APPLICATION NO. : H13/1309/91

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/1309/91 Received:13-DEC-91 Type:OUTLINE

Name: DGM Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 2 no. residential building plots and extension of access road
Location : Station Yard Off Station Road
Moulton 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 showingn and external appe of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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

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

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

4 Before any development is commenced, a scheme to provide screening along the western boundary of the site, including type, design and height, shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be put into effect before the dwellings, hereby permitted, are brought into use.

Reason: In the interests of the amenities of the locality.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

7 Before the dwellings are occupied the potato storage building and associated air cooled condenser units shall be soundproofed so as to ensure fixed plant noise emitted form the site shall not exceed 35dB as expressed as a 5 minute LAeqT measured on any adjacent residential boundary.

Reason: In the interests of the amenities of the locality.

8 The main entrance to agricultural unit shall be on its western side.

Reason: In the interests of the amenities of the locality.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
18-MAY-92 H13/1309/91

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

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

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

PLANNING APPLICATION

For office use only

Application No. H13/1309/91

Date Registered 10 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DGH PROPERTIES LTD.
DOZENS BANK.
POOR HOLE.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.
PE12 6UG.

Tel. No. HOL 370853.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STATION YARD, OFF STATION ROAD, MOULTON.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2 NO - RESIDENTIAL BUILDING PLOTS
EXTENSION OF ACCESS ROAD

OFFICE COPY

Please complete

Signed. G. R. Merchant. Date. 6.12.91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ~~£84~~ £76 If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area * 0·3 (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: 2NO.

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

5. GENERAL INFORMATION Please complete each section

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

PART BUILDING PLOT
PART DISUSED RAILWAY.

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 [N/A]

or

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

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]
B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

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

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

OTHER MATTERS Please complete

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

BRI SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

COMM

Application no: H13/1309/91 Type: OUTLINE

Applicant: DGM Properties Ltd Agent: G R Merchant
Tel: 0406 370853

Description: 2 no. residential building plots and extension of access road

Location: Station Yard
Off Station Road
Moulton
Spalding Lincs

Valid date: 13-DEC-91 Terminal date: 07-FEB-92
Target dates: Target Committee: 21-JAN-92
To case officer 18-DEC-91 Report deadline: 07-JAN-92
Inspected by 23-DEC-91
Extra contacts 28-DEC-91 Case Officer:
Report if not clear by 17-JAN-92 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Moulton PC	0733 210404	23-DEC-91	06-JAN-92	
Cllr J Clark	0406 370785	23-DEC-91	06-JAN-92	Comments
Cllr A E Naylor	0406 370323	23-DEC-91	06-JAN-92	
L C C – OBS Attached fees 2-1-92.				
Evironmental Health, Whistle Stop House, Off Station Rd		14-JAN-92	28-JAN-92.	
		15-JAN-92	29-JAN-92.	

SITE DETAILS

Grid ref: 530550 323360
OS Sheets: 186 Parcel:

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 184...

Receipt Issued ..... No. P375 P398

Date First Received 10 DEC 1991..

REGISTRATION

REFERENCE ...H13/1309/91.....

Cross-Ref .....

Date...11/12/91

VALIDATION Date.12/12/91

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

Site area ..... No. of dwellings ...2... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 276 Additional £ 92 Receipt no. P375

Refund £ ..... Issued .....

CONSTRAINTS Date.17-12...

Index Sheets .186.. OS Nos ..... Grid Ref 530550 323360

Ward ...L... Parish Moulton.....

Inside IBD Yes.. Inside LP Area NO..

TR Rural	☒	CA	☒ Grade
TR Bypass	☒	LB	
Level crossing	☒	TPO	
Footpath	☒	Other:	

Linked to site.....Ref...188.... Linked to property.....Ref.....

Planning Records: ~~1453/89~~ 83/90.
Earlier apps 1092/88
1866/88
~~1054/87~~
392/91

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

Inputs completed.23/12

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently vacant. New house to E. 4 windows facing site. Industrial building to W. Doors opening towards site. Roadway not yet made up

Inspected by: DMG
date: 13/1

Residents notified on site visit: "Whistle Stop House", Off Station Rd - Port.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection

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

[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer
Signed .....
No ____

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ Fil fees (not first Submission)
Yes ____

ANY ONE OF ABOVE Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Exc/Int. recommended.....

Delegation confirmed by Senior Officer:
.....

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

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

DL 24/1~

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/1309/91 Received:13-DEC-91 Type:OUTLINE

Name: DGM Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 2 no. residential building plots and extension of access road
Location : Station Yard Off Station Road
Moulton Spalding Lincs

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

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

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

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

Reason: The application was submitted in outline only.

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

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

4 Before any development is commenced, a scheme to provide screening along the western boundary of the site, including type, design and height, shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be put into effect before the dwellings, hereby permitted, are brought into use.

Reason: In the interests of the amenities of the locality.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

6 Before the dwellings are occupied the potato storage building and associated air cooled condenser units shall be soundproofed so as to ensure fixed plant noise emitted form the site shall not exceed 35dB as expressed as a 5 minute LAeqT measured on any adjacent residential boundary.

Reason: In the interests of the amenities of the locality.

8 The main entrance to agricultural unit shall be on its western side.

Reason: In the interests of the amenities of the locality.

Authorised to issue:

14-MAY-92 H13/1309/91 AD..N.....DC..N....

15/2

APPLICATION REFERENCE: H13/1309/91 DATE RECEIVED: 13/12/91

APPLICANT: DGM Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincolnshire

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

TYPE: Outline

DESCRIPTION: Two residential building plots and extension of access road

LOCATION: Station Yard, Off Station Road, Moulton

Parish Council: No response.

Ward Member: Overdevelopment.

County Highways: Request conditions.

Environmental Health: (summarised)

- Whilst the dwellings could be constructed and designed such as would afford some protection from adjacent potato storage activity, acoustic treatment of the warehouse door and external refrigeration plant would be preferable and more beneficial to the neighbouring properties. Noise from these operations is likely to be excessive at night.
- Future use of the far doors on the opposite side of the warehouse would also be of benefit together with boundary screening.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.
PPG3, 1988 (Land for Housing)
Circular 10/73 "Planning and Noise"

PREVIOUS DECISIONS
H13/1054/87 - Outline - Residential development, 3 no. building plots, Station Yard - Permitted.
H13/1092/88 - 4 bedroomed house and garages, Plot 2, Station Yard - Permitted.
H13/1453/89 - Reserved Matters - Erection of house and double garage, Plot 1, Station Yard - Permitted.
H13/0083/90 - Access road to 3 no. executive building plots and agricultural unit, Station Yard - Permitted.
H13/0598/91 - Outline - Residential development (6 plots), including details of access road layout, Station Road - Permitted.

PLANNING ISSUES
1 The main issue in this particular case is whether the proposal is acceptable in terms of its relationship with existing development in the locality.

2 The site is currently vacant and has a width of 48 metres and depth of 65 metres approximately (including the access road). Its eastern half has previously had Outline consent for a single dwelling (H13/1054/87) and application is now for an additional plot to the west. This is the last section of land within the present Interim Boundary of Development for Moulton to the south of the access road.

3 Residential development is located immediately to the east and a potato storage building to the west. The latter is also within the ownership of the applicant.

CONCLUSIONS

1 The plots are considered acceptable in terms of size. Although they are slightly smaller than those to the east, they are larger than those recently permitted on the opposite side of the access road.

2 The main point of concern, however, is the relationship to the existing potato storage building to the west. Plot 8 is closer than that previously allowed and Environmental Health have stressed that activities associated with the building in question (including operations at night) would most likely affect the amenities of future occupiers. When permission was granted for the storage building, a condition was imposed stating that "no process shall be carried on, nor machinery installed which might interfere with the amenities of nearby residential properties by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit." This, however, would not cover operations such as the use of forklift trucks, the loading of lorries, as well as vehicles visiting and leaving the site at anti-social hours.

RECOMMENDATION - Refuse permission

1 The development would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenity of future occupants of the proposed dwellings (particularly Plot 8) would be adversely affected by the proximity of the site to an established potato storage building immediately to the west. As such, the proposal is considered to be contrary to advice contained within Circular 10/73 (Planning & Noise).

ADDENDUM

At the Planning Committee held on the 12 February 1992, it was resolved that the application be deferred to enable the applicant to submit details of further noise and attenuation measures to be undertaken to protect proposed dwellings from noise near adjoining potato storage building.

Such details have now been submitted and include the following:

1 Sound proof doors to the east of the agricultural units.

2 Sound proof and screen the "cooling" ducts on the north of the agricultural unit.

3 Move the main entrance to the west of the agricultural unit. This has now been brought into operation.

4 Screen the western boundary of Plot 8 with a 1.8 metre high close boarded fence and hedge.

These measures have now been assessed by Environmental Services who now consider the proposal to be acceptable subject to a condition requiring the potato storage building and associated air cooled condenser units being sound proofed, so as to ensure fixed plant noise emitted from the site shall not exceed 35 dB, as expressed as a 5 minute LAeqT measured on any adjacent residential boundary. My recommendation, therefore, reflects this fact.

TL2

RECOMMENDATION - Grant Permission.

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 Before any development is commenced, a scheme to provide screening along the western boundary of the site, including type, design and height, shall be submitted to an approved by the Local Planning Authority. Such scheme as may be approved shall be put into effect before the dwellings, hereby permitted, are brought into use.
4 C2 - (estate road implementation).
5 C2a - (road construction).
6 Before the dwellings are occupied the potato storage building and associated air cooled condenser units shall be soundproofed so as to ensure fixed plant noise emitted from the site shall not exceed 35 dB as expressed as a 5 minute LAeqT measured on any adjacent residential boundary.
7 The main extrance of the agricultural unit shall be on its western side.

Reasons

1 Standard.
2 Standard.
3 In the interests of the amenities of the locality.
4 C2.
5 C2a.
6 In the interests of the amenities of the locality.
7 In the interests of the amenities of the locality.

---

105. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H14/1144/91 Trademaster Construction		Bungalow and garage to include non compliance with Condition 5 of outline approval at John's Patch, Six House Bank, West Pinchbeck.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

H16/1225/91 Spalding Services & Social Club Ltd		Single sided sign on posts on riverside opposite 24 High Street, Spalding.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

(The Deputy Director of Planning and Building Control Services declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H13/1309/91 DGM Properties Ltd	DG	O.A.	2 residential building plots and extension of access road at Station Yard, Off Station Road, Moulton.

(To enable the applicant to submit details of further noise amelioration measures to be undertaken to protect the proposed dwellings from noise from the adjoining potato storage building.)

H16/1328/91 Broadgate Homes	Residential development - Plots 48-63 - Detached bungalows at Daniels Acre, Lilburn Drive, Spalding.

(To enable the applicants to submit an overall development strategy in respect of the area.)

H10/1336/91 Haywards Foods Ltd	Panel sign at Haywards Foods Limited, Bridge Road, Long Sutton.

(Pending receipt of observations from the Department of Transport.)

H18/1377/91 S A Kenny	Change of use from agricultural barn to domestic dwelling at Avenue Farmhouse, Woad Lane, Sutton Bridge.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

H11/0408/88/C1 T W Suiter & Son Ltd	Screen fence details at Lime Walk, Long Sutton.

(Pending a site inspection to enable Members to assess whether the proposed development would result in adequate noise reduction.)

Application H13/1309/91 - DGM Properties Ltd, Station Yard, Off Station Road, Moulton.

Mr Lowther - Clerk to Moulton Parish Council rang to say that the Council's response to this application had been sent in on the 8th April but it wasn't reported on the Committee agenda for the 13th May 1992.

I took a note of the Council's comments and said that they would be reported verbally.

The Comments are:-

Council supports application but would nevertheless suggest that any development be delayed until the estate road has been satisfactorily completed for the convenience of other residents.



J Jex
7th May 1992

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.3.92

OUR REF: JC/JLC/[illegible]

TO: DIRECTOR OF PLANNING SERVICES YOUR REF:

Planning Application H13/1309/91
Residential Development, Station Yard, Moulton

I write in response to the agent's letter of the [illegible] and would confirm that in principle the proposed [illegible] measures should provide adequate protection for the dwellings.

In the circumstances I would suggest the following [illegible]

Before the dwellings are occupied the potato storage [illegible] associated air cooled condenser units shall be sound proofed [illegible] ensure that fixed plant noise emitted from the site shall not [illegible] dB as expressed as a five minute LAeq measured on any [illegible] residential boundary.

Director of Environmental Services

G.K. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

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

Your ref: DMG/LAB/H13/1309/91
Our ref : GRM/JJM/DGM-M

17th March, 1992.

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

Dear Sir,

2 NO. RESIDENTIAL BUILDING PLOTS,
AND EXTENSION OF ACCESS ROAD,
STATION YARD, OFF STATION ROAD, MOULTON.

Further to your letter of the 26th February with respect to the above project, I enclose details of the noise amelioration measures to be carried out on the adjoining potato storage buildings.

The surrounding edges of the doors to be fitted with "premier" sealing strips and the inside of the doors to be spray foamed with an additional 75mm thickness.

The air cooled condenser units to be re-positioned at ground level and surrounded with a small brick built building with asbestos cladding roof, ventilated as required on the Western side.

I trust the above information is sufficient to alleviate any problems in the future, but should you require any additional information, please do not hesitate to contact me.

Yours faithfully,

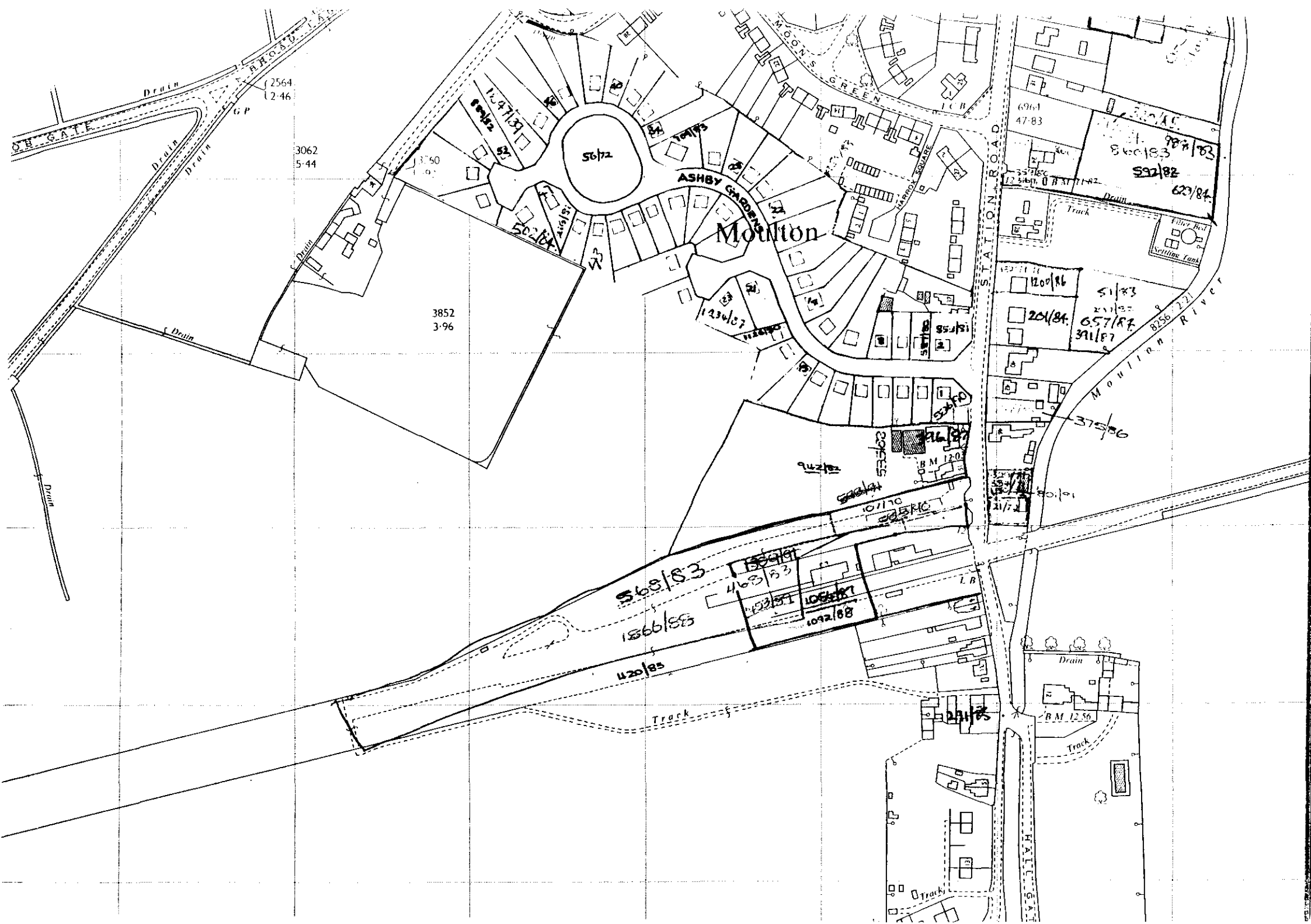
G.R. Merchant.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAR 1992 DG

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

File Nos.

Acknowledge YES/NO
by
date



Moulton
ASHBY GARDENS
MOONS GREEN
HARROX SQUARE
STATION ROAD
Moulton River
Drain
Track
Settling Tank
Filter Bed
HALL GATE
2564
2·46
3062
5·44
3852
3·96
6964
47·83
56/72
502/84
1234/87
860/83
592/82
623/84
1200/86
51/83
201/84
657/87
391/87
375/86
396/87
942/82
568/83
1866/88
1092/88
1120/85
B M 12·56

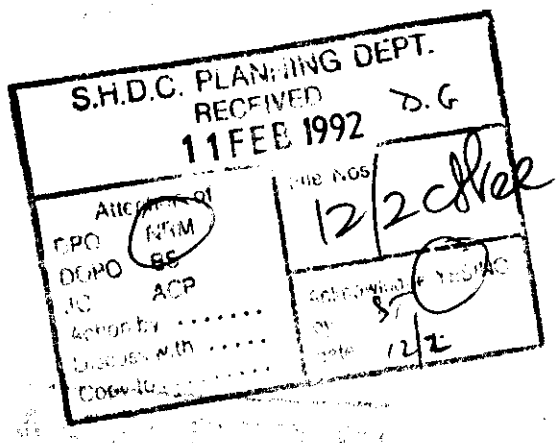
G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

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

Your ref: H13/1309/91
Our ref : GRM/JJM/DGM-M.

10th February, 1992.



Copied to
Env Health
B. Smith
N. Midlen
Steve 11/2

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

F.A.O. MR MIDLEN.

Dear Sir,

RESIDENTIAL DEVELOPMENT-2 NO. PLOTS AND EXTENSION OF ACCESS ROAD STATION YARD, OFF STATION ROAD, MOULTON, FOR DGM PROPERTIES LTD.

I understand the above application is on the agenda for the planning meeting on Wednesday 12th February with a recommendation for refusal on the grounds of environmental concern over the agricultural building to the West, which is also in the ownership of my clients.

I am surprised that this application has been taken to committee at this stage because I had a meeting with John Chapman of your environmental health department who discussed measures to be taken to satisfy his concerns; namely:-

1. Sound proof doors to the East of the agricultural unit.

2. Sound proof and screen the 'cooling' ducts on the North of the agricultural unit.

3. Move the main entrance to the West of the agricultural unit.

4. Screen the West boundary of Plot 8 with an 1800 high close-boarded fence and hedge.

I discussed these measures with my clients who agreed in every respect, in fact the site around the agricultural building has been cleared and the entrance doors and access to the West has been brought into operation and a leylandii hedge has been planted on the West boundary of Plot 8.

After the discussions with John Chapman, I spoke to the planning case officer, Miss Caughey who said she would be writing to me

G.R. Merchant I.Eng. AMICE FIWO
Architectural, Structural & Land Drainage Consultant

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

regarding this further information; that letter did not materialise.

In view of the above information I would like the planning committee to defer the decision on this application to enable this additional information to be included, alternatively if the committee will not accept a deferment at this late stage, I would like to withdraw the application to enable the environmental problems to be addressed.

Please find enclosed 4 No. copies of drawing DGM-M.1C detailing the solutions to the environmental concerns that were discussed with your John Chapman.

I hope the above information is sufficient at this stage to avoid a refusal, but should you require any furhter information please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 16.1.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H13/1309/91
Residential development, Station Yard, Moulton

I write with reference to the above and would confirm that whilst the dwellings could be constructed and designed such as would afford some protection from the adjacent potato storage activity acoustic treatment of the warehouse door and external refrigeration plant would be preferable and more beneficial to the neighbouring properties. Noise from these operations are likely to be excessive at night.

Future use of the far doors on the opposite side of the warehouse would also be of benefit together with boundary screening (2m close boarded fence).

You may wish these comments to be considered by the applicants prior to determination.

Director of Environmental Services

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1992

Attention of
DPO NPM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

B R SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 JAN 1992
Attention of DPO NRM DOPD BS
File Nos.
Acknowledge YES/NO

Application no: H13/1309/91

Applicant: DGM Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 2 no. residential building plots and extension of access road

Location: Station Yard Off Station Road
Moulton Spalding Lincs

Type: OUTLINE

Date received: 13-DEC-91

23-DEC-91

Dear Cllr A E Naylor

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is M A CAUGHEY

As applications can be determined under delegated powers in many cases, please let me know by 02-JAN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because

Over development

Signed: A E Naylor

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/1309/91/TB **Your Ref.**

Date 23 December 1991

Dear Sirs,

OUTLINE PLANNING APPLICATION - D.G.M. PROPERTIES LTD
2 PLOTS ETC. - OFF STATION ROAD, MOULTON

Thank you for the copy of your drawing No DGM-M.1B showing the above project regarding which I have the following observations for your clients attention.

No Board's or private watercourses adjoin the site and I note your intention to discharge storm water run-off from the proposed access road to the existing storm water drain in Station Road regarding which we have had recent correspondence.

You will recall that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments. My letter of the 25th November 1991, advised that I would wish to finalise this matter upon confirmation from the appropriate Authority that approval has been forthcoming for the proposed connection.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to 10% engineering fees and V.A.T. although this figure is subject to periodic review.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

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

Yours faithfully,

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
24 DEC 1991
Date

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.

BRI MITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1309/91

Applicant: DGM Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

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

Description: 2 no. residential building plots and extension of access road

Location: Station Yard
Off Station Road
Moulton
Spalding Lincs

Type: OUTLINE

Date received: 10-DEC-91

12-DEC-91

Dear Sir/Madam

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

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

✓ The site area needs to be outlined in red on the enclosed 1:500 block plan

✓ The site area appears to exceed 0.2 hectares, please confirm and complete the enclosed forms where marked, re: site area & 5(B) if applicable relati to access.

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

SOUTH HOLLAND D.C.
PLANNING DEPT
11 DEC 1991
REF .....

Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH INFORMATION.

PLANNING COMMITTEE - 13th May, 1992

368. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H13/1309/91 DGM Properties Limited	OA	Two residential building plots and extension of access road at Station Yard off Station Road, Moulton.
H18/0032/92 Nene Joinery Ltd		Proposed industrial building (joinery machine workshop and timber store) at West Bank, Sutton Bridge.

(Subject to condition no 4 being amended by the substitution of "30" for "13" in line 4.)

H11/0243/92 S J Wells	OA	Residential development (renewal of outline planning permission H11/0101/89) Land off Daniels Gate, Long Sutton.
H09/0320/92 Trustees of Gregory & Everard Trust	OA	Residential development (renewal of outline planning permission H09/1664/88) at Penny Hill Lane, Holbeach.
H20/0335/92 Mr W F Login	OA	Three bedroomed bungalow and garage (renewal of outline planning permission H20/0119/89) at 'Clanwood', Jarvis Gate, Sutton St. James.

(It was also agreed that the applicant's attention would be drawn to the need to design a building to suit the unusual nature of the site.)

H19/0386/92 T Stevens, Esq.		House and garage at Broadgate, Sutton St. Edmund
H16/0399/92 Mr and Mrs C Reddin		Garage/porch extension at 2 Abbots Way, Spalding.
H16/0405/92 Broadgate Builders (Spalding) Limited		One detached dwelling, plot 32, (substitution of house types) on Parkinsons Lane, Woolram Wygate, Spalding
H06/0324/92 Mr and Mrs N Chapman		Extension to form bedroom at 25 Roman Bank, Gedney Dyke.
H16/1328/91 Broadgate Homes		Residential developement - plots 48-63 detached bungalows at Daniels Acre, Lilburn Drive, Spalding.
H02/0317/92 R G & S Barton	OA	Erection of dwelling and garage including details of means of access (renewal of H02/0454/89) at North Street, Crowland.

G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Mr D M Gedney

DMG/LAB/H13/1309/91

26 February 1992

Dear Sir

Planning Application H13/1309/91 - 2 No Residential Building Plots And Extension Of Access Road, Station Yard, Off Station Road, Moulton.

I refer to the above planning application submitted by yourself on behalf of DGM Properties Ltd.

At the Planning Committee Meeting held on the 12 February 1992, it was resolved that the application be deferred to enable the applicants to submit details of further noise amelioration measures to be undertaken to protect the proposed dwellings from noise from the adjoining potato storage building.

Further to your letter dated 10 February 1992, therefore, I would be pleased if you could submit further details showing how the doors to the east of the agricultural unit would be soundproofed. Similar details will also be required in relation to the soundproofing and screening of the cooling ducts on the northern elevation of the agricultural unit.

I look forward to your response in respect of these matters as soon as possible, therefore, so that the application can be referred back to the Planning Committee.

Yours faithfully

D M Gedney

N R Midlen
Principal Planning Officer
Development Control

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H13/1309/91.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	0	5	2	3	3

2. Address or location

STATION YARD, STATION ROAD, MOULTON

3. Name, classification and number of road

U

4. Date application referred 2-1-92

5. State whether outline, detailed application etc.

OL.

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

2 No RESIDENTIAL BUILDING PLOTS & EXTENSION OF ACCESS ROAD.

7. Delete as appropriate

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

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

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

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

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

Date: 2-1-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) C2.

(2) C2(a)

Delete as appropriate

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

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

(1) C2

(2) C2(a)

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H13/1309/91

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H13/0868/94 Received:12-SEP-94 Type:RESERVED MATTERS

Name: D G M Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of house and garage

Location : Plot 8, The Sidings Off Station Road
Moulton Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Prior to the occupation of the dwelling a 1.8 metre wooden fence shall be erected to the satisfaction of the Local Planning Authority along the eastern boundary of the site in the position shown in green on the attached plan.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 27 October, 1994.

sgd B SMITH
Director of Planning and Building Control Services

22-NOV-94 H13/0868/94

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

F.H. Smith (Produce) Limited,
22 Matmore Gate,
Spalding.

Name and address of agent (if any)

D.A. Green and Sons Ltd.,
High Road,
Whaplode,
Spalding

Part I – Particulars of application

Date of application: 21.7.76. *Application no.* H 13/0698/76

Particulars and location of development:

Grading and storage agricultural building with lean-to implement store at Moulton Station Yard, Moulton.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. No process shall be carried on nor machinery installed which might interfere with the amenities of nearby residential properties by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
3. A scheme for the landscaping of the site, which scheme shall indicate the types and planting heights of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before development is commenced.
4. Trees and shrubs in accordance with the scheme approved by the Local Planning Authority shall be planted by the applicants or their successors in title as soon as seasonally possible after commencement of the development, with replanting where necessary until they become established.

NOTE: The applicants' attention is drawn to the following extract of the Anglian Water Authority letter dated 16.08.76: No objections provided that precautions are taken to prevent pollution of surface or underground water.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.
2. To safeguard the amenities of the locality.
3. and 4. In the interests of amenity.

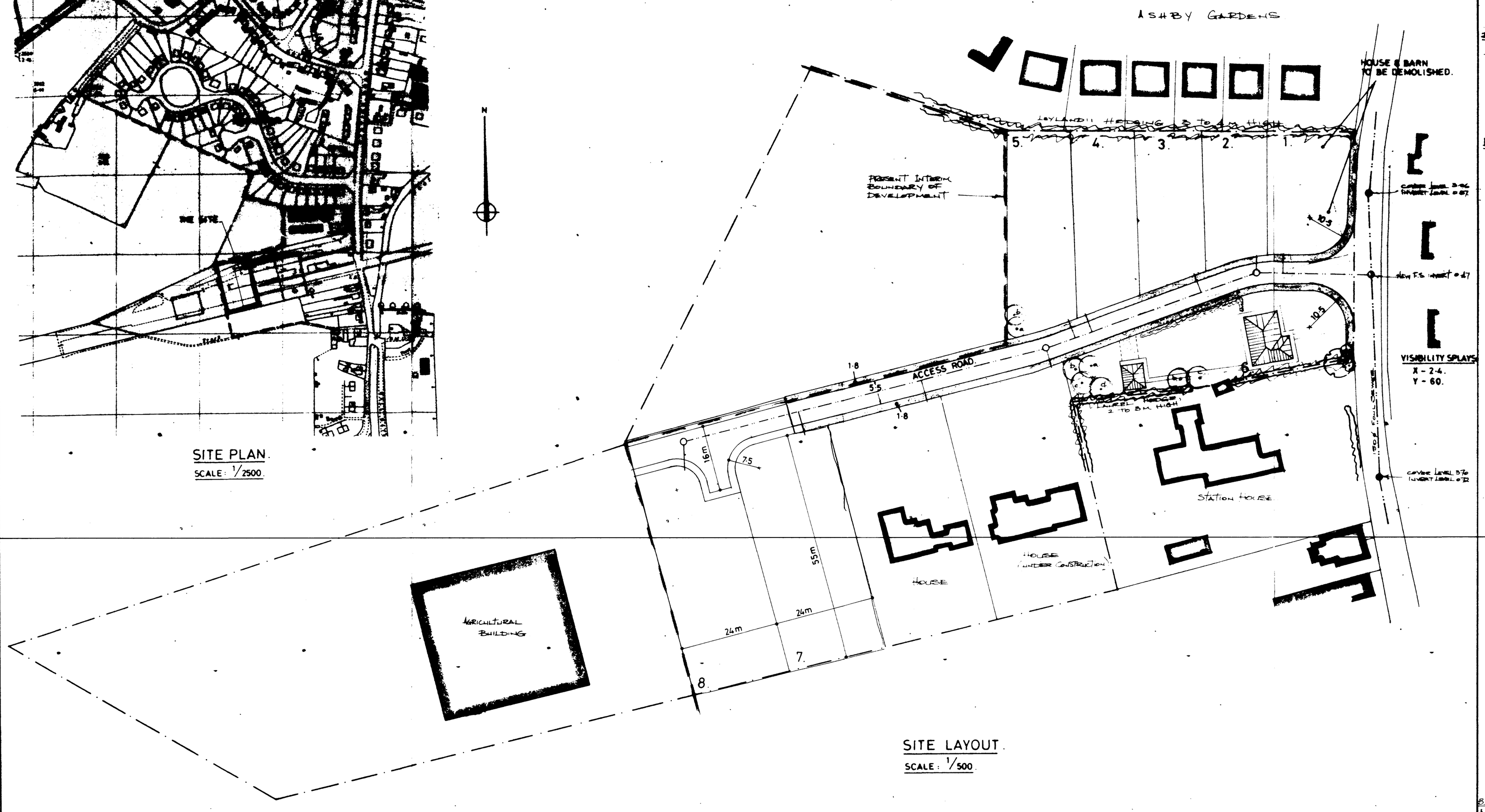
Date 18th August 1976

DISTRICT PLANNING OFFICER

Council Offices
Priory Road,
Spalding.

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

SITE PLAN.
SCALE: 1/2500.



SITE LAYOUT.
SCALE: 1/500.

DRAINAGE:-
FOUL WATER TO PUBLIC FOUL SEWER IN STATION ROAD.

SURFACE WATER - DWELLINGS TO DISCHARGE INTO SOAKAWAYS.
ACCESS ROAD - TO DISCHARGE INTO SURFACE WATER SEWER IN STATION ROAD.

LANDSCAPING
a. SILVER BIRCH (BETULA PENDULA).
b. WHITEBEAM (SORBUS ARIA).
c. HAWTHORN (CRATAEGUS 'SUNDA SCARLET').
d. MAPLE (ACER CAMPESTRE).

ALL TREES ADEQUATELY STAKED & TIED.

10 DEC 1991
1309/91

B.6.1291 PLOTS 7 & 8 PLANNING - OUTLINE.
A.18.9.91. 3 RED' BUNGALOW - PLOT 6. INDICATION ONLY.

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 37[illegible].

PROJECT:
RESIDENTIAL DEVELOPMENT.
2 NO - PLOTS.
STATION ROAD.
MOULTON.

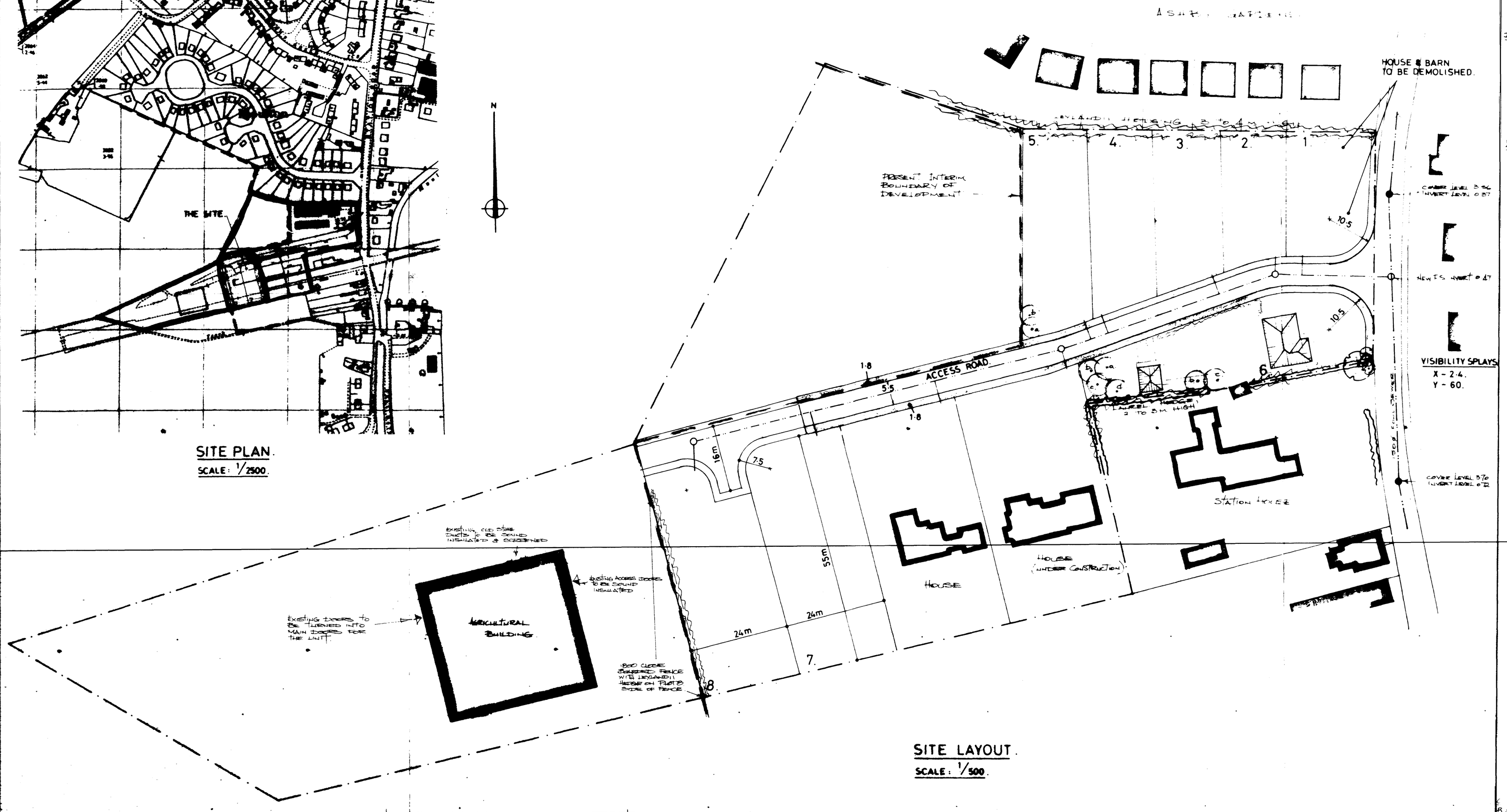
CLIENT:
DGM PROPERTIES LTD.
DOZENS BANK.
PODE HOLE.
SPALDING.
LINCS.

SCALES: AS INDICATED.
DATE: DEC 1991.

G.R.MERCHANT.
DRAWING No.: [illegible]. 1p.

REVISIONS:
A.B.

SITE PLAN.
SCALE: 1/2500.



SITE LAYOUT.
SCALE: 1/500.

NOTE: EXISTING AGRICULTURAL STORE TO BE SOUND PROOFED TO THE RECOMMENDATIONS OF S.H.D.C. ENVIRONMENTAL HEALTH DEPT.

DRAINAGE:-
FOUL WATER TO PUBLIC FOUL SEWER IN STATION ROAD.

SURFACE WATER — DWELLINGS TO DISCHARGE INTO SOAKAWAYS
ACCESS ROAD — TO DISCHARGE INTO SURFACE WATER SEWER IN STATION ROAD

LANDSCAPING
a. SILVER BIRCH (BETULA PENDULA)
b. WHITEBEAM (SORBUS ARIA)
c. HAWTHORN (CRATAEGUS PAULS SCARLET)
d. MAPLE (ACER CAMPESTRE).

ALL TREES ADEQUATELY STAKED & TIED.

S.H.D.C. PLANNING DEPT.
RECEIVED
11 FEB 1992
Attention of
DPO NRM
DOPO BS
JC ACP
File Nos.
Acknowledge YES/NO

C. 1.2.92 SOUND PROOF AGRICULTURAL BUILDING.
B. 6.12.91 PLOTS 7 & 8 PLANNING - OUTLINE.
A. 18.9.91. 3 BED' BUNGALOW - PLOT 6. INDICATION ONLY

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT.
TEL: HOLBEACH (0406) 370000.

PROJECT:
RESIDENTIAL DEVELOPMENT.
2 NO - PLOTS.
STATION ROAD.
MOULTON.

CLIENT:
DGM PROPERTIES LTD.
DORRING BANK.
PODE HOLE.
SPALDING.
LINCS.

SCALES:
AS INDICATED.

DEC 1991

G.R. MERCHANT