED is made in pursuance of section 106 of the Town and Country Planning Act 1990 and is a planning obligation for the purposes of that section and **WITNESSES** as follows

1. The Owner covenants with the Council to observe the restrictions specified in the Third Schedule

2. It is agreed and declared as follows:

2.1 The expressions "the Council" and "the Owner" shall include their successors in title and assigns

2.2 The covenants contained in this Agreement shall take effect only upon the date specified by the Owner in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development was begun within the meaning of section 56 of the Town and Country Planning Act 1990

2.3 If the permission granted pursuant to the Planning Application shall expire before the Development is begun as defined above or shall at any time be revoked this Agreement shall forthwith determine and cease to have effect

2.4 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than one relating to the Development as specified in the Planning Application) granted (whether or not on appeal) after the date of this Agreement

2.5 The Council will upon the written request of the Owner at any time after the obligations of the Owner under this Agreement have been fulfilled issue written confirmation thereof and thereafter cancel all related entries in the Register of Local Land Charges

2.6 This Agreement is a local land charge and shall be registered as such

IN WITNESS whereof these presents have been duly executed as a Deed by the parties hereto the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land at Moulton Marsh shown edged red on the attached plan

SECOND SCHEDULE
(Details of "the Planning Application")

Application for development (Use Classes B1 B2 and B8) on the Land in accordance with the plans and particulars supplied therewith under planning application reference H13/0862/95

THIRD SCHEDULE
(Restrictions to be observed)

The Owner hereby covenants not to commence the Development until the following works have been completed to the satisfaction of the Highways Agency in accordance with the terms of an Agreement to be entered into with the Highways Agency under the provisions of Section 278 of the Highways Act 1980

a) the provision of a new junction on the A17 with a right turning facility
b) the removal of the existing layby on the A17 shown coloured pink on the plan annexed hereto
c) the closure of the existing access to the land shown edged blue on the plan annexed hereto
d) the provision of an internal link road between the Land and the land shown edged blue on the plan annexed hereto

THE COMMON SEAL OF THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)

Chairman of the Council

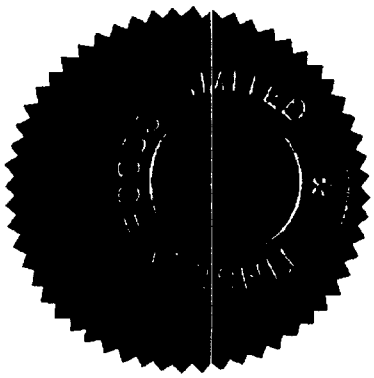
Assistant Chief Executive

6773

THE COMMON SEAL OF TINSLEY FOODS LIMITED was hereunto affixed in the presence of

DIRECTOR

SECRETARY



SHDC
-8 OCT
Housing & Planning
Received

Rolf Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt MaPS
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Jonathan M Roberts BA Hons Dip Arch RIBA
Pennie Dolby
Associates
David Broughton Dip Arch
Seth Duller
David North CEng FICE FInstHE
Company Secretary
Pennie Dolby

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 01522 533441
Fax No. 01522 512888

CHIEF EXECUTIVE'S
RECEIVED

RO/STB/5076T

27 September 1996

The Chief Executive,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2SE

For the attention of Miss J. M. Berridge

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Further to our letter of 24 September 1996, we should be pleased if you would ensure that Condition 6 of the proposed permission is worded, as agreed, in line with our letter to the Development Control Manager of 8 August 1996 - copy enclosed.

Yours faithfully,

John Roberts Architects Limited.

Enc.

RO/JAL/5076T

8 August 1996
BY FAX & POST

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Apolication No. H13/0862/95

We note your report on the above application to the Committee of 14 August 1996 and thank you for the recommendations contained therein.

In finalising the conditions, it would be appreciated if Condition 6 could be amended slightly to accord with our letter of 2 July 1996 and the decision of Messrs. Tinsleys as our letter of 14 June 1996 in that the words 'as part of' are changed to 'in conjunction with'.

This amendment would be very much appreciated.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq. (P&P)

SHDC
-9 SEP 1996
Housing & Planning

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt MaPS
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Jonathan M Roberts BA Hons Dip Arch RIBA
Pennie Dolby
Associates
David Broughton Dip Arch
Colin Duller
David North CEng FICE FInstHE
Company Secretary
Pennie Dolby

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 01522 533441
Fax No. 01522 512888

RO/JAL/5076T

6 September 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

We acknowledge receipt of your letter of 5 September 1996 and confirm the willingness of Tinsley Foods Limited to enter into the proposed Section 106 Agreement.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.+

FILE COPY

John Roberts Architects,
1 James Street,
Lincoln.

Mr J Blacklock

SAW/NRM/JJ
H13/0862/95

5 September 1996

Dear Sir/Madam,

H13/0862/95 - TINSLEY FOODS LTD, DEVELOPMENT (USE CLASSES B1, B2 AND B8) A17 MOULTON MARSH (OS 3532).

The above planning application was considered at the 14th August 1996 Development Control Committee where it was resolved that planning permission be authorised subject to completion of a Section 106 Obligation providing for:-

'Highway improvements to the A17 and the closure of the existing access to the Applicant's adjacent commercial premises on the A17 Moulton Marsh'.

Please could you confirm in writing that your Client is willing to enter into the above agreement.

I look forward to hearing from you as soon as possible.

Yours faithfully

N Midlen
Development Control Manager

Ron Oldham MBIAT
Ray Crowshaw Dip Arch ARIBA MIMgt MaPS
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
David Broughton Dip Arch
Colin Dutter
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Pennie Dolby

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 01522 533441
Fax No. 01522 512888

RO/JAL/5076T

8 August 1996
BY FAX & POST

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

We note your report on the above application to the Committee of 14 August 1996 and thank you for the recommendations contained therein.

In finalising the conditions, it would be appreciated if Condition 6 could be amended slightly to accord with our letter of 2 July 1996 and the decision of Messrs. Tinsleys as our letter of 14 June 1996 in that the words 'as part of' are changed to 'in conjunction with'.

This amendment would be very much appreciated.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq. (F&P)

HIGHWAYS
AGENCY

Midland Network Management Division

Heron House
49/53 Goldington Road
Bedford MK40 3LL

Direct Line: 01234 796646
Fax: 01234 796677

Our ref: F323314
Your ref: SAW/NRM/JJ H13/0862/95

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

1 August 1996

For The Attention Of Mr John Blacklock

Dear Sir

DEVELOPMENT OF SITE - A17 MOULTON MARSH, SPALDING FOR TINSLEY FOODS LIMITED - APPLICATION NO. H13/0862/95

I have investigated whether it is necessary for the layby on the east side of the A17 adjacent to Tinsley Foods at Moulton Marsh, affected by the above proposals, to be reprovided at the developer's expense.

Lincolnshire County Council have confirmed to me that the layby is very little used, and that there is no justification for its replacement. There are laybys of higher standard on the east side of the carriageway approximately 1 km both north and south of the affected layby (OSGR 319319 and 327303 respectively). The desirable minimum spacing of laybys for this section of the A17 single carriageway trunk road is between 2 and 5 km. (Design Manual for Roads and Bridges Volume 6, Section 3, TA57/87 refers). Therefore, by not replacing this layby the remaining laybys will still be within the desirable spacing.

I am content for the layby not to be reprovided, although the developer will need to amend/remove all signs indicating the presence of the layby and carry out any other physical works associated with the removal of the layby, at his expense.

The benefit to the Highways Agency if this proposed development goes ahead is that the existing sub-standard access to Tinsley Foods will be replaced with a safer junction designed to current standards, and this far outweighs the loss of one layby for which there is no justification.

I trust that this is helpful, but please let me know whether you also require me to issue a revised TR110 form removing the condition to relocate the layby, or whether you are content to use this letter as your authority to vary the conditions.

12/8/96
Solent Roads Engineering

Moulton Parish Council

75 Postland Road,
Crowland,
Peterborough PE6 0JB.
Telephone Peterborough 01733-210404
Clerk of the Council
R. R. Lowther

SHDC
12 AUG 1996
Housing & Planning
Received

District Planning Office,
South Holland District Council,
Priory Road,
Spalding.

7th August, 1996

Dear Mr Blacklock,

TINSLEY FOODS LTD, - A17 MOULTON MARSH [APPLICATION H13/0862/95]

I have to refer to my letter of the 17th July, 1996 and our subsequent telephone conversation regarding the above application.

I am now able to confirm to you the observations made by the sub-committee and relayed to you in my letter were duly endorsed at the full Council meeting held last evening the 6th August, 1996.

Yours sincerely,

Clerk of the Council.

approve

HIGHWAYS AGENCY

Midland Network Management Division

Heron House
49/53 Goldington Road
Bedford MK40 3LL.

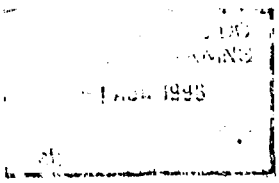
Direct Line: 01234 796646
Fax: 01234 796677

Facsimile

To: Mr John Blacklock

Fax No: 01775 711253

Address: South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs



From: ALAN NEILL

Date: 1 August 1996 Time: 3.35 pm

No. of pages: 3 (including this one)

Subject: DEVELOPMENT OF SITE - A17 MOULTON MARSH, SPALDING FOR TINSLEY FOODS LIMITED - APPLICATION NO. H13/0862/95

Attached is a copy of my letter of 1 August 1996 concerning the above.

Regards

Alan Neill

HIGHWAYS AGENCY

Midland Network Management Division

Heron House
49/53 Goldington Road
Bedford MK40 3LL

Direct Line: 01234 796646
Fax: 01234 796677

Our ref: F323314
Your ref: SAW/NRM/JJ H13/0862/95

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

1 August 1996

For The Attention Of Mr John Blacklock

Dear Sir

DEVELOPMENT OF SITE - A17 MOULTON MARSH, SPALDING FOR TINSLEY FOODS LIMITED - APPLICATION NO. H13/0862/95

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The benefit to the Highways Agency if this proposed development goes ahead is that the existing sub-standard access to Tinsley Foods will be replaced with a safer junction designed to current standards, and this far outweighs the loss of one layby for which there is no justification.

I trust that this is helpful, but please let me know whether you also require me to issue a revised TR110 form removing the condition to relocate the layby, or whether you are content to use this letter as your authority to vary the conditions.

Yours faithfully

Alan Neill

ALAN NEILL
Area Engineer for Lincolnshire

HIGHWAYS
AGENCY

SHDC
31 JUL 1996
Housing & Planning
Received

Lincolnshire Area Team
Midland Network Management Division
Heron House
49/53 Goldington Road
Bedford MK40 3LL
Facsimile: 01234-796081
Switchboard: 01234-796000

Direct Line: 01234-796656
Fax No: 01234-796677

Our Ref: F323314

Your Ref: SAW/NRM/JJ H13/0862/95

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of Mr.J.Blacklock

26 July 19

Dear Sir

DEVELOPMENT OF SITE - MOULTON MARSH, SPALDING.
FOR TINSLEY FOODS LIMITED - APPLICATION NO. H13/0862/95

Please accept our revised conditions for the above development. If you need clarification or ha any queries please do not hesitate to ring me on 01234 - 796656 or contact Alan Neill on 0123 706646.

Yours faithfully

Patrick Phelan

P. PHELAN
LINCOLNSHIRE ASSISTANT AREA ENGINEER

31/7/96 TELECON WITH MC
NEALE.
HIGHWAYS AGENCY UN
ABOUT IMPLICATIONS
(LOCATION CERTIFI
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Department of Transport

TR 110

FORM OF NOTIFICATION BY THE SECRETARY OF STATE FOR TRANSPORT RELATING TO AN APPLICATION FOR PERMISSION FOR (Revised April 1991)

Development Affecting Trunk (including Special)Roads

To the Clerk,

South Holland District Council

Council's Reference.H13/0862/95.....

Department of Transport Reference .F323314.....

With reference to the notification of an application ~~on Form TR 100~~ dated 9/1/96 relating to the following proposed development:

	Horizontal			Vertical		
1 a National Grid Reference of a central point on site	F	3	2	3	3	1	4

b Address or location: A17, Moulton Marsh, Spalding Lincs

2 Name and classification number of affected road(s): A17

3 Applicant's or agent's name and address: Tinsley Foods Ltd
Holbeach St Marks
Spalding, Lincs
PE12 8HF

4 Date of receipt of application:09/01/96

5 Particulars of development and/or change of use as shown on plan number: 5076T/04
dated: APRIL 1996

Development (Use Classes B1,B2 & B8)

Delete any which do not apply

i. Building operation
ii. Engineering operation (which includes a means of access)
~~iii. Mining operation~~
~~iv. Other operation~~
v. Material change in the use of any building or other land

6 State whether outline or detailed application: Outline

Notice is hereby given under Article 10 of the Town and Country Planning (General Development Procedure) Order 1995
(SI No 1995/419) that the Secretary of State for Transport

~~* a does not propose to give a direction restricting the grant of permission~~

~~* b directs that permission be refused (see overleaf for reasons)~~

* c directs that any permission which the Planning Authority may give shall include the conditions shown overleaf, for the reasons shown.

Signed by authority of the Secretary of State

Date:26 July 1996

..... P Fisher (Signature)

PETER FISHER.....P FISHER.....(Name)

PROJECT MANAGER LINCOLNSHIRE.....(Position)

MIDLAND MNMD - HIGHWAYS AGENCY.....(Region)

Department of Transport

* Delete as necessary

CONDITION(S) to be attached to any permission the Council may give

The proposed changes illustrated in drawing 5076T/04, dated April 1996, are carried out before the development is opened, ie:

a. A new junction incorporating a right turn facility is provided on the trunk road as shown, to Highways Agency standards.

b. The existing access to the south of the new access is to be closed simultaneously with the new access being opened.

c. A linkage road is provided, allowing access to that part of the site where trunk road access is to be closed off, simultaneously with the new access being opened.

d. Access for construction of development is to be via existing access.

e. The existing trunk road layby adjoining the property should be located to the satisfaction of the Highways Agency.

REASON(S) for the direction at *b* or *c* overleaf:-

a. To allow vehicles to turn safely from the trunk road into the site and maintain free flow of traffic on the trunk road.

b,d. To reduce the risk of accident associated with accesses.

c. To enable the whole site to be accessed from the proposed new junction on the trunk road.

e. To ensure safe operation of the layby and its retention.

NOTE: THESE CONDITIONS SHOULD BE READ IN CONJUNCTION WITH OUR COVERING LETTER DATED 17 JULY 1996

HIGHWAYS
AGENCY

Lincolnshire Area Team
Midland Network Management Division
Heron House
49/53 Goldington Road
Bedford MK40 3LL
Facsimile: 01234-796081
Switchboard: 01234-796000

Direct Line: 01234-796656
Fax No: 01234-796677

Our Ref: F323314

Your Ref: SAW/NRM/JJ H13/0862/95

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

SHDC
25 JUL 1996
Housing & Planning
Received

For the attention of Mr J Blacklock

17 July 1996

Dear Sir

DEVELOPMENT OF SITE - A17, MOULTON MARSH, SPALDING FOR TINSLEY FOODS LIMITED - APPLICATION NO. H13/0862/95

The Conditions mentioned in the TR110 dated 17/7/96 can be facilitated by means of a section 278 agreement. This will allow the developer to carry out the required improvements on highway land, the costs to be borne by the developer.

Although details of the proposals have not been worked out we would expect the proposed junction to be designed according to Highways Agency standards. One purpose of the section 278 agreement is to ensure this.

Yours faithfully

Patrick Phelan.

P. PHELAN
LINCOLNSHIRE ASSISTANT AREA ENGINEER

(1) 29/7/96
PHONED H AGENCY.
MR PHELAN ON
HOLIDAY
REQUESTED ~~FAX~~
THAT LATEST COMMENTS
FROM AGENCY (POST
17/7/96) SHOULD BE
FAXED THROUGH

epartment of Transport

TR 110

FORM OF NOTIFICATION BY THE SECRETARY OF STATE FOR TRANSPORT RELATING TO AN APPLICATION FOR PERMISSION FOR (Revised April 1991)

Development Affecting Trunk (including Special)Roads

To the Clerk,

South Holland District Council

Council's Reference.H13/0862/95.....

Department of Transport Reference .F323314.....

With reference to the notification of an application on Form **TR 108** dated relating to the following proposed development:

		Horizontal			Vertical		
1 a National Grid Reference of a central point on site	F	3	2	3	3	1	4

b Address or location: A17, Moulton Marsh, Spalding Lincs

2 Name and classification number of affected road(s): A17

3 Applicant's or agent's name and address: Tinsley Foods Ltd
Holbeach St Marks
Spalding, Lincs
PE12 8HF

4 Date of receipt of application:09/01/96

5 Particulars of development and/or change of use as shown on plan number: 5076T/04
dated: APRIL 1996

Development (Use Classes B1,B2 & B8)

Delete any which do not apply

i. Building operation
ii. Engineering operation (which includes a means of access)
~~iii. Mining operation~~
iv. Other operation
v. Material change in the use of any building or other land

6 State whether outline or detailed application: Outline

Notice is hereby given under Article 10 of the Town and Country Planning (General Development Procedure) Order 1995
(SI No 1995/419) that the Secretary of State for Transport

* ~~a does not propose to give a direction restricting the grant of permission~~
* ~~b directs that permission be refused (see overleaf for reasons)~~
* c directs that any permission which the Planning Authority may give shall include the conditions shown overleaf, for the reasons shown.

Signed by authority of the Secretary of State

Date: 17 July 1996

..... (Signature)

ALAN NEILL.....(Name)

AREA ENGINEER LINCOLNSHIRE.....(Position)

MIDLAND MNMD - HIGHWAYS AGENCY.....(Region)

Department of Transport

* Delete as necessary

Moulton Parish Council

75 Postland Road,
Crowland,
Peterborough PE6 0JB.
Telephone Peterborough 01733-210404

Clerk of the Council
R. R. Lowther

District Planning Office,
South Holland District Council,
Priory Road,
Spalding.

17th July, 1996

Dear Mr Blacklock,

TINSLEY FOODS LTD, - A17 MOULTON MARSH [APPLICATION H13/0862/95]

I refer to our telephone conversation and the subsequent receipt of copy letters referring to Tinsley's application for the development of the Washway Road site.

I have now contacted the Vice-Chairman, the Chairman being on holiday, together with three of the four Seas End councillors all of whom support the proposal you outlined to me but with the proviso that all legal documentation should be completed and signed before the Development Control Committee makes any decision on the application.

Yours sincerely,

R. R. Lowther

Clerk of the Council.

Ans yes / no Reconsult with D/C — / no further Response.
26/1

— go with covering letter / cy 14/8 Mtg.
+ W/Member ? Signing etc }.

— b. adjust byelt / take on board. Early planning.
Patent Letter.

— end 6. → Rec subject to Gen Ins ?
No. This must be
consistent with the
Liquidation decision.
SB DR 29/9

[illegible]

Please also can we
write to D?

11/5

COUNTY OFFICES
NEWLAND • LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

ENVIRONMENTAL SERVICES DIRECTORATE
Director: Joe Emmerson

Environment Development Division,
City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref: SAW/NRM/JJ
My Ref: H13/0862/95/RCA
H13/86295/RCA

Director of Housing & Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

- 5 JUL 1996
Housing & Planning
Received

For further information contact
Mr D Butt
Telephone Lincoln (01522) 553043

2 July 1996

For the attention of Mr J Blacklock

Dear Sir

DEVELOPMENT - USE CLASSES B1, B2 AND B8
OS FIELD NO 3532 - A17 MOULTON MARSH, SPALDING

I write further to your letter of 11 June 1996 for which I thank you. I would reiterate the support of the County Council concerning this proposal as set out in the report which accompanied my letter of 28 February 1996.

I am of the opinion that the more relevant Structure Plan Policy is Policy 12A from Structure Plan Alteration No 2 (Employment and Shopping). Policy 18A is intended to relate to major new one-off proposals such as a major national new development which cannot be relocated on an already allocated employment site. This is made clear in the Policy's explanation. Notwithstanding this I would agree that it would be helpful to clarify the relationship of the proposal to the applicants existing business and to the relationship between the proposed and existing distribution sites.

I hope that these comments are of help.

Yours faithfully

D Butt

for Director of Environmental Services

40085.d71

Printed on Recycled Paper

FILE COPY

Mr R R Lowther,
Clerk to Moulton
Parish Council,
75 Postland Road,
Crowland,
Peterborough.
PE6 0JB.

Mr J Blacklock

SAW/NRM/JJ
H13/0862/95

10 July 1996

Dear Sir,

TINSLEY FOODS LTD, DEVELOPMENT (USE CLASSES B1, B2 AND B8) - A17 MOULTON MARSH.

Further to your comments of 22nd January 1996 in connection with the above, I enclose copies of correspondence from the Applicant's Agent, which clarifies the terms and purpose of the application.

I would be grateful for your Council's comments by 24th July 1996, the date of the next Development Control Committee meeting.

Yours faithfully

N Midlen
Development Control Manager

Enc.

11/7/96 TELECON WITH MR LOWTHER, EXPLAINED REASONS FOR LENGTH OF TIME TO PROCESS APPLICATION. REQUESTED PC RESPONSE BY 24/7 — MR LOWTHER TO EXPEDITE RESPONSE.

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt MaPS
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
David Broughton Dip Arch
Colin Duller
David North CEng FICE FInstHE
Jonathan Roberts BA Hons Dip Arch RIBA
Company Secretary
Pennie Dolby

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 01522 533441
Fax No. 01522 512888

RO/STB/5076T

2 July 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter of 19 June 1996 which we have considered with the applicants.

We would propose the following:-

01. that a Section 106 Agreement is completed in respect of an obligation providing for highway improvements to the A.17 under a Section 278 Agreement.

02. that the permission includes a condition as follows:-

"The development hereby permitted shall be operated only in conjunction with the adjoining commercial development shown outlined blue on Drawing No. 5076T/10 attached".

We enclose a copy of the drawing referred to in 02.

If there are any difficulties still arising in respect of determination of this application, then we await hearing from you.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.

Enc.

FILE COPY

John Roberts Architects Ltd,
1 James Street,
Lincoln.
LN2 1QD.

Mr J Blacklock

SAW/NRM/JJ
H13/0862/95
RO/STB/5076/T
19 June 1996

Dear Sir,

DEVELOPMENT OF SITE - A17 MOULTON MARSH, SPALDING - TINSLEYS FOODS LTD.

Thank you for your letter dated 14th June 1996 and enclosure in regard to the above.

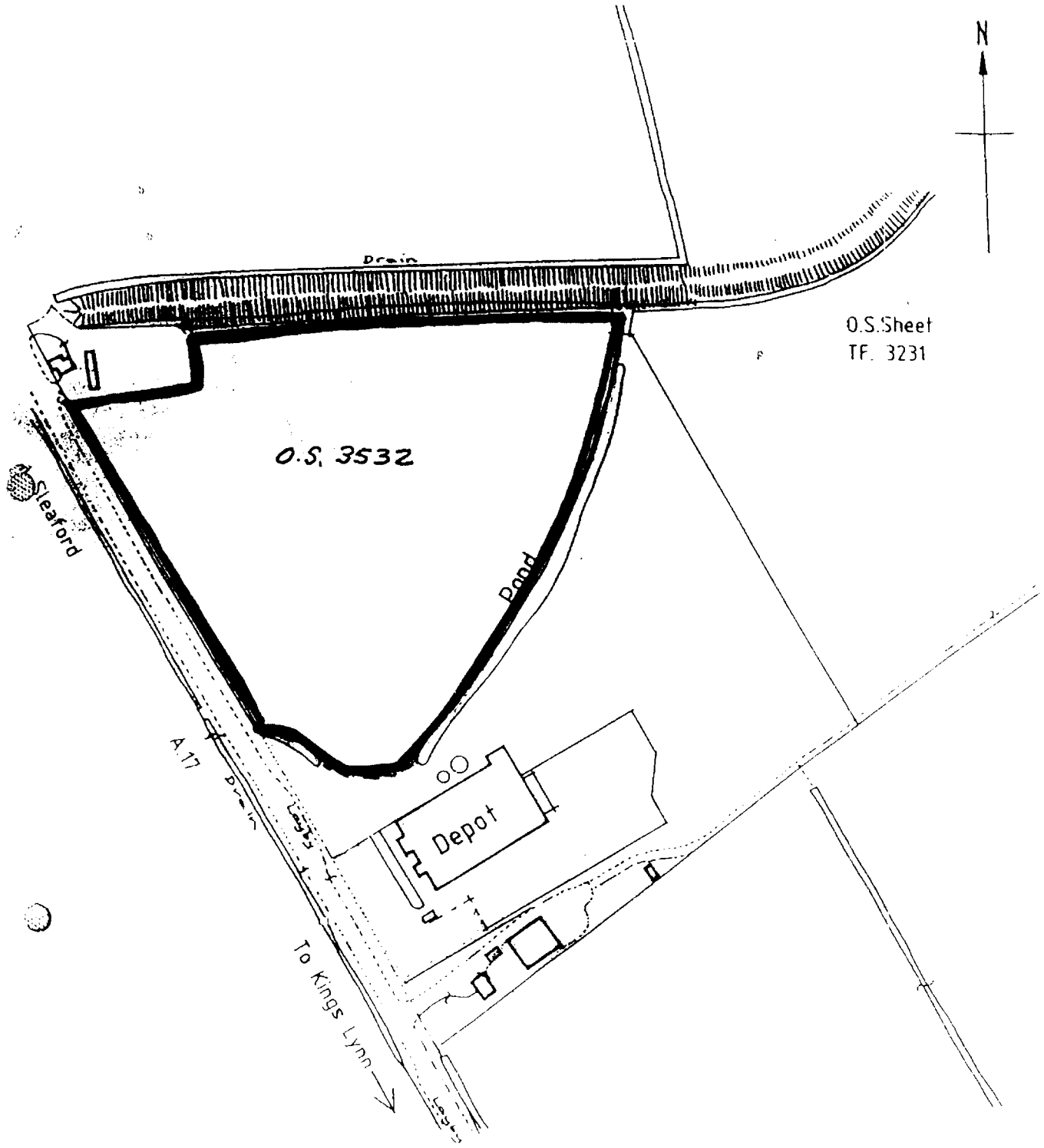
In view of the stated intentions of your Client, could you please confirm whether your Client would be prepared to accept a Secton 106 Obligation under the terms of the Town and Country Planning Act 1990 providing for the proposed development to be operated as an integral part of the operational currently undertaken on the adjoining industrial land owned by your Client.

On the assumption that you are able to give an affirmative reply, I am hopeful your application can be submitted to the meeting of the Development Control Committee on 24th July 1996.

I took forward to hearing from you.

Yours faithfully

N Midlen
Development Control Manager



TINSLEY FOODS LTD: MOULTON MARSH.

JOHN ROBERTS ARCHITECTS LIMITED

1 James Street Lincoln LN2 1QD ☎ (0522) 533441 Fax (0522) 512888

Drwg No 5076T/10
Scale 1:2500
Date 18·08·95

SHDC
17 JUN 1996
Housing & Planning
Received

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt MaPS
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABIEng
Pennie Dolby
Associates
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Telephone 01522 533441
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RO/STB/5076T

14 June 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application NO. H13/0862/95

Further to our letter of 22 May 1996, the Directors of Tinsley Foods Limited considered your letter of 3 May 1996 and we now enclose a copy extract from the Minutes (Minute 4) of their meeting held on Monday 3 June 1996.

Although we have had no response to our aforementioned letter, we trust that the enclosed will give your Council the necessary assurances that it is seeking and that the application can now be progressed to Committee with a positive recommendation for permission to be granted.

We should be pleased if you could advise us of the date of the Committee at which the application will be considered and, in due course, we should also be pleased to receive a copy of your report and recommendation.

Yours faithfully,

R. Oldham

pp John Roberts Architects Limited.

Dictated by Mr. R. Oldham
and signed in his absence

c.c. Tinsley Foods Limited - K. Barber Esq.

SHDC
17 JUN 1996
Housing & Planning
Received

Ron Oldham MBIAT
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James Street Lincoln LN2 1QD
Telephone 01522 533441
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RO/STB/5076T

14 June 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application NO. H13/0862/95

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Yours faithfully,

R. Oldham

pp John Roberts Architects Limited.

Dictated by Mr. R. Oldham
and signed in his absence

c.c. Tinsley Foods Limited - K. Barber Esq.

FILE COPY

Mr A Neal,
Highways Agency,
Midlands Network
Management Division,
Heron House,
49-53 Goldington Road,
Bedford.
MK40 3LL.

Mr J Blacklock

SAW/NRM/JJ
H13/0862/95
F323314
11 June 1996

Dear Sir,

DEVELOPMENT - USE CLASSES B1, B2 AND B8
O.S. FOOD NO. 3532 - A17 MOULTON MARSH, SPALDING.

With reference to the above, I enclose a copy of a letter dated 26th April 1996 and a copy of my reply which I trust you will find self-explanatory.

I would be grateful for any comments you may wish to make.

Yours faithfully

N Midlen
Development Control Manager

Enc.

H13/0562/95

Conversation KTS/CTS 12/6/96

KTS explained policy background and instructions arising from our correspondence with Tinsleys' agents

CTS phoned K Barker of Tinsleys. KB confirmed there is a practice proposal to expand the business which already takes place at the advertised premises. A copy of recent minutes of the Tinsley board is being sent to us by the agents. KB is happy to talk to us about the minutes to make sure our misgivings are justified.

CTS asked to be advised of any relevant matters to report planning permission, prior to finalisation of report

12/6/96

FILE COPY

MEMORANDUM

To: Client Manager (Resources)
FAO: J Berridge

From: Development Control Manager
JB/JJ H13/0862/95

Date: 15 August 1996

SUBJECT: **PLANNING APPLICATION H13/0862/95 - A17 MOULTON MARSH, SPALDING - TINSLEY FOODS LTD.**

Further to the resolution of the Development Control Committee, I enclose the following in order that the Section 106 Obligation may be expedited:-

1. Copy of application forms.
2. 10 copies of the application plan.

N Midlen
Development Control Manager

Enc.

LINCOLNSHIRE TEC
Lincolnshire's own Training & Enterprise Council

SOUTH HOLLAND DISTRICT COUNCIL

Development Control Services Manager,
Dept of Housing & Planning Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
PE112XE

Ref:- H13/0862/95

Date:- 5th August'96

Dear Mr Midlen,

Proposed Development by Tinsleys Foods Ltd : off the A17, Moulton Marsh.

I refer to the details of the current application for the above development, including the additional enclosure and correspondence following further discussions with yourselves. I apologise for the relative lateness of my response, but those discussions have affected the original timetable for action. However,as you are probably aware, the company is one the District's major employers, and to date they have made a significant capital investment in the area, including the acquisition and development of the adjoining transport & distribution depot, as part and parcel of the company's overall capital development programme. I believe that the level of investment which has been made by the company over the last 30 years is adequate confirmation of the importance of their contribution to the economy of the District.

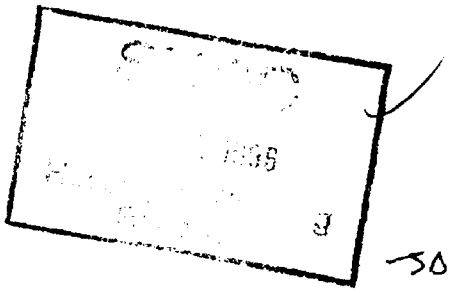
Whilst the recent acquisition of the depot and the application site is no doubt opportune nevertheless in my view, it should be seen to reflect also, not only a continuing commitment to the development of Tinsley Foods Ltd, but one which will help to sustain the pre-eminence of the District's economy by retaining, as much as is possible, further investments in the area's food processing industry within the South Holland fold.

However, although I can appreciate the need for some conditional qualification in respect of any approval that may be given, on this occasion, there is no doubt that from an economic viewpoint the applicant's proposal to invest in this site (including an improved access onto the A17) is to be welcomed and encouraged.

All in all I find the proposals to be consistent with the objectives of the Council's Economic Development Strategy, and in particular, on the evidence available, to offer better prospects than previuosly existed, for developing a high profile site alongside a national strategic route with the potential to improve the access arrangements onto that route. I would be grateful if the reasons for my support for the application could be reported to the Committee.

Yours sincerely,

Brian Smith (Economic Development Officer)
3 Enterprise Way • South Holland Enterprise Park • Pinchbeck • Spalding • Lincolnshire PE11 3YR
Telephone 01775 712833 • Fax 01775 712834



Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt MaPS
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
David Broughton Dip Arch
Colin Duller
David North CEng FICE FInstHE
Jonathan Roberts BA Hons Dip Arch RIBA
Company Secretary
Pennie Dolby

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 01522 533441
Fax No. 01522 512888

RO/JAL/5076T

22 May 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter of 3 May 1996. The content of this has been referred to Tinsley Foods Limited and will be considered by the company's Directors at a meeting on 03 June 1996 and we will advise you further on paragraphs two and three following this.

In the meantime and if possible by Wednesday 29 May 1996, we would appreciate a draft of the wording of the 'legal obligation' to which you refer in paragraph three and a note of the section/authority of the Town & Country Planning Act 1990 to which it will relate.

In respect of the predominance of B8 use, you will appreciate that the existing distribution unit has the benefit of permission for Use Classes B1, B2 and B8 and to a greater or lesser extent, these uses now exist on site.

Regarding the access, we confirm that this is now a matter in principle to be determined at the outline application stage as an integral part of the application and the application can be considered to be amended accordingly.

Regarding your comments as to invalidity, we have a communication from you dated 09 January 1996 validating the application and stating that if the application was not determined by 01 March 1996 then an appeal could be lodged within 6 months of that date. In addition, your letter of 21 February 1996 suggested that the application might be withdrawn - it could not be withdrawn if it was not valid. As you know there has also been communication and correspondence between us in the intervening period to date which can be construed as extending the original period for determination.

/Continued. . .

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

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Mr D. Butt
Director of Environmental Services
Lincs County Council
City Hall
Lincoln
LN1 1DN

Mr J. Blacklock

SAW/NRM/LT
H13/0862/95
H13/862/95/DB/CMS
3 May 1996

Dear Sir,

Development - Use Classes B1, B2 and B8
O. S. Food No. 3532 - A17, Moulton Marsh, Spalding.

With reference to the above, I enclose a copy of a letter dated 26/04/96 and a copy of my reply which I trust you will find self explanatory.

I would be grateful for any comments you may wish to make.

Yours faithfully,

N R Midlen
Development Control Manager

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

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Mr A Neal
Highways Agency
Midland Network Management Division
Heron House
49/53 Gredington Road
Bedford
MK40 3LL

Mr J. Blacklock

SAW/NRM/LT
H13/0862/95
F 323314
3 May 1996

Dear Sir,

Development - Use Classes B1, B2 and B8
O. S. Food No. 3532 - A17, Moulton Marsh, Spalding.

With reference to the above, I enclose a copy of a letter dated 26/04/96 and a copy of my reply which I trust you will find self explanatory.

I would be grateful for any comments you may wish to make.

Yours faithfully,

N R Midlen
Development Control Manager

FILE COPY

John Roberts Architects Limited
1 James Street
Lincoln
LN2 1QD

Mr J. Blacklock

SAW/NTM/LT
H13/0862/95
RO/JAL/5076T
3 May 1996

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter dated 26/04/96 in connection with the above.

As you know it is the concern of the Authority to establish for the purpose of interpreting structure plan policy, the functional relationship between the proposed development and your clients existing operations adjoining the site and elsewhere in the locality.

In this regard I note you state in your letter that the proposed B8 use will 'predominate' to support the existing adjoining distribution unit. The inference I draw is that not all the proposed uses on the site will have such a link and therefore I feel you should be aware this will be a factor in the interpretation that will be upon the appropriate structure plan provision, namely, policy 18A and policy EMPS of the emerging district local plan. Could you confirm clearly on behalf of your client whether the proposed development will be an expansion of your clients existing business and if they would accept a legal obligation to ensure that this will be the case.

I also note you refer to the plan enclosed with your letter as 'illustrative' but as the revised concept of the development relies heavily upon a single defined point of access, I consider the means of access should be a matter determined at the outline stage, although I accept that the exact design of access can be dealt with at a later stage. The Article 7 Direction was issued, in fact, to establish this point.

I would be obliged, therefore, if you would agree to means of access being treated as an integral part of the application to be determined at this, outline stage.

I would add that, in fact, as matters stand technically, your application is invalid as you have not to date complied with the direction or appealed against it. Moreover, your appeal rights have now lapsed. However, to expedite matters, I am prepared to treat means of access, if requested by yourselves, as being an integral part of the application. Otherwise, I shall have no option but to treat the application as invalid.

I trust the comments will be of assistance.

Yours faithfully,

N R Midlen
Development Control Manager

TINSLEY FOODS LIMITED

MINUTES OF THE DIRECTORS' MEETING

HELD ON 3RD JUNE 1996

Present: HT, KRB, AH, PR, GH

---

4. **DISTRIBUTION DEPOT**

The directors considered the present situation in respect of the current application for outline planning permission for development of the site adjoining the existing premises on the A17 and the Council's letter to John Roberts Architects Limited of 3rd May 1996 and they confirmed :-

(a) that it is the current intention of the Company that the site be developed in conjunction with the existing premises used principally as a distribution unit in order to provide for the continued expansion and development of the Company;

(b) that any development adjoining the existing premises must have the benefit of the same use classes as are already permitted in respect of the existing premises.

(c) that a single access on the A17 to serve both the existing premises and new development should be provided.

(d) that the Council should be reassured as to the Company's intent to both maintain and expand their present commitment and employment level in the area and seek the Council's support accordingly.

TINSLEY FOODS LIMITED

MINUTES OF THE DIRECTORS' MEETING

HELD ON 3RD JUNE 1996

Present: HT, KRB, AH, PR, GH

---

4. **DISTRIBUTION DEPOT**

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(c) that a single access on the A17 to serve both the existing premises and new development should be provided.

(d) that the Council should be reassured as to the Company's intent to both maintain and expand their present commitment and employment level in the area and seek the Council's support accordingly.

FILE COPY

Mr D Butt,
Director of Environmental
Services,
Lincolnshire County Council,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

Mr J Blacklock

SAW/NRM/JJ
H13/0862/95
H13/862/95/DB/CMS
11 June 1996

Dear Sir,

DEVELOPMENT - USE CLASSES B1, B2 AND B8
O.S. FOOD NO. 3532 - A17 MOULTON MARSH, SPALDING.

With reference to the above, I enclose a copy of a letter dated 26th April 1996 and a copy of my reply which I trust you will find self-explanatory.

I would be grateful for any comments you may wish to make.

Yours faithfully

N Midlen
Development Control Manager

Enc.

RO/JAL/5076T

22 May 1996

Development Control Manager,
South Holland District Council

2/Continued. . .

Perhaps you could therefore explain why you arrive at your conclusions regarding invalidity albeit that this aspect will be set aside by reason of paragraph three above.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING AND PLANNING SERVICES DEPARTMENT

MRS SALLY WALTHAM
BA(Hons) FCIH
Director of Housing and Planning Services

John Roberts Architects Limited
1 James Street
Lincoln
LN2 1QD

Your Contact: Mr J. Blacklock
Our Ref: SAW/NTM/LT
Your Ref: H13/0862/95
RO/JAL/5076T
Date: 3 May 1996

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter dated 26/04/96 in connection with the above.

As you know it is the concern of the Authority to establish for the purpose of interpreting structure plan policy, the functional relationship between the proposed development and your clients existing operations adjoining the site and elsewhere in the locality.

In this regard I note you state in your letter that the proposed B8 use will 'predominate' to support the existing adjoining distribution unit. The inference can be drawn is that not all the proposed uses on the site will have such a link and therefore I feel you should be aware this will be a factor in the interpretation that will be upon the appropriate structure plan provisions namely, policy 18A.* Could you kindly confirm on behalf of your client that all the proposed development will be a extension of your clients existing business

I also note you refer to the plan enclosed with your letter as 'illustrative' but as the revised concept of the development relies solely upon a single defined point of access, I consider the means of access should be a matter determined at the outline stage, although I accept that the exact design of access can be dealt with at a later stage. * This is why the Article 7 Direction was issued to confirm you

I would be obliged, therefore, if you would agree to means of access being treated as an integral part of the application to be determined at this, outline stage. as required by the Article 7 direction.

I trust the comments will be of assistance.

Yours faithfully,

Appeal in this case - would application permit be determined

N R Midlen
Development Control Manager

Housing and Planning
Services Department
Council Offices
Priory Road,
Spalding,
Lincolnshire, PE11 2XE
Telephone: (01775) 761161
Fax (01775) 710772

* Adopted Structure Plan + emerging Local Plan

* if they would accept a legal agreement to ensure that this will be the case.

29 APR 1996
Housing & Planning
Received

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT AE Eng
Pennie Dolby
Associates
David Broughton Dip Arch
Colin Duller
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Jonathan Roberts BA Hons Dip Arch RIBA
Company Secretary
Pennie Dolby

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 01522 533441
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RO/JAL/5076T

26 April 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Further to our letter of the 4 April 1996, we now submit the following to support the current application:-

01. Statement on behalf of Tinsley Foods Limited dated 25.04.96.

02. Illustrative Layout - Drawing No. 5076T/4.

The layout recognises the requirement for a single access to serve both the new and existing units with internal site linkage.

In respect of the final paragraph of the letter of the Highways Agency of 31 January 1996, we would propose that the traffic/design data and, indeed, the detailed layout of the new access, form part of any later reserved matters submission.

It is confirmed that at the appropriate time, the applicants will enter into a relevant Section 278 Agreement.

We should now be pleased of the early consideration and determination of the application by your Committee.

Yours faithfully,

John Roberts Architects Limited.

c.c. Highways Agency - S. Amor Esq.+
Tinsley Foods Limited - K. Barber Esq.+

It was therefore fortuitous that in 1994, the opportunity arose for Tinsley Foods Limited to acquire vacant premises on the A17 previously occupied by W. Cooley and Sons and to establish this primarily as a distribution depot although permission for Use Classes B1, B2 and B8 (Business, General Industrial, Storage and Distribution) was granted on 03 June 1994 (permission reference H13/0238/94).

Also in 1994, with further expansion and establishment in the area in mind, the company purchased an 11 acre site on Enterprise Way in Spalding. This has a permission for Use Classes B1, B2 and B8 granted on 21.03.94 (permission reference H14/0045/94).

The company currently employs some 1600 staff with a payroll which stands in the order of £18m annually. The majority of this amount must find its way into the local economy as most of the staff reside in the South Holland area. It has always been the policy of Tinsley Foods Limited to derive its labour from local sources. The company also actively supports local activities and organisations.

It is the intention of Tinsley Foods Limited to remain as a predominant company - it has already obtained BS5750/ISO 9002 accreditation - and major employer in the district. In order to do this it has to have the knowledge that the future is secure in terms of site availability and use. It is now envisaged that the site in Spalding will be developed for high class production units. Meanwhile, the demand for increased storage and distribution facilities, not only to cover the requirements of Tinsley Foods Limited but also other local producers and suppliers, continues to grow.

In acquiring the premises on the A17 in 1994, a large area of some 9 acres to the north of the existing building was also included. It is this area to which the current application for outline planning permission for Use Classes B1, B2 and B8 refers. The current intention is that the B8 use will predominate to supplement and support the existing adjoining distribution unit as well as the main site at Sluice Road.

/Continued. . .

3/Continued, . .

The new development could provide additional long term employment for some 30 staff, but, importantly, will also indirectly allow the continued employment and expansion of the core food processing operation, therefore bringing further growth and prosperity to the area and provide Tinsley Foods Limited with the security of a development programme for the next 5 - 10 years, so ensuring its continued and valuable presence in the area.

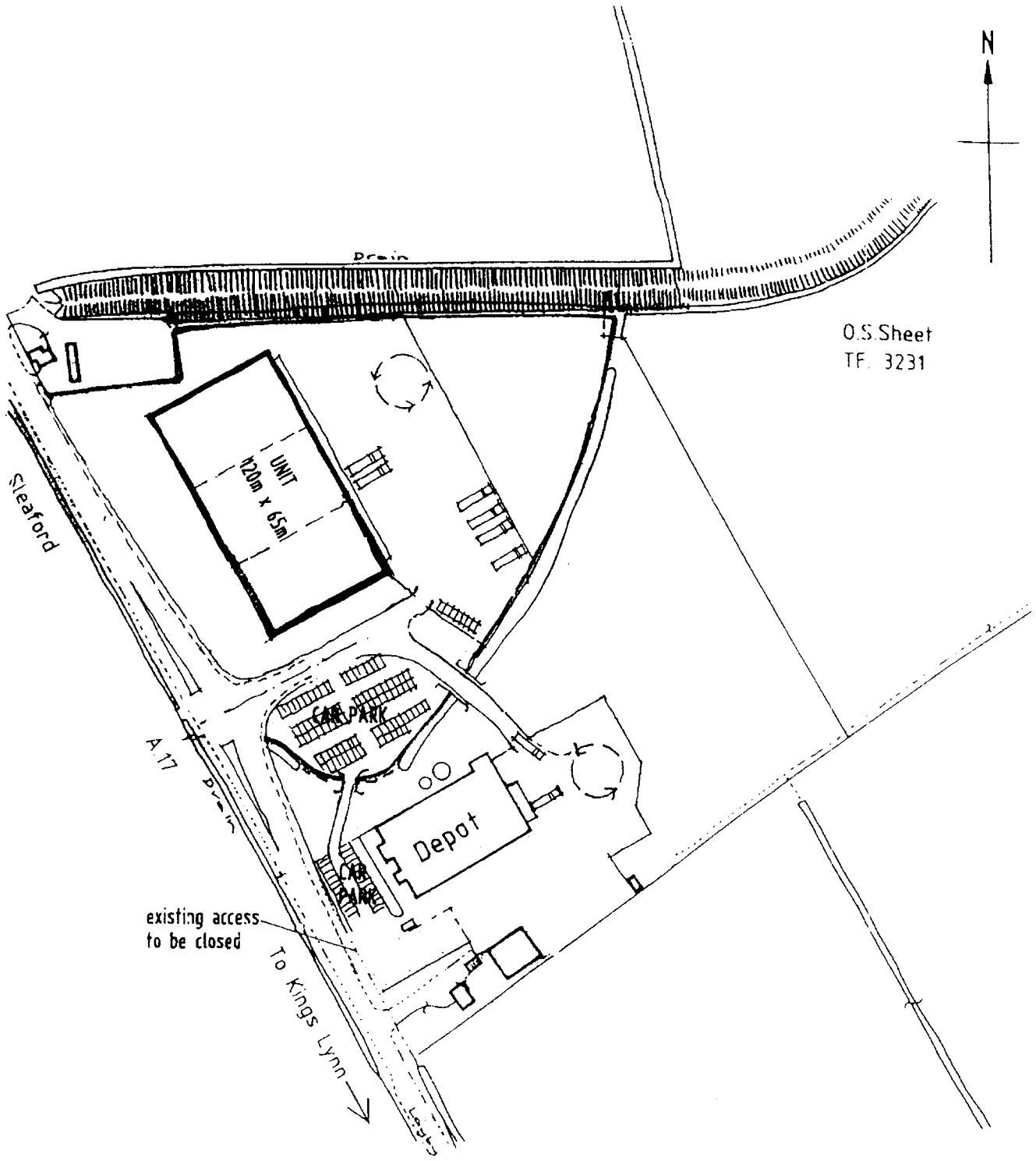
In connection with the development and following consultation with the Highways Agency, its observations have been taken into consideration in that the existing access to the present unit - which it is acknowledged as not being ideal - will be closed and one new access with full right turning facilities on a clear and straight length of the A17 being provided to serve both the new and existing development. The provision of this new access and road improvement alone will incur the company in considerable capital outlay to the benefit of not only the company but also road users in general.

It is understood that the provision of such a 'single' access will overcome any objection of the Highways Agency to the development.

It is also understood that the development has the support of the County Council and that a development of this type is not contrary to Policies EMP4 and EMP5 contained in the South Holland Local Plan (Deposit Draft) and is in accord with Policy 12A of Alteration No. 2 (Employment and Shopping) of the current Structure Plan - the County Council being the Strategic Planning Authority.

The establishment of a development to which the application refers cannot be detrimental to the environment. The site will be suitably landscaped, it is not near residential development and the development will concentrate vehicle movements on a principal traffic route designed and improved for such use thereby reducing traffic impact on roads of lesser standard and in more environmentally sensitive areas.

/Continued. . .



TINSLEY FOODS LTD: MOULTON MARSH.

JOHN ROBERTS ARCHITECTS LIMITED

1 James Street Lincoln LN2 1QD ☎ (0522) 533441 Fax (0522) 512888

Drwg No 5076T/04
Scale 1:2500
Date APRIL 1996

4/Continued. . .

The care and attention which has been paid to improving the aesthetic and surroundings of the main site at Sluice Road over the past few years is strong evidence of the company's comitment in this respect.

There can therefore be no valid objection remaining to the proposal.

The future of Tinsley Foods Limited in the South Holland area needs to be secured and its commitment and success to date requires the continued support and confidence of the Council in order for its growth and expansion to be maintained which will further enhance South Holland's standing both nationally and internationally in providing for the food industry.

The favourable determination of the application by your Committee is therefore respectfully requested.

R. Oldham
John Roberts Architects Limited

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
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RO/STB/5076T

4 April 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Further to your letter of 21 February 1996 and our acknowledgement of 26 February 1996, the matter has now been re-considered with the applicants.

Accordingly, we are instructed to progress the current application with you but we shall shortly be making a more detailed submission taking into account both the observations set out in your letter and those contained within the Highways Agency letter of 31 January 1996.

It is intended that this further submission will be with you before the end of April 1996.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.

COUNTY OFFICES
NEWLAND • LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

ENVIRONMENTAL SERVICES DIRECTORATE
Director: Joe Emmerson

Environment Development Division,
City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref: -
My Ref: H/13/862/95/DB/LMS

DCM

Head of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SS

For further information contact
Mr D Butt
Telephone Lincoln (01522) 553043

28 February 1996

Dear Sir

CONSULTATION BY DISTRICT COUNCILS IN RESPECT OF SPECIFIED CLASSES OF DEVELOPMENT DEVELOPMENT (USE CLASSES B1, B2, AND B8) A17 MOULTON MARSH

I write further to your recent consultation in respect of the above matter.

I enclose for your information a copy of the response of the County Council as strategic planning authority.

Yours faithfully

D. Butt

pp Director of Environmental Services

34667.d61

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COUNTY OFFICES
NEWLAND • LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

ENVIRONMENTAL SERVICES DIRECTORATE
Director: Joe Emmerson

Environment Development Division,
City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref: -
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DCM

Head of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

For further information contact
Mr D Butt
Telephone Lincoln (01522) 553C43

28 February 1996

Dear Sir

CONSULTATION BY DISTRICT COUNCILS IN RESPECT OF SPECIFIED CLASSES OF DEVELOPMENT DEVELOPMENT (USE CLASSES B1, B2, AND B8) A17 MOULTON MARSH

I write further to your recent consultation in respect of the above matter.

I enclose for your information a copy of the response of the County Council as strategic planning authority.

Yours faithfully

D. Butt

Director of Environmental Services

34667.d61

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COUNTY OFFICES
NEWLAND • LINCOLN

LINCOLNSHIRE COUNTY COUNCIL
ENVIRONMENTAL SERVICES DIRECTORATE
Director: Joe Emmerson
Environment Development Division,
City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

OBSERVATIONS
H13/0862/95

DEVELOPMENT (USE CLASSES B1, B2, AND B8)

A17 MOULTON MARSH (0S 3532)

1.1 This proposal is located on the east side of the A17. The site has a frontage of about 90 metres. An illustrative layout plan showing two buildings of 4,800 sq. metres and 3 600 sq. metres has been submitted as part of the application. The applicant owns the existing distribution depot which lies immediately to the south of the application site.

1.2 The proposal could be considered in terms of the following policies.

STRUCTURE PLAN CONTEXT

2.1 The relevant Structure Plan policy is contained in Alteration No 2 Employment and Shopping. Policy 12A states:

THE COUNTY STRATEGY IS TO ENSURE THAT ADEQUATE LAND IS AVAILABLE FOR ECONOMIC DEVELOPMENT WITHIN THE CONTEXT OF THE NEED TO PROTECT THE ENVIRONMENT, HERITAGE, CHARACTER AND LANDSCAPE OF THE COUNTY.

LOCAL PLAN CONTEXT

2.2 The deposit draft of the South Holland District Local Plan contains the following policies which are relevant to this proposal:

Policy EMP 4

PROPOSALS FOR NEW INDUSTRIAL DEVELOPMENT IN EXISTING ESTABLISHED INDUSTRIAL CURTILAGES AND/OR PROPOSALS FOR THE EXPANSION OF EXISTING INDUSTRIAL UNDERTAKINGS WILL BE PERMITTED PROVIDED THAT THEY DO NOT LEAD TO AVOIDABLE FUTURE PUBLIC EXPENDITURE AND THAT THEY ARE ACCEPTABLE IN TERMS OF ENVIRONMENTAL IMPACT, THE LEVEL OF TRAFFIC MOVEMENT AND INTRUSION INTO THE OPEN COUNTRYSIDE.

AND

Policy EMP 5

EXCEPTIONALLY, WHERE MAJOR PROPOSALS WILL BRING ABOUT SIGNIFICANT ECONOMIC BENEFIT AND WHERE IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY THAT THERE ARE SPECIAL REQUIREMENTS WHICH CANNOT BE MET ON LAND ALREADY PROVIDED, PLANNING PERMISSION WILL BE GIVEN FOR THE USE OF ADDITIONAL SITES WHERE SUCH SITES ARE SATISFACTORY IN TERMS OF ACCESS, TRAFFIC GENERATION, SERVICE INFRASTRUCTURE, ENVIRONMENTAL IMPACT, POLLUTION AND INTRUSION INTO THE OPEN COUNTRYSIDE.

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CONCLUSION

The South Holland District Local Plan (deposit draft) in policy EMP 4 does make provision for the expansion of employment sites subject to criteria which includes: not leading to avoidable public expenditure, acceptable environmental impact, lack of intrusion into open countryside and levels of traffic movement. In addition Policy EMP 5 is an exceptions policy subject to similar criteria referred to previously. The explanation to this policy refers to developments such as vegetable processing. It appears that this proposal accords with policies contained in the local plan.

It is also noted that the application proposes to retain an existing access and create a new access to the trunk road. The County Council is of the opinion that a single access to serve the existing and proposed development with closure of the existing access should be required in the interests of road safety. It is understood that negotiations are in hand to achieve this and the County Council would support this.

In terms of the Structure Plan this proposal appears to accord with Policy 12A of Alterat on No 2 (Employment and Shopping). This policy supports the diversification of the rural economy and expansion of existing businesses. It appears that this proposal would meet this criteria and would result in economic benefits through the creation of jobs. For these reasons the County Council as Strategic Planning Authority would wish to support this proposal.) check.

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RO/JAL/5076T

26 February 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter of 21 February 1996.

We shall shortly be discussing this and the letter from the Highways Agency of 31 January 1996 with the applicant and will advise you further as soon as possible. In the meantime, we confirm that the application is not to be brought forward for determination.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.

Our Ref: FL/96/1/SH/0013
Contact: Frank Lee

12 February 1996

NRA

National Rivers Authority
Anglian Region

Mrs Sally Waltham
Director of Housing & Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

PLANNING APPLICATION NO. H13/0862/95
PROPOSAL: INDUSTRIAL DEVELOPMENT
LOCATION: MOULTON WASH, SPALDING
APPLICANT: TINSLEY FOOD LTD

I refer to your consultation received on 1 February 1996.

The Authority has no objection to the proposed development.

CONDITION: Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

REASON: To prevent pollution of the water environment.

CONDITION: There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

REASON: To prevent pollution of the water environment.

\contd...

Awarded for excellence

RON LINFIELD Area Manager (Northern)
PAUL FOSTER Regional General Manager

Area Office: Aqua House, Harvey Street, Lincoln, LN1 1TF
Tel: (01522) 513100 Telefax: (01522) 512927

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NRA

CONDITION: Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

REASON: To prevent pollution of the water environment.

The following informatives and recommendations should be included with the Decision Notice.

Detergents entering oil interceptors may render them ineffective.

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

Agrochemicals and pesticides should be stored and used in such a manner so that pollution of surface or groundwater cannot occur.

Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

Yours faithfully

MERVYN PETTIFOR
Planning Manager

RJR

APPLICATION REFERENCE: H13/0862/95 DATE RECEIVED: 05-JAN-96

TYPE: Outline

DESCRIPTION: Development (Use Classes B1, B2 and B8)

LOCATION: A17 Moulton Marsh, (OS 3532),

APPLICANT: Tinsley Foods Ltd AGENT: John Roberts Architects

REASON FOR COMMITTEE CONSIDERATION:

Major development with planning policy implications.

Date 14 AUG 1996

RECOMMENDATION

Subject to completion of a Section 106 Obligation providing for:

a) Highway improvements to the A17 and the closure of the existing access to the Applicants adjacent commercial premises on the A17 Moulton Marsh.

b) Grant planning permission.

COMMENTS

1 The application, which relates to 3.8 hectares of agricultural land, is in outline with means of access to be determined at this stage.

2 Illustrative plans have been submitted showing the location of a building on the site, some 7,800 square metres in floor area. Access would be via a single new access from the site onto the A17; the existing access to the Applicant's adjacent commercial premises would be closed as would the layby on the A17 fronting the site.

3 The rationale of the proposed development is detailed below.

4 The determining issues are:-
   a) Compliance with Structure Plan and the South Holland District Local Plan.
   b) Highway safety.
   c) Avoidance of pollution and protection of amenity.

5 With regard to a) the site is not located within a development boundary, nor is it allocated for any industrial or commercial purpose. However, Policy 18A of alteration No 2 of the Structure Plan states that:
"Exceptionally, where a large scale industrial, warehousing or office development proposal will bring about significant economic and employment benefit and/or where it can be demonstrated to the satisfaction of the Local Planning Authority

that there are special requirements which cannot be met on land already provided, planning permission may be forthcoming for the use of additional suitable land". This provision is subject to caveats concerning the avoidance of pollution, loss of amenity and considerations of highway safety.

6 A case has been made by the Applicant for the proposal to be viewed favourably as an exception under this provision. There would be substantial economic and employment benefits: the company's future stability and security would be further assured; and there would be disbenefits if the company was obliged to move elsewhere. Accordingly, whilst the application has been advertised as a departure, it may be considered the requirements of the Development Plan have been met subject to the development being undertaken to meet the functional needs of the company's existing activities.

7 With regard to (b) it is considered the safeguards provided for in the Section 278 Agreement requested by the Highways Agency remove any undue risk to highway safety. The Agency is of the view the lay-by can be removed because it is little used and there is no justification for its replacement; without it there will still be an acceptable spacing between the neighbouring lay-bys.

8 With regard to (c) it is considered the risk to visual amenity can be minimised by appropriate conditions. As to residential amenity, it is not considered neighbouring residential property (immediately to south of Applicant's existing adjacent commercial premises) would be unduly affected. Control of pollution (apart from noise and light) lies within the remit of other agencies.

REPRESENTATIONS

Parish Council: Comments awaited.

Highways Agency: No objection subject to Section 278 Agreement providing for:

1. New junction on A17 with right turning facility.
2. Removal of existing layby on A17.
3. Closure of existing access to Applicant's adjacent premises.
4. Provision of internal linkage road to Applicant's adjacent premises.

Director of Environmental and Leisure Services: This is an isolated site adjacent to the Trunk Road which in environmental impact terms appears ideal for such purposes.

Lincolnshire County Council (Strategic Planning Authority): Supports application but considers Policy 12a of alteration more appropriate if relationship of site to

Applicant's adjacent premises insufficiently clear.

Applicant:

The main area of Applicant's operations is at Sluice Road, Holbeach St Marks which has an area of some 16 acres and some 170,000 square feet of production and other accommodation.

It is acknowledged that the road infrastructure linking the Sluice Road site with the A17 and its links to the major road networks is substandard and not ideally suited for the distribution business.

In 1994, Tinsley Foods Ltd acquired premises on the A17 previously occupied by W. Cooley and Sons to establish, primarily, a distribution depot. Permission for Use Classes B1, B2 and B8 (Business, General Industrial, Storage and Distribution) was granted on 03 June 1994 (permission ref: H13/0238/94).

Also in 1994, with further expansion in mind, the company purchased an 11 acre site on Enterprise Way in Spalding. This has a permission for Use Classes B1, B2 and B8 granted on 21.03.94 (permission ref: H14/0045/94).

The company currently employs some 1600 staff with a payroll of £18m annually. It is now envisaged that the site in Spalding will be developed for high class production units.

In acquiring premises on the A17 in 1994, a large area of some 3 hectares to the north of the existing building was also included - the area to which the current application refers. The current intention is that the B8 use on the application site will predominate to supplement and support the existing adjoining distribution unit as well as the main site at Sluice Road and thus provide increased storage and distribution facilities to enable Applicant to maintain its high profile locally.

The proposed development could provide additional long term employment for some 30 staff.

It is proposed that existing access to adjacent commercial premises will be closed and one new access with full right turning facilities on the A17 will be provided to serve both the new and existing development. It is claimed this will concentrate vehicle movements and improve road safety.

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Fax No. 01522 512888

RO/STB/5076T

2 July 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter of 19 June 1996 which we have considered with the applicants.

We would propose the following:-

01. that a Section 106 Agreement is completed in respect of an obligation providing for highway improvements to the A.17 under a Section 278 Agreement.

02. that the permission includes a condition as follows:-

"The development hereby permitted shall be operated only in conjunction with the adjoining commercial development shown outlined blue on Drawing No. 5076T/10 attached".

We enclose a copy of the drawing referred to in 02.

If there are any difficulties still arising in respect of determination of this application, then we await hearing from you.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.

Enc.

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT AEEng
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RO/JAL/5076T

25.04.96

DEVELOPMENT OF SITE - A17, MOULTON MARSH, SPALDING
APPLICATION NO. H13/0862/95

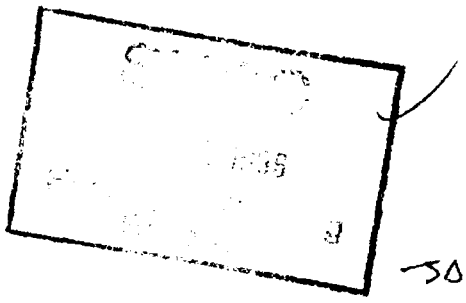
STATEMENT ON BEHALF OF TINSLEY FOODS LIMITED

Tinsley Foods Limited has been in existence since 1963 and in this period has established itself as a main producer and supplier of chilled food products to major retail outlets such as Marks & Spencer plc. and J. Sainsbury plc. The main area of operations is the site at Sluice Road, Holbeach St. Marks which has an area of some 16 acres and some 170,000 sq. feet of production and other accommodation. In buildings and equipment alone, over the last five years, the capital investment has been in the region of £14m with improved facilities for the treatment of effluent running at some £1.5m.

The last major new development on the Sluice Road site was completed in 1992 at a cost in the region of £4m. This was a new factory for preparation and packing of salads and salad dishes. Since that time, outline planning permission has been granted for a new storage building (permission reference H09/1212/94 dated 22.20.95) and for a new office complex (planning permission reference H09/1211/94 dated 30.03.95) and refurbishment and adaption of existing units has been ongoing.

It was, however, acknowledged that the road infrastructure linking the Sluice Road site with the A17 and its links to the major road networks was substandard and not ideally suited for the distribution business operated by the company serving not only its own needs but those of many other local companies in the South Holland area.

/Continued. . .



Ron Oldham MBIAT
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ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 01522 533441
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RO/JAL/5076T

22 May 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter of 3 May 1996. The content of this has been referred to Tinsley Foods Limited and will be considered by the company's Directors at a meeting on 03 June 1996 and we will advise you further on paragraphs two and three following this.

In the meantime and if possible by Wednesday 29 May 1996, we would appreciate a draft of the wording of the 'legal obligation' to which you refer in paragraph three and a note of the section/authority of the Town & Country Planning Act 1990 to which it will relate.

In respect of the predominance of B8 use, you will appreciate that the existing distribution unit has the benefit of permission for Use Classes B1, B2 and B8 and to a greater or lesser extent, these uses now exist on site.

Regarding the access, we confirm that this is now a matter in principle to be determined at the outline application stage as an integral part of the application and the application can be considered to be amended accordingly.

Regarding your comments as to invalidity, we have a communication from you dated 09 January 1996 validating the application and stating that if the application was not determined by 01 March 1996 then an appeal could be lodged within 6 months of that date. In addition, your letter of 21 February 1996 suggested that the application might be withdrawn - it could not be withdrawn if it was not valid. As you know there has also been communication and correspondence between us in the intervening period to date which can be construed as extending the original period for determination.

/Continued. . .

SHDC
17 JUN 1996
Housing & Planning
Received

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt MaPS
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
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RO/STB/5076T

14 June 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application NO. H13/0862/95

Further to our letter of 22 May 1996, the Directors of Tinsley Foods Limited considered your letter of 3 May 1996 and we now enclose a copy extract from the Minutes (Minute 4) of their meeting held on Monday 3 June 1996.

Although we have had no response to our aforementioned letter, we trust that the enclosed will give your Council the necessary assurances that it is seeking and that the application can now be progressed to Committee with a positive recommendation for permission to be granted.

We should be pleased if you could advise us of the date of the Committee at which the application will be considered and, in due course, we should also be pleased to receive a copy of your report and recommendation.

Yours faithfully,

R. Oldham

pp John Roberts Architects Limited.

Dictated by Mr. R. Oldham
and signed in his absence

c.c. Tinsley Foods Limited - K. Barber Esq.

25 APR 1996
Housing & Planning
Received

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA MIMgt
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Anthony J Hunt MBIAT AE:Eng
Pennie Dolby
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ARCHITECTS DESIGN AND PLANNING CONSULTANTS

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RO/JAL/5076T

26 April 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Further to our letter of the 4 April 1996, we now submit the following to support the current application:-

01. Statement on behalf of Tinsley Foods Limited dated 25.04.96.

02. Illustrative Layout - Drawing No. 5076T/4.

The layout recognises the requirement for a single access to serve both the new and existing units with internal site linkage.

In respect of the final paragraph of the letter of the Highways Agency of 31 January 1996, we would propose that the traffic/design data and, indeed, the detailed layout of the new access, form part of any later reserved matters submission.

It is confirmed that at the appropriate time, the applicants will enter into a relevant Section 278 Agreement.

We should now be pleased of the early consideration and determination of the application by your Committee.

Yours faithfully,

John Roberts Architects Limited.

c.c. Highways Agency - S. Amor Esq.+
Tinsley Foods Limited - K. Barber Esq.+

It was therefore fortuitous that in 1994, the opportunity arose for Tinsley Foods Limited to acquire vacant premises on the A17 previously occupied by W. Cooley and Sons and to establish this primarily as a distribution depot although permission for Use Classes B1, B2 and B8 (Business, General Industrial, Storage and Distribution) was granted on 03 June 1994 (permission reference H13/0238/94).

Also in 1994, with further expansion and establishment in the area in mind, the company purchased an 11 acre site on Enterprise Way in Spalding. This has a permission for Use Classes B1, B2 and B8 granted on 21.03.94 (permission reference H14/0045/94).

The company currently employs some 1600 staff with a payroll which stands in the order of £18m annually. The majority of this amount must find its way into the local economy as most of the staff reside in the South Holland area. It has always been the policy of Tinsley Foods Limited to derive its labour from local sources. The company also actively supports local activities and organisations.

It is the intention of Tinsley Foods Limited to remain as a predominant company - it has already obtained BS5750/ISO 9002 accreditation - and major employer in the district. In order to do this it has to have the knowledge that the future is secure in terms of site availability and use. It is now envisaged that the site in Spalding will be developed for high class production units. Meanwhile, the demand for increased storage and distribution facilities, not only to cover the requirements of Tinsley Foods Limited but also other local producers and suppliers, continues to grow.

In acquiring the premises on the A17 in 1994, a large area of some 9 acres to the north of the existing building was also included. It is this area to which the current application for outline planning permission for Use Classes B1, B2 and B8 refers. The current intention is that the B8 use will predominate to supplement and support the existing adjoining distribution unit as well as the main site at Sluice Road.

/Continued. . .

3/Continued. . .

The new development could provide additional long term employment for some 30 staff, but, importantly, will also indirectly allow the continued employment and expansion of the core food processing operation, therefore bringing further growth and prosperity to the area and provide Tinsley Foods Limited with the security of a development programme for the next 5 - 10 years, so ensuring its continued and valuable presence in the area.

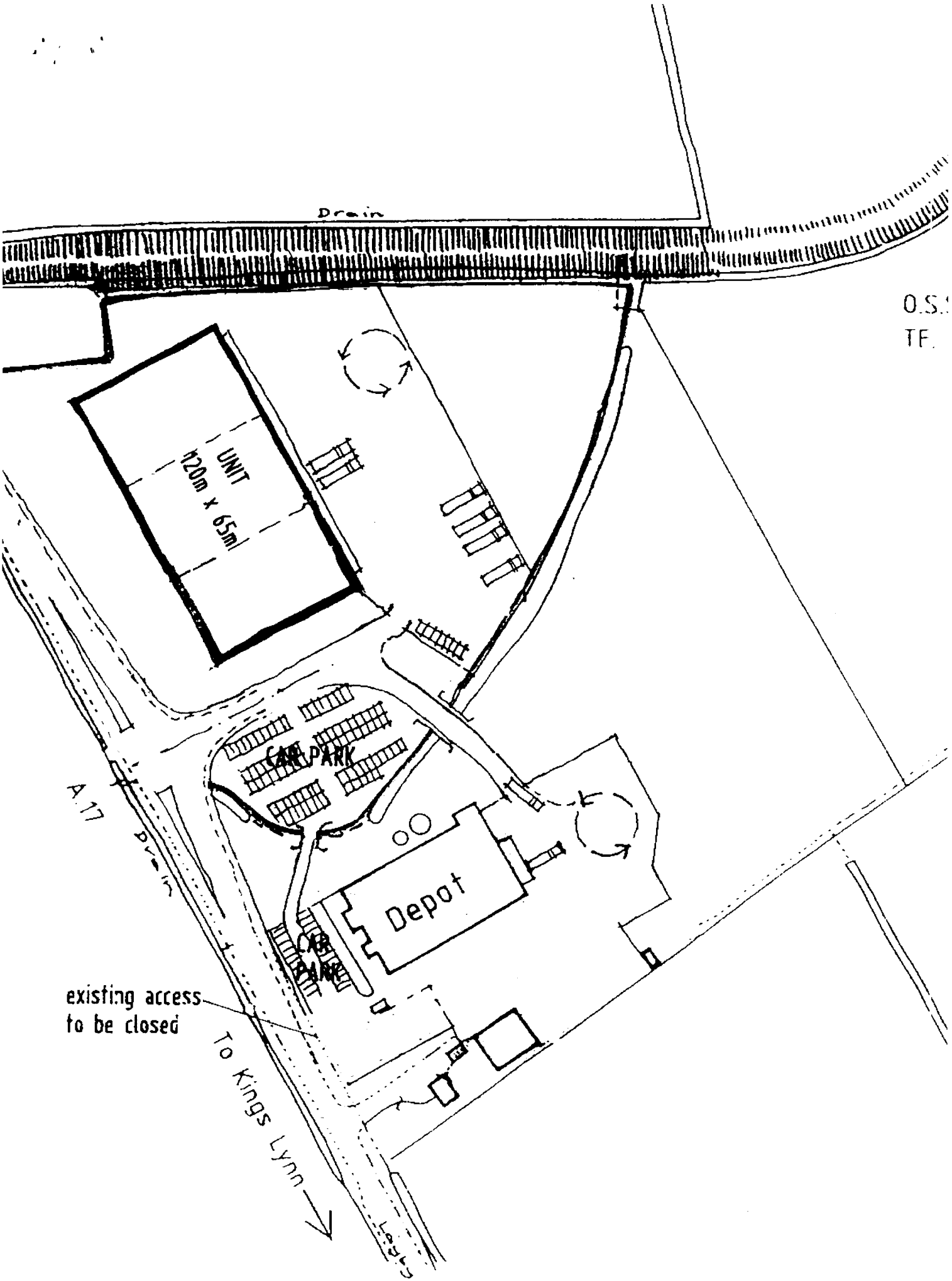
In connection with the development and following consultation with the Highways Agency, its observations have been taken into consideration in that the existing access to the present unit - which it is acknowledged as not being ideal - will be closed and one new access with full right turning facilities on a clear and straight length of the A17 being provided to serve both the new and existing development. The provision of this new access and road improvement alone will incur the company in considerable capital outlay to the benefit of not only the company but also road users in general.

It is understood that the provision of such a 'single' access will overcome any objection of the Highways Agency to the development.

It is also understood that the development has the support of the County Council and that a development of this type is not contrary to Policies EMP4 and EMP5 contained in the South Holland Local Plan (Deposit Draft) and is in accord with Policy 12A of Alteration No. 2 (Employment and Shopping) of the current Structure Plan - the County Council being the Strategic Planning Authority.

The establishment of a development to which the application refers cannot be detrimental to the environment. The site will be suitably landscaped, it is not near residential development and the development will concentrate vehicle movements on a principal traffic route designed and improved for such use thereby reducing traffic impact on roads of lesser standard and in more environmentally sensitive areas.

/Continued. . .



.EY FOODS LTD: MOULTON MARSH.

4/Continued. . .

The care and attention which has been paid to improving the aesthetic and surroundings of the main site at Sluice Road over the past few years is strong evidence of the company's comitment in this respect.

There can therefore be no valid objection remaining to the proposal.

The future of Tinsley Foods Limited in the South Holland area needs to be secured and its commitment and success to date requires the continued support and confidence of the Council in order for its growth and expansion to be maintained which will further enhance South Holland's standing both nationally and internationally in providing for the food industry.

The favourable determination of the application by your Committee is therefore respectfully requested.

R. Oldham
John Roberts Architects Limited

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Ray Crownshaw Dip Arch ARIBA MIMgt
Alan T Dawkins MCSD MBIAT
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RO/STB/5076T

4 April 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Further to your letter of 21 February 1996 and our acknowledgement of 26 February 1996, the matter has now been re-considered with the applicants.

Accordingly, we are instructed to progress the current application with you but we shall shortly be making a more detailed submission taking into account both the observations set out in your letter and those contained within the Highways Agency letter of 31 January 1996.

It is intended that this further submission will be with you before the end of April 1996.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.

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RO/JAL/5076T

26 February 1996

Development Control Manager,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited - Application No. H13/0862/95

Thank you for your letter of 21 February 1996.

We shall shortly be discussing this and the letter from the Highways Agency of 31 January 1996 with the applicant and will advise you further as soon as possible. In the meantime, we confirm that the application is not to be brought forward for determination.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.

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RO/STB/5076T

19 December 1995

COPY

South Holland Internal Drainage Board,
Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding,
Lincolnshire.
PE12 7PA

Dear Sirs,

Development of Site - A17 Moulton Marsh
for Tinsley Foods Limited

We refer to your letter of 18 September 1995 reference RS/PAP/862/95/FES.

We now enclose a copy of our Drawing No. 5076T/2 showing a possible layout of units on the site. However, the application currently submitted is for outline planning permission solely to establish a commercial use of the site. Details relevant to drainage would therefore form part of a detailed application at the time that the size and exact nature of the development is known.

Yours faithfully,

John Roberts Architects Limited.

c.c. South Holland District Council - Director of Planning

Enc.

Reg 4

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RO/JAL/5078L

15 December 1995

Department of Planning,
Housing & Planning Services Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING.
Lincolnshire.
PE11 2XE

Dear Sir,

Development - A17, Moulton Marsh, Spalding, Lincolnshire

We acknowledge receipt of your letter reference H13/0862/95 of 13 December 1995.

We confirm that the further information that you require is in the course of preparation and will be submitted to you shortly. In view of the Christmas closedown, this may not be with you in the 14 days but you should retain the application until it is received.

Yours faithfully,

John Roberts Architects Limited

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RO/JAL/5076T

18 December 1995

Director of Planning,
South Holland District Council,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE

Dear Sir,

Development of Site - A17, Moulton Marsh, Spalding

We refer to your two letters of the 23 August 1995 regarding the submission of additional information. We respond as follows:-

01. we enclose 4 No. copies of Drawing No. 5076T/2 showing a possible layout for the access and buildings that could be provided on the site;

02. it is not possible to define precise proposals for the development of the site at this stage as the applicants wish to have various options available to them for the future expansion and development of their company;

03. the floor area is reduced from the 15,000 sq.metres on the application form to 7,800 sq. metres but this would need to remain flexible subject to preparation of detailed proposals.

04. whilst the application is for Use Classes B1, B2 and B8, the most likely use is the latter to complement the existing adjacent distribution unit;

05. the site is shown with its own access so that it can be developed for one or two units separately from the existing adjacent distribution unit;

/Continued. . .

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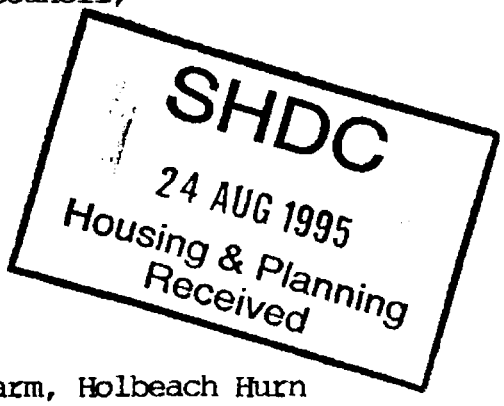
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RO/JAL/5018W

23 August 1995

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



Dear Sir,

Potato Stores - Manor Farm, Holbeach Hurn
A. H. Worth Limited

Further to the telephone call of Ms. Lowe, we now enclose 4 No. copies of our Drawing No. 5018W/18 showing the land ownership related to the application for planning permission for the above dated 22 August 1995 and deposited this morning.

Yours faithfully,

John Roberts Architects Limited.

Encs.

HOUSING & PLANNING
23 AUG 1995
Ref: C862/95

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RO/JAL/5076T

18 August 1995

SHDC
23 AUG 1995
Housing & Planning
Received

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

Dear Sir,

Industrial Development - A17, Moulton Marsh, Spalding
for Tinsley Foods Limited

We now enclose an application for outline planning permission for the above development comprising the following:-

Application Form - 4 No. copies;

Drawing No. 5076T/10 - 4 No. copies;

Cheque for £4,000.

You will be aware that the applicants - Tinsley Foods Limited - already own and occupy the adjoining site principally as a Distribution Depot but with permission for Use Classes B1, B2 and B8. The current application is for land owned by Messrs. Tinsleys and appears a logical associated use for the site. There is adequate frontage to the A17 for the necessary access/ egress to be formed with any improvements to its width to provide for safe turning and visibility.

Messrs. Tinsleys are a major employer in your District and the granting of permission will enable them to further their development commitment in the area.

We should be pleased to discuss any relevant aspects with you before determination of the application.

Yours faithfully,

John Roberts Architects Limited.

c.c. Tinsley Foods Limited - K. Barber Esq.+
Encs.