FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0021/93 Received:21-JAN-93 Type:FULL

Name: Mr C J & Mrs M G Tuke
41 Chaucers Way
Spalding
Lincs
PE11 1LH

Agent: Mr C J & Mrs M G Tuke
41 Chaucers Way
Spalding
Lincs
PE11 1LH

Description: Change of use to general industrial nature

Location : Crown Hall Farm Dozens Bank
Pode Hole Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the development is contrary to Policy 18 of the approved Lincolnshire County Structure Plan which states that there will be a general presumption against new industrial development in the open countryside, except where it can be shown that the proposed development is essential in that location and would be acceptable in terms of the impact on the environment and the level of traffic movement. In the opinion of the Local Planning Authority no such essential need has been demonstrated in this case.

2 The site is located on the west side of the Class I County Road A151 Dozens Bank. There is no speed limit on this section of road other than the national maximum of 60 mph and vehicles travelling on this road can be observed to be travelling to this limit. To allow this proposal would lead to the generation of large slow moving vehicles to and from the site. Vehicles entering the site would have to slow, stop, wait and turn on this busy section of road to the detriment of highway safety and the disruption of other traffic, particularly southbound, who are in a free flowing condition. Large vehicles leaving the site would be of further impedance to traffic on the Class I road as it would be difficult for them to pick up speed, to the detriment of highway safety. There have been three accidents on this road within the vicinity of this site and it is clear that turning movements were a major factor. To allow this proposal would increase the likelihood of further accidents taking place involving large slow moving vehicles manoeuvring on this fast open stretch of road.

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)

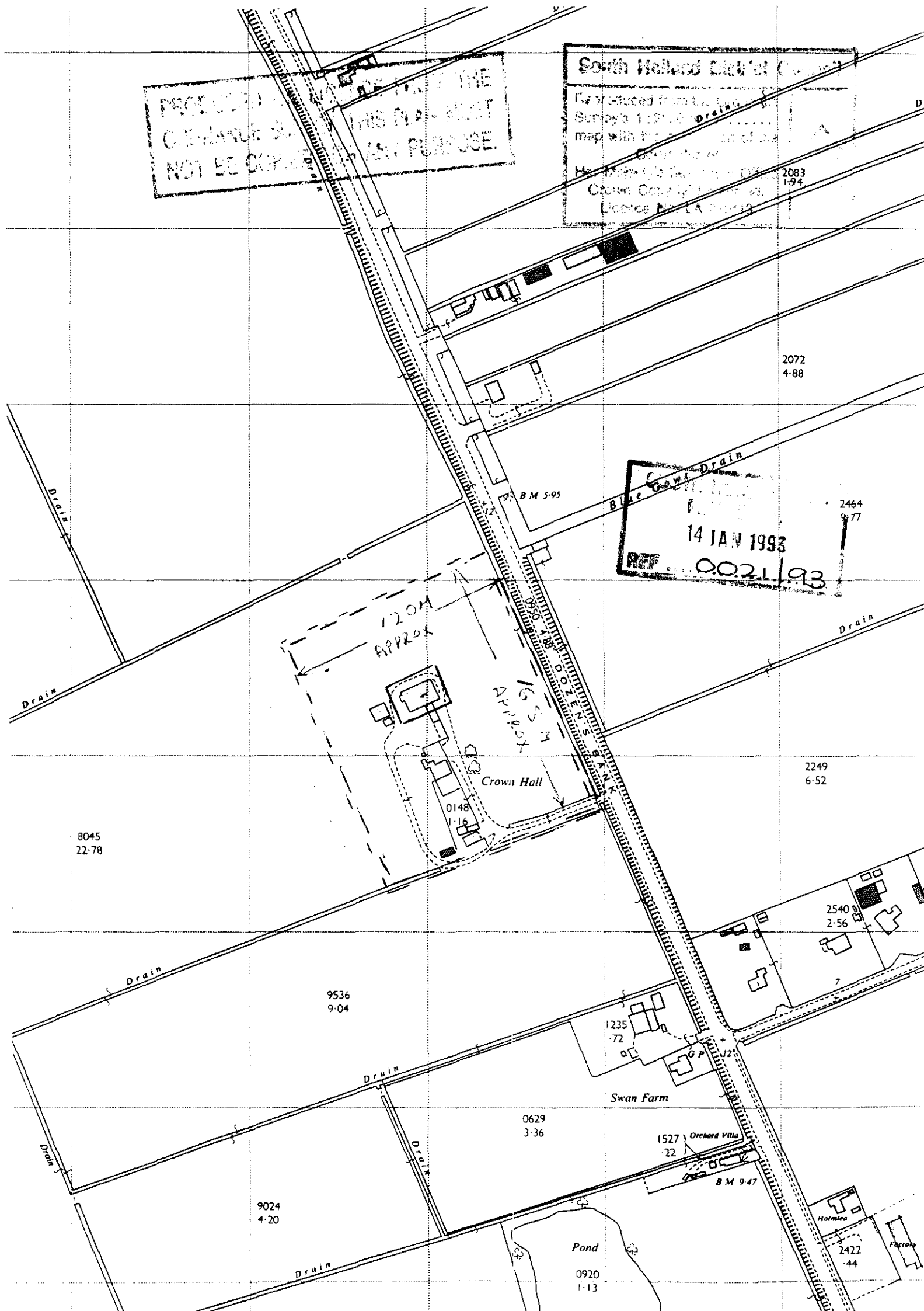
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
12-MAR-93 H14/0021/93

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

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)


Drain
Blue Gowt Drain
B M 5·95
14 JAN 1993
REF 0021/93
120M APPROX
0956
DOZEN BANK
Crown Hall
0148
1·16
8045
22·78
2072
4·88
2083
1·94
2464
9·77
2249
6·52
2540
2·56
9536
9·04
1235
·72
G P
Swan Farm
0629
3·36
1527
·22
Orchard Villa
B M 9·47
9024
4·20
Pond
0920
1·13
Holmlea
2422
·44
Factory

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0021/93
14

Date Registered 22/2 14 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. C J. & MRS. H. G. TUKE,
41, CHAUCER'S WAY,
SPALDING,
LINCS PE11 1LH.

Tel. No. 0775 761542

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

NONE

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CROWN HALL FARM, DOZEN'S BANK, PODE HOLE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO GENERAL INDUSTRIAL NATURE ~~LIGHT INDUSTRIAL COURIER~~

Please complete

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

Signed. H.G.Tuke Date 11th JANUARY 1993 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created:

B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

NOT APPLICABLE

sq. metres
metres
metres
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.

STORAGE & RESTORATION OF BUSES & OLD VEHICLES.

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

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

or

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

ALL EXISTING.

Mains sewer Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary.

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

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

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

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

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

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?		ONE.	
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.	WORK TO INCLUDE GENERAL FABRICATION WORK. MACHINERY TO INCLUDE WELDING PLANT, DRILLING EQUIPMENT & ENGINEERING TOOLS.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	NOT APPLICABLE.		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No: NO		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No: YES. 1200 SQUARE FEET. PREMISES WOULD RETURN TO LANDLORD.		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	AS EXISTING.		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	3 TO 5 VEHICLES PER WEEK		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	SCRAP METAL. TWO BINS PER ANNUM. DEALT WITH BY LOCAL WASTE METAL MERCHANT		
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?	NOT APPLICABLE.		

THE APPLICATION IS FOR CHANGE OF USE TO LIGHT INDUSTRIAL WORK TO INCLUDE STEEL FABRICATION WORK AND REPAIRS AND AGRICULTURAL REPAIRS. WE VIEW THE PROPERTY AS BEING IDEAL FOR US FROM A POINT OF VIEW OF HAVING BOTH WORKSHOP AND DWELLING ON THE SAME SITE. IT IS CONVENIENTLY SITUATED FOR OUR EXISTING CUSTOMERS.

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).

PROSPECTIVE PURCHASER

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 .....

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: MR R HAWKES,

Address of owner at which notice was served: CROWN HALL FARM, DOZEN'S BANK, PODE HOLE, SPALDING, LINCS

State Date notice served: 5TH JANUARY 1993

Signed H.C. Tame (Applicant / ~~Agent~~) Date 11TH JAN 1993.

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 H.C. Tame (Applicant / ~~Agent~~) Date 11TH JAN 1993

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued P2129

Date first Rec'd 14 JAN 1993

Registration

Reference H16/0021/93
14

Cross-Ref

Date 15/1

Validation

TYPE FULL

Earliest permission

Site area .06

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 120

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 1979

OS No's

Grid ref S 31000 3 [illegible]

Ward NO

Parish PIBBLE

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property

Ref 0139976

Planning Records:
Earlier apps

1993/90 NO 1/92
0093/90
3444/89

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DE
Date 26/1

Large 2B. Bungalow to rear of dwelling - no. [illegible] near my boundary. Privacy compromised by Dormer.

Notice posted by DE
Date 26/1

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 ✓ **Scale drawing** — **Highway S/W** — **Agric appraisal** —

Other —

Precise details, for non-standard direction: reference to 'light industry' is incorrect: Proposal is of a 'general industrial nature': Please amend description to delete reference to light industry.

Senior Officer authorised: DSR 18/1 **Sent:** 19-JAN-93

Revalidation after Direction

Information satisfactory/unsatisfactory **Signed:** DR 22/1

Further direction: Precise details:

Amended description:

New valid date: 21/1/93

Consultation/Publicity Required

DR 22/1

		Requested	Sent
Extra Publicity:			
	Departure		
	Setting of LB		
	Public Right of Way		
	Discretionary		
Extra Consultations:			
	Dept of Transport		
	Environmental Serv.	✓	
	LB/Cons. Area - Local		
	- Local & National		
	- English Heritage		
	Consultant Name		
			Order No —
	Other:		

Case Officer DR

Recorded on board:

APPLICATION REFERENCE: H16/0021/93 DATE RECEIVED: 21-JAN-93

TYPE: Full

DESCRIPTION: Change of use to general industrial nature

LOCATION: Crown Hall Farm, Dozens Bank, Pode Hole.

APPLICANT: Mr C J & Mrs M G Tuke AGENT:

REASON FOR COMMITTEE CONSIDERATION

Highways request for refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 9 MAR 1993

RECOMMENDATION

That upon receipt of Parish Council observations the Director of Planning and Building Control Services be authorised to refuse permission for the following reasons:

1 *In the opinion of the Local Planning Authority the development is contrary to Policy 18 of the approved Lincolnshire County Structure Plan which states that there will be a general presumption against new industrial development in the open countryside, except where it can be shown that the proposed development is essential in that location and would be acceptable in terms of the impact on the environment and the level of traffic movement. In the opinion of the Local Planning Authority no such essential need has been demonstrated in this case.*

2 *The site is located on the west side of the Class I County Road A151 Dozens Bank. There is no speed limit on this section of road other than the national maximum of 60 mph and vehicles travelling on this road can be observed to be travelling to this limit. To allow this proposal would lead to the generation of large slow moving vehicles to and from the site. Vehicles entering the site would have to slow, stop, wait and turn on this busy section of road to the detriment of highway safety and the description of other traffic, particularly southbound, who are in a free flowing condition. Large vehicles leaving the site would be of further impedance to traffic on the Class I road as it would be difficult for them to pick up speed, to the detriment of highway safety. There have been 3 accidents on this road within the vicinity of this site and it is clear that turning movements were a major factor. To allow this proposal would increase the likelihood of further accidents taking place involving large slow moving vehicles manoeuvring on this fast open stretch of road.*

PLANNING ISSUES

1 Proposal is for use of large agricultural building for general industrial use, i.e. steel fabrication, repairs and agricultural repairs. Site presently has permission for restoration and collection of vintage public transport.

2 Site could be appropriate for use given relative isolation (apart from Crown Hall itself) and nature of existing use, but County Highways request refusal and proposal is contrary to Structure Plan Policy 18.

3 This site was inspected in relation to previous application for commercial vehicle hire prior to refusal of that application on highway grounds.

4 Main issues are to determine whether or not the highway request represents a sustainable reasons in this case, and policy issues.

5 For information - the previous applicant has both appealed against the refusal and re-applied for permission.

REPRESENTATIONS

Parish Council: Observations awaited.

County Highways: Request refusal.

Environmental Services: Relatively remote site should in principle be capable of being conditioned; to enable assessment to be made, further information required.

Applicant: Summarised:
- Estimated traffic flow - 2 to 5 vehicles per week.
- 80 to 90% of work is transported on own 35 cwt truck.
- Other commercial sites exist in vicinity.
- Disagree with Highways assessment of the traffic situation.
- Site is ideal having both workshop and dwelling.

BRIAN SMITH Di 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

H14/0021/93

FULL

Applicant: Mr C J & Mrs M G Tuke
Tel: 0775 761542

Agent: Mr C J & Mrs M G Tuke
0775 761542

Description: Change of use to general industrial nature

Location: Crown Hall Farm
Dozens Bank
Pode Hole
Spalding Lincs

Valid date: 21-JAN-93
Target dates:
To case officer 28-JAN-93
Inspected by 04-FEB-93
Extra contacts 11-FEB-93
Report if not clear by 25-FEB-93

Terminal date: 18-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .06 HA
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr B Chappell	0775 87 381	22-JAN-93	05-FEB-93
Dir of Environmental		22-JAN-93	05-FEB-93
Clerk to Pinchbeck P	0775 723838	26-FEB-93	9~~12~~-MAR-93 (see file note)
Site/Press Advert MIN		26-JAN-93	16-FEB-93

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

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0021/93 Type: FULL

Applicant: Mr C J & Mrs M G Tuke
Tel: 0775 761542

Agent: Mr C J & Mrs M G Tuke
0775 761542

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Dir of Environmental	✓	22-JAN-93	05-FEB-93
Site/Press Advert MIN	✓	26-JAN-93	16-FEB-93

L.C.C. – Obs Attached Jacs 28/1/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

LATE OBS. Off DR... Date. 3/3.
Salient points highlighted ✓

Application no: H14/0021/93

Applicant: Mr C J & Mrs M G Tuke
41 Chaucers Way
Spalding
Lincs
PE11 1LH

Agent: Mr C J & Mrs M G Tuke
41 Chaucers Way
Spalding
Lincs
PE11 1LH

Description: Change of use to general industrial nature

Location: Crown Hall Farm Dozens Bank
Pode Hole Spalding Lincs

Type: FULL

Date received: 21-JAN-93

26-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 13-MAR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

S.H.D.C. PLANNING DEPT.
- 3 MAR 1993 DR

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

M H Cunningham

FILENOTE

H16/0021/93

26. 2. 93 - DJR noted that Parish Council had not been consulted on the above application, which is going before 9 March Committee, therefore not enough time for PC to respond.

Action taken: SAH telephoned Mr Cunningham, PC for Pinchbeck, explaining situation and asking if observations before 9 March would be possible. PC meeting to be held on 8 March and observations to be sent to department on morning of 9 March. Committee report amended accordingly.

Admin. made aware of situation.

S A Hicks
26. 2. 93

.N 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2125
Date received : 14-JAN-93

Received from

CMT Engineering

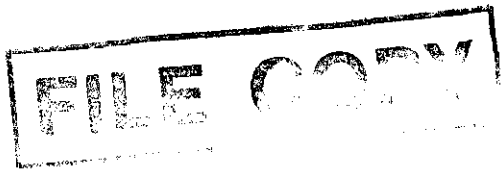
Address

41 Chaucers Way
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe...
(Authorised Collector)



File Note.

NW Tube – 11.30 – 15/2. Ke. 21/93

Manufacture / Lajan – JCB. Bucket
+ Kept trench attachments for Excavation etc.

- will be purchasing the dwelling house together with building.
- Hours of use – depend on exception to normal Lumian hours. normally 8 a.m. to 6 p.m.
- 60 × 40 steel framed Asbestos clad building – But would be insulated at a later date.
- vehicles – 1 × 35 cwt. Bedford truck. + odd delivery lorries.

Mentioned need to [redacted] 'tie' dwelling to buildings on th. He said this was no problem.
left that I would discuss further with C. Biggs.
But could make no promises as to final outcome.
Advised will take report to 9/3 committee.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 8.2.93

OUR REF: JC/SS/PC

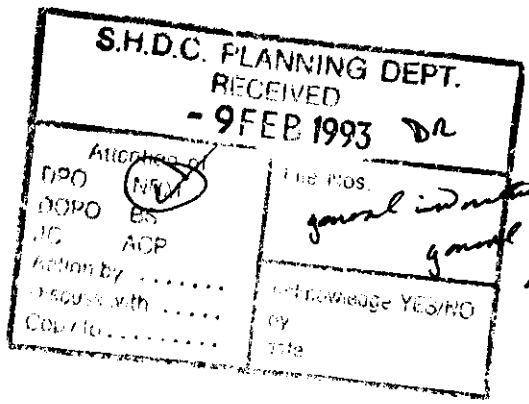
TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/0021/93
General industrial, Dozens Bank, Pode Hole

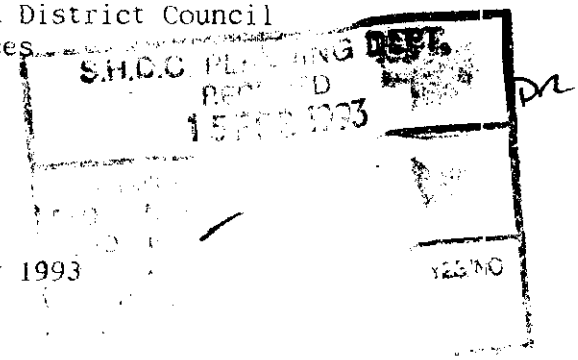
Whilst this is a relatively remote site and should in principle be capable of being conditioned, to enable me to assess the proposal fully the following information should be provided:-

for Director of Environmental Services

No enclosures!



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



NRA

National Rivers Authority
Anglian Region

11th February 1993

Our Ref:LMT/93/1/SH/0043

Dear Sirs

PLANNING APPLICATION NO H16/0021/93
PROPOSED CHANGE OF USE TO GENERAL INDUSTRIAL NATURE AT CROWN HALL FARM, DOZENS BANK, PODEHOLE, SPALDING FOR MR & MRS M G TUKE

With regard to the above-mentioned application received on 28th January 1993. I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

For impervious vehicle parking areas a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

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

Any vehicle wash or steam cleaning effluent must be collected in a sealed tank and periodically removed from the premises to a licensed waste disposal site. Such effluent should not be discharged to any watercourse soakaway or existing surface water system.

Only clean surface water from roofs and roads should discharge to any soakaway.

Any fuel storage and refuelling facilities shall be constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse. land or underground strata and bunding.

All oil or chemical storage tanks. buildings. ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

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

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

Cont./

NRA

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

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

Yours faithfully

R F Morgan
Planning Engineer

LMP

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To SHDC

Planning Reference H16/1020/93

The following are my observations upon the enquiry under the reference quoted above: —

Cont'd

Speed ~~country~~, to the detriment of highway safety.

There have been 3 accidents on this road within the vicinity of this site and it is clear that turning movements here are a major factor. To allow this proposal would increase the likelihood of further accidents taking place involving large slow moving vehicles emerging on this fast open stretch of road

Date 28-1-93

Signed

Director of Highways and Planning

PLANNING COMMITTEE - 9th March, 1993

165. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H16/0014/93 Mr & Mrs S Parise	O.A.	Bungalow and garage including details of siting and means of access on land at rear of 46 Carrington Road, Spalding.
H16/0021/93 Mr C J & Mrs M G Tuke		Change of use to general industrial nature at Crown Hall Farm, Dozens Bank, Pode Hole.

(It was reported that the Parish Council had now indicated its support for the application.)

H16/1203/92 Crescent Traders		Advertisement consent for 8' x 4' fascia board (facing towards Sheep Market) at 31 The Crescent (side wall), Spalding.
H05/0087/93 J F & B Hook	O.A.	Two dwellings, including details of means of access at Branch's Lane, Holbeach.

(It was also agreed that the Director of Planning and Building Control Services be authorised to discuss with the applicant an appropriate development for the site.)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H13/1177/92 D E Simpson		Kennel block for 8 greyhounds at 94 Seas End Road, Moulton Seas End.

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

H12/0005/93 Mr & Mrs I Knight	O.A.	Dwelling at Marriots Gate, Lutton.

(Pending a site inspection to assess the suitability of the site for the development and that the shared access arrangements are acceptable.)

H12/0006/93 Mr & Mrs I Knight	Access to existing house at The Laurels, Marriots Gate, Lutton.

(Pending a site inspection to assess the suitability of the site for the proposed development and the proposed access arrangements to serve it.)

H16/0015/93 S & S Developments Ltd	Change of use of three offices to bedsit accommodation (three units) at 24 Pinchbeck Road, Spalding.

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

H09/0031/93 Mr J Hayes	Extension to bungalow at 10 Kennedy Road, Holbeach.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0021/93

Applicant: Mr C J & Mrs M G Tuke
41 Chaucers Way
Spalding
Lincs
PE11 1LH

Agent: Mr C J & Mrs M G Tuke
41 Chaucers Way
Spalding
Lincs
PE11 1LH

Description: Change of use to light industrial workshop

Location: Crown Hall Farm
Dozens Bank
Pode Hole
Spalding Lincs

SOUTH H[illegible] D.C.
PLAN[illegible]T
21 JAN1992
REF .....

Type: FULL

Date received: 14-JAN-93

19-JAN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
Reference to "light industry" is incorrect. Proposal is of a "general industrial nature". Please amend description to delete reference to light industry.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

D S Roberts

Principal Planning Officer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0021/93

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Crowns Hall Farm, Dozens Bank, Pode Hole, W Pinchbeck, Spalding.

3. Name, classification and number of road

I (A151)

4. Date application referred 28-1-93

5. State whether outline, detailed application etc.

Full

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

Change of use to General Industrial Area

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: 28-1-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

Delete as appropriate

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

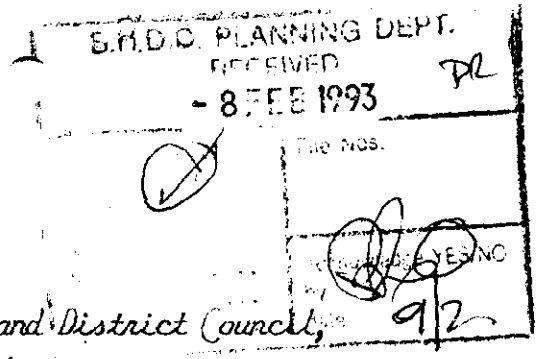
(ii) COMMENTS FOR FORM T.R. 108 para 10b

The site is located on the west side of the Class I County Road A151, Dozens Bank. There is no speed limit on this section of road other than the national maximum of 60m.p.h. and vehicles travelling on this road can be observed to be travelling to this limit.

To allow this proposal would lead to the generation of large slow moving vehicles to and from the site. Vehicles entering the site would have to slow, stop & wait and turn on this busy section of road to the detriment of highway safety and the disruption of other traffic, particularly Southbound, who are in a free flowing condition.

Large vehicles leaving the site would be of further encroachment to traffic on the Class I road as it would be difficult for them to pick up

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



41, Chaucer's Way,
Spalding,
Lincs.
PE11 1LH.

8th. February, 1993.

South Holland District Council,
Priory Road,
Spalding,
Lincs.

Application No. H16/0021/93.

Dear Sirs,

Further to our application for Planning Permission on Crown Hall Farm, we now discover that Lincolnshire County Council Highways Department have raised an objection on the grounds of large and slow moving traffic arriving and leaving the site. This, as we have pointed out to Mr. Chris Briggs of the Highways Department is not the case.

Our business is of a nature whereby 80 - 90% of our work is transported on our own 35 cwt. truck. As far as other vehicles, as can be seen from the Planning Application, a maximum of Five per week seems hardly likely to increase traffic problems along Dozen's Bank.

When we spoke to Mr. Briggs, he mentioned the possibility of accidents as vehicles turn into the site. Bearing in mind other businesses in the area, i. e. D. G. M. Gravers, J. B. Light Haulage, and more recently Fred Kirby Autos, this hardly seems a reason that stands up to examination does it?

Trusting this letter shows things in a more realistic light.

Yours faithfully,

Noted cf 11/2/93.