COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0188/93 Received:29-MAR-93 Type:FULL

Name: John Allen Transport
Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Proposed office and workshop side extension to existing storage building
Location : Cuckoo Bridge Farm Cuckoo Bridge Spalding

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

1 The increase in numbers of vehicles using the site is beyond the control of the Local Planning Authority other than by restricting the use of land. In the opinion of the Local Planning Authority the proposed development will result in an intensification of the use on the site by providing extra space for lorries to be parked and maintained. The site is in a rural position and is adjacent to three residential properties. An increase in the activity on this site will result in further disturbance to these properties to the harm of their residential amenities. The new parking area also pushes the site out into open countryside which is contrary to the aims of Planning Policy Guidance Note 7, and the expansion of the site is contrary to Policy 19 of the Lincolnshire County Council Structure Plan 1982.

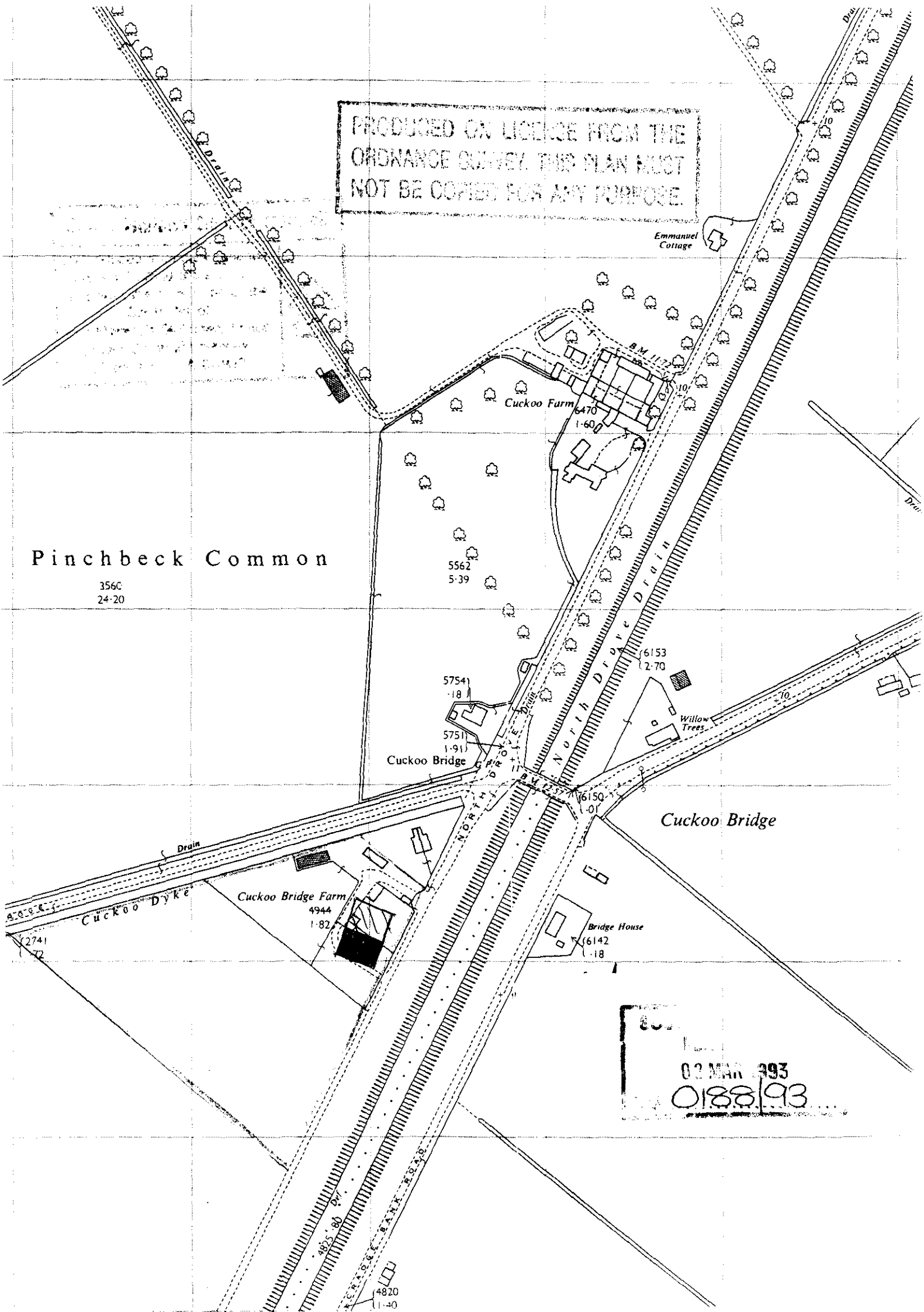
You are advised that before re-submitting any further planning application advice should be sought from the Highway Authority, Environmental Services Department and the Planning Department on possible improvements to the scheme.

Director of Planning and Building Control Services
17-MAY-93 H14/0188/93

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)



02 MAR 93
0188/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0188/93
14

Date Registered 02 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JOHN ALLEN TRANSPORT,
CUCKOO BRIDGE FARM,
CUCKOO BRIDGE,
SPALDING.

Tel. No.

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

D.A. GREEN & SONS LTD.,
HIGH ROAD, WHAPLODE,
SPALDING, LINCS.

Tel. No. 0406 370585
(Personal contact name) J. BRADLEY

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CUCKOO BRIDGE FARM, CUCKOO BRIDGE, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED OFFICE AND WORKSHOP SIDE EXTENSION TO EXISTING STORAGE BUILDING.

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 J Bradley pp D.A. GREEN Date 1 March, 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 Certificate**

or This is an **outline** application ☐

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	418 sq. metres
B. Please state size of any new structure:- (a) max. height:	6.5 metres
(b) max. length:	24.386 metres
(c) max. width:	13.716 metres
C. Please state type and colour of materials for facing external walls:	Facing Bricks
D. Please state type and colour of roofing materials.	Goosewing Grey

5. GENERAL INFORMATION Please complete each section

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

Produce Storage and Transport Depot

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

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

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: North Drove
Will there be --
Individual access(es) ✓
New estate road

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

See Drawing No. JAT 1731/2

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	To Soakaways
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	No
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	Yes	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	→ Date: Consultee(s):

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please ✓ **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 887 sq. m. Previous total gross floorspace 469 sq. m.

This new total includes the following net floorspace:

Retail [ ] sq. m. Office 167 sq. m. Industrial [ ] sq. m. Warehousing [ ] sq. m.

Other 251 sq. m. ➡ If so, please state use: WORKSHOP

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?	Office staff	Industrial staff	Other staff
	NO	NEW STAFF	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed	H.G.V. WORKSHOP MIG WELDING EQUIPMENT AIR COMPRESSOR HAND HELD AIR 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	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	EXTENSION TO EXISTING PREMISES		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	SEE DRAWING NO. JAT/1731/2		
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)	6 HGV's PER DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	SEE DRAWING NO. JAT/1731/1		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	OWNER

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**

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

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

Signed ..... (~~Applicant~~/Agent) Date 4/3/93

P DA GREEN.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

✓ OR ✓

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

Signed ..... ~~Applicant~~/Agent) Date 4/3/93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer Name, units redetails of buildings No's 5
Rang agent, applicant no longer owns Lingfield Depot
Pon 15-4

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PDM
Date 12-3

Notice posted by PDM
Date 12-3 Fence perhaps road office

Resident Notices required

Sent | Delivered

Case Officer Conclusions

To south of corrugated sheet shed.
Access to be moved Shed to be tonide
moves well away from cottages at corner

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: As per attached letter

Senior Officer authorised: ..... 29/3 Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: DSC 29/3

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PAM S-3 (Pete: I would rather not be involved with this one). DC 9/3.

Extra Publicity:

	Requested	Sent
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....

Extra Consultations:

Dept of Transport	.....	.....
Environmental Serv.	✓	5/3 .....
LB/Cons. Area – Local	.....	.....
– Local & National	.....	.....
– English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer PM. Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 720

Receipt Issued P3339

Date first Rec'd 02 MAR 1993

Registration

Reference H16/0188/93

Cross-Ref R '14

Date 03-MAR-93

Validation

TYPE FUL

Earliest permission

Site area

No of dwellings

Floorspace 48

Description

Tech

Certificate	✓
Site plans	
Description	

Accuracy

Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 720

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 237

OS No's

Grid ref 530490 330400

Ward N

Parish PIBECK

TR Rural

TR Bypass

Level Cross

Footpath

CA

LB

TPO ✓

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1172

Linked to property

Ref

Planning Records: Earlier apps

197/92 187/93

1166/80

687/80

227/80

1716/92

B Reg Records:

Already submitted - Ref

Request

Requested

APPLICATION REFERENCE: H14/0187/93 DATE RECEIVED: 29-MAR-93

TYPE: Full

DESCRIPTION: Construction of hardstanding for lorry parking area

LOCATION: Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

APPLICANT: John Allen Transport AGENT: D A Green & Sons Ltd

APPLICATION REFERENCE: H14/0188/93 DATE RECEIVED: 29-MAR-93

TYPE: Full

DESCRIPTION: Proposed office and workshop side extension to existing storage building

LOCATION: Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

APPLICANT: John Allen Transport AGENT: D A Green & Sons Ltd

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 12 MAY 1993

RECOMMENDATION

H14/0187/93 - Refuse permission.

H14/0188/93 - Refuse permission.

1 SCA *The increase in numbers of vehicles using the site is beyond the control of the Local Planning Authority other than by restricting the use of land. In the opinion of the Local Planning Authority the proposed development will result in an intensification of the use on the site by providing extra space for lorries to be parked and maintained. The site is in a rural position and is adjacent to three residential properties. An increase in the activity on this site will result in further disturbance to these properties to the harm of their residential amenities. The new parking area also pushes the site out into open countryside which is contrary to the aims of Planning Policy Guidance Note 7, and the expansion of the site is contrary to policy 19 of the Lincolnshire County Council Structure Plan 1982.*

2 Note SNA *You are advised that before re-submitting any further planning application advice should be sought from the Highway Authority, Environmental Services Department and*

the Planning Department on possible improvements to the scheme.

COMMENTS

1 Site received planning permission for agricultural haulage depot in 1988 on basis of plan which limited use to old farmyard and showed 7 acres of land used for agricultural purposes. Condition imposed restricting use of site to be in connection with agricultural usage only. Reason for condition was surrounding road network inadequate to cater for general haulage use.

2 Since earlier application granted, applicant has increased number of vehicles and sold a depot at Langtoft, focusing on this one site, and is already in breach of condition.

3 Objections have been received from neighbouring property, the Environmental Services Department advise that to overcome problems of noise from site, proposal needs to be re-designed.

REPRESENTATIONS

Parish Council: H14/0187/93 - Recommend approval.

H14/0188/93 - Recommend approval

County Highways: H14/0187/93 - Request refusal.

H14/0188/93 - Request refusal.

Environmental Services: Summarised:
- Concern over impact of proposed intensification of business on adjacent dwellings.
- Received complaints.
- Layout of site provides little protection to dwellings, access road runs immediately behind them.
- Application does not offer improvement to situation.

Public: Letter received from The Cottage, Cuckoo Bridge, Spalding - summarised:

- Enlargement of business would encourage further vehicles to operate from the site. Has operating licences for 18 tractor units and 30 trailers. Roads in surrounding area do not allow two vehicles to pass safely without using grass verges. Original application received planning permission with belief that site would be used to serve surrounding agricultural community, and stated there was no intention of enlarging area or closing other depot in Langtoft. Business has become European concern; applicants importing produce into this country, premises already exceeding reasons given to use this site.

Further development would be unnecessary and onerous to the area and its inhabitants.
- Proposed extension would have large visual impact upon area and character.
- Larger hardstanding area would mean more vehicle movement, noise, smell, nuisance. Never guarantee a quiet period of day or night.
- Oppose development of site due to problems already being produced by company, further enlargement of business would diminish character and reduce enjoyment of living in rural area.

Applicant:

Summarised:
- In 1988 when applicant granted planning permission, had 6 tractor units and 20 trailers.
- In 1991, fleet increased to 11 tractor units and 30 trailers. This increase approved and an operators licence granted by the Department of Transport.
- Applicants business is the transportation of agricultural produce. No further plans to increase fleet, nor extend range of goods transported. Requires office and workshop to improve conditions of existing staff and reduce any disturbance for his own comfort and for that of neighbours.
- Hardstanding area needed to compensate for existing hardstanding area taken up by proposed extension and to facilitate turning and parking within site. Applicant still proposes to use remainder of his land for growing potatoes.

SOUTH HOLLAND DISTRICT COUNCIL

Incorporated 29-4

MEMORANDUM

LATE OBS: Offr..... Date.....
Salient points highlighted

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 28.4.93

OUR REF: JC/SS/PC

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

Planning Application H14/0187/93
H14/0188/93
Haulage Yard, Cuckoo Bridge, Spalding

I write with reference to the above and would wish to confirm my concern in respect of the impact of this proposed intensification of the business on the adjacent dwellings.

This Department has previously received complaints regarding theuse of the site as a haulage yard and activities associated therein.

The layout of the site provides very little protection to the adjacent dwellings and the access road runs immediately behind them.

The application does not appear to offer any improvement to the current situation and in the circumstances I would not wish to support any intensification of the site.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
29 APR 1993 PS

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

File Nos.

Acknowledge YES/NO
by
date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0188/93

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	0	4	2	0	4

2. Address or location

Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

3. Name, classification and number of road

III

4. Date application referred 1-3-93

5. State whether outline, detailed application etc.

Full

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

Proposed office & workshop extensions to existing storage building

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: 29/4/93 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 proposed extension could lead to the generation of additional large vehicles using this site. There is already evidence that vehicles entering and leaving the site have to overrun the highway verge in order to gain satisfactory access and egress causing damage to both the verge and the carriageway edge; to the detriment of highway safety. By intensifying the use of the site this problem will be further exacerbated.

Note— This objection can be overcome if the applicant were to agree to carry out certain highway

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

what does he transport - does he go with others.

hours of use - activities - loading area, excludes ablutions time, breaks

Binding, access.

Forklifts

see RW lorry movements

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... Apethorpe ..... Kings Cliffe 470016

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..... Pymore (0353) 699765

...INGTON RIDING STABLES

BHS APPROVED-FLOODLIT MENAGE
...Stables Essendine Road Uffington
...ford PE9 4SR (0780) 64013

...Centre, Main St, Welby ..... Loveden 30441
...t Riding & Livery Stables, Penny
...South St, Woodhurst ..... Ramsey(Cambs) 822331

...ver authorities

...Level Commissioners—
... Rd. ..... March 53232
... Rd. ..... March 53186
...Lees Pumping Station, Farcet Fen ..... Mereside 554
...Rivers Authority, Kingfisher House
...Way, Orton Goldhay ..... Peterboro 371811
...Level Internal Drainage Board—
...Pumping Station, Thorney Toll ..... Knarr Cross 380
... Rd, Thorney ..... Peterboro 270333

...vets

SEE FIXINGS & FASTENINGS

...oad contractors

SEE ALSO ASPHALT & MACADAM LAYING
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ROAD SURFACE DRESSING
CONTRACTORS

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Telex 377967
...klin F & T Ltd, Mapletree Farm Chawston
...Chawston, Bedford ..... Huntingdon 407500
...A.H, 50 Cradge Bank ..... Spalding 711570
Spalding 760172
...ing Technik Ltd,
...House High St ..... Huntingdon 860861
...R.J,
...ings Farm The Lane, Wyboston ..... Huntingdon 213393

...oad haulage services

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A BARWELL & SONS

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Wisbech (0945) 65592

A R WILLIAMS HAULAGE CONTRACTORS

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RHA MEMBER

Nene Valley Business Park
Oundle — Oundle (0832) 272585
Peterborough — Fax (0832) 272696

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ACACIA FREIGHT
(0733) 893009
MOBILE PHONE (0831) 554337
UNIT 11, ASTORE PARK, PADHOLME ROAD EAST, PETERBOROUGH
CONTRACT WORK

A.R Williams Haulage,
Nene Valley Business Park, Oundel ..... Oundle 272585
Acacia Freight,
Unit 11, Astore Park Padholme Rd ..... Peterboro 893009
Addlesee M, 15 Brewery Lane, Billingborough ..... Sleaford 240286

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SPALDING (0775) 760160

Cuckoo Bridge Farm, Cuckoo Bridge,
Spalding, Lincs. PE11 3JY

Allen John M.Transport,
Cuckoo Bridge Farm Cuckoo Bridge .....
Anderson H.L.M.& Son,
44 St Peters Rd, Upwell .....
Andrews C.A.Transport,
50 High St, Gosberton .....
Arling W.E.Ltd, Penrhyn Cromwell Rd ...
Armiger B.F, 27 Mill Hill Rd, Eaton Ford ...
Ayres I.J, 37 Scaldgate, Whittlesey .....
B.P Truckstop Alconbury,
Rusts Lane, Alconbury .....
Bacon Haulage E & M,
Sawfield Ho, Alconbury Weston .....
Baldwin B.E, 44 Malting Lane, Donington

BALES & CUSHING LTD

AGRICULTURAL H
Longfield Barney Roa
Thursford (0328)

Barker N, 83 Delgate Bank, Weston .....
Barnes A.L, 72 Bassenhally Rd, Whittles
Barney Alan,
146 Risegate Rd, Gosberton Risegate .....
Barrett T.E.G, 94 Elliott Rd .....
Barwell A.& Sons, Poplar Farm Small I
Walton Highway ..... M
Barwell A & Sons,
Black Duck Farm Fengate Rd .....
Bates F.H.& Son, North End, Swineshea

Baty E.B, Fence Bank, Walpole Highway ...
Baxter Alan, The Cottage Main Rd, Leve
Baxter H.& Son Ltd,
Wortleys Lane, Wyberton Fen .....
Baxter W, Asperton Rd, Wigtoft .....
Bearman D.R, 6 Primrose Hill, Doddingt
Bedford N.L, 41 Church St, Whittlesey ...
Beeby William & Sons,
21 Castle End, Maxey .....
Bell K.W.& Sons—
Bungalow Eastwood End, Wimblington ...
Creek Rd .....
Bells Warehousing & Haulage Ltd,
Station Yd Grantham Rd .....
Bennington Transport,
28 Main Rd, Long Bennington .....
Bentham G,
4 The Crescent, Easton-on-the-Hill .....
Benton Bros (Transport) Ltd—
High Ferry, Sibsey .....

High Ferry The Dock .....
Betts W.H.& Sons, Upwell Rd .....
Bingham K, Carrington Rd, Moulton Ma
Boddington M.A, Willow Lea, 2 Mill Gr
West Pinchbeck .....
Bonshor Stan, 6 St. Gilberts Close, Poir
Boons Transport (1986) Ltd,
Stonald Rd, Whittlesey .....
Booth P.F.& Son,
North End, Boston Rd, Swineshead .....

P.P granted for "C.O.U. of site to ag haulage depot + siting of prefab office". on basis of a plan showing bungalow curtilage, 7 acres of ag land + sheds on site.

Also conditions restricting use to ag usage only.

1) Report for above app mentions Six tractor units + ten trailers.

2) Reason for plan was to ensure significant expansion of use to become major haulage yard did not occur (~~previously~~ what PA)

Thoughts

1) despite description has B8 use.

2) Existing operation causing complaints to E.H.

3) Has increased vehicles / Trailers from 6/10 to 6/20 (according to D&Spencers letter) in 1988 to 11/30 in 1991.

4) Some evidence of hardstanding creeping since 1988.

5) If allow more hardstanding + buildings vehicles / trailers / traffic movements bound to ↑.

6) If redesign site could be benefits to buy to ave a B8 use next to two cottages + (Heaths suggestion ?) but would require separate further cottage to this) but would request refusal if not able

Stamp Notice

Courtland rear of Broadway Backland No

7) No hours of use restrictions.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Mr G Smith
The Cottage
Cuckoo Bridge
Spalding
Lincolnshire
PE11 3BG

Your Contact: P J Udy

Our Ref: PJU/SJS H14/0187/93
H14/0188/93

Your Ref:

Date: 20 April 1993

Dear Sir

Proposed office, workshop and hardstanding - John Allen Transport - Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

I refer to your letter which was received on the 1 April 1993.

The question in the application form, relating to traffic flow is slightly ambiguous and I shall try to have it clarified. However, I have been advised that the applicant's vehicle fleet comprises 11 tractor units and 30 trailers.

You also asked whether the applicant still has the Langtoft Depot, and I have been informed by the Agent's for the planning application that he does not any longer have this site.

Yours faithfully

Peter Udy

pp. N R Midlen
Principal Planning Officer
(Development Control)

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1993 PJ
DPO
DPDO
MR. B. SMITH
DISTRICT PLANNING OFFICER.
SPALDING.
Acknowledge YES/NO
Site 2/4

THE COTTAGE,
CUCKOO BRIDGE,
SPALDING
PE11 3BG.

31ST MARCH, 1993

APPLICATION REF: H14/0187/93
: H14/0188/93

Dear MR. SMITH,

Concerning the above planning applications there is a question asking the applicant how many vehicles will be visiting the site per day, and the answer given is 6 H.G.V's. per day. it does not state whether this will be an extra amount of vehicles or if this is the current and future number of vehicles to visit the site, therefore I would be grateful if you could inform me of the correct meaning of the statement.

Also, in a letter sent to you by the applicants solicitors, dated 11TH February, 1988, during the planning

application for Change of Site to Agricultural Haulage Depot. (ref: H14/0019/88). it states on page 2 paragraph 1 that the applicant will continue to operate Cuckoo Bridge Farm and the Langtoft Depot for the forseable future. Could you inform me if the Langtoft Depot is still operational?

Thank you.

Yours sincerely.

G.C. Smith.

GREEN
STRUCTURAL

D.A. GREEN & SONS LTD.,
Structural Engineers,
High Road, Whaplode,
Spalding, Lincs. PE12 6TL.
Tel: Holbeach (0406) 370585
Telex No. 32172
Telefax: (0406) 370766

Your ref: Our ref: JCB/MW

26 March, 1993.

Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

For the attention of Mr. P. Udy

Dear Sir,

Re: Proposed Office, Workshop and Hardstanding for John Allen Transport, Cuckoo Bridge Farm

With reference to your recent letter regarding Application Nos. H14/0187/93 and H14/0188/93, we offer the following information to support the above schemes.

In 1988 when Mr. Allen was granted planning permission he had 6 No. tractor units and 20 No. trailers. In 1991 his fleet was increased to 11 No. tractor units and 30 No. trailers. This increase was approved and an operators' licence granted by a Ministry of Transport Tribunal.

Mr. Allen's business is the transportation of agricultural produce. He has no plans to further increase his fleet as a result of this development nor extend the range of goods transported. Mr. Allen requires the office and workshop to improve working conditions for his existing staff and to reduce any disturbance for his own comfort and for that of his neighbours.

The hardstanding area is needed to compensate for existing hardstanding taken up by the proposed side extension and to facilitate turning and parking within the confines of the site. Mr. Allen still proposes to use the remainder of his land for growing potatoes.

We trust the information provided is sufficient for the Authority to be able to proceed with these applications.

Yours faithfully,
D.A. GREEN & SONS LTD

SOUTH HOLLAND D.C.
PLAN DEPT
29 MAR 1993
REF .....

J.C. Bradley,
AREA SALES REPRESENTATIVE

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: H14/0188/93

Applicant: John Allen Transport
Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Proposed office and workshop side extension to existing storage building

Location: Cuckoo Bridge Farm
Cuckoo Bridge
Spalding

Type: FULL

Date received: 02-MAR-93

24-MAR-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:
As per attached letter.

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 P J UDY

SOUTH HOLLAND D.C.
PLAN DEPT
29 MAR 1993
REF .....

Yours faithfully

pp Peter Udy
Principal Planning Officer

BRIA MITH 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: H14/0188/93

Applicant: John Allen Transport
Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Proposed office and workshop side extension to existing storage building

Location: Cuckoo Bridge Farm Cuckoo Bridge
Spalding

Type: FULL

Date received: 04-MAR-93

08-MAR-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 23-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

Reg'd

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1993
File Nos.

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W. H. Cunnington

Rg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1993
Attention of
DPO NRM
DOPO BS
DC ACP
Fac Nos.

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

NRA

National Rivers Authority
Anglian Region

22nd March 1993

Our Ref:93/1/SH/0075

Dear Sirs

PLANNING APPLICATION NO H14/187 & 188/93
PROPOSED OFFICE & WORKSHOP SIDE EXTENSION TO STORAGE BUILDING
AT CUCKOO BRIDGE FARM, CUCKOO BRIDGE, SPALDING,
FOR JOHN ALLEN TRANSPORT

With regard to the above-mentioned application received on 9th March 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

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

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

All surface water from roads and hardstanding areas should discharge to a piped positive system incorporating trapped road type gullies.

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.

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.

Any vehicle wash or steam cleaning effluent must not be discharged to a soakaway or surface water system.

For further information please contact the Authority's District Quality Officer, Mr S Mitchell on Spalding (0775) 762123, Ext 127.

Yours faithfully

R F Morgan
Planning Engineer

LMP

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: H14/0188/93

Applicant: John Allen Transport
Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Proposed office and workshop side extension to existing storage building

Location: Cuckoo Bridge Farm
Cuckoo Bridge
Spalding

Type: FULL

Date received: 02-MAR-93

24-MAR-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:
As per attached letter.

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 P J UDY

Yours faithfully

Peter Udy

Principal Planning Officer

D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Mr P J Udy

PJU/JW/R14/0187/93
& F14/0188/93

F.A.O. Mr J Bradley

24 March 1993

Dear Sir

Proposed Office, Workshop and Hardstanding for John Allen Transport, Cuckoo Bridge Farm Cuckoo Bridge, Spalding

I refer to the above two planning applications which you have submitted for consideration.

I will be grateful if you could advise me on how many tractor units and trailers Mr Allen has at this site and how his business has altered since he originally gained planning permission for the agricultural haulage depot in 1989. When that application was being considered it appeared that the arable land into which the proposed hardstanding extends, was to be used for growing potatoes. Is your client still engaged in growing and transporting potatoes, or is his business now more haulage based?

Yours faithfully

N P MIDDEN
Principal Planning Officer (Development Control)

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2332
Date received : 02-MAR-93

Received from

J M & W M Allen

Address

Cuckoo Bridge Farm
Cuckoo Bridge
Spalding

Fee paid	£	720.00
VAT	£	0.00
Total received	£	720.00

Cash/Cheque : Cheque

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

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: H16/0188/93

Applicant: John Allen Transport
Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

SOUTH HOLLAND DC
PLANNING
04 MAR 1993
REF .....

Description: Proposed office and workshop side extension to existing storage building

Location: Cuckoo Bridge Farm
Cuckoo Bridge
Spalding

Type: FULL

Date received: 02-MAR-93

03-MAR-93

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 enclosed certificate needs to be completed where marked.

Full details of all plant and machinery to be installed needs to be provided.

Please return the extra copy of this letter with your reply.

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

Yours faithfully

A.E. Maxwell

Principal Administrative Officer

GREEN
STRUCTURAL

D.A. GREEN & SONS LTD.,
Structural Engineers,
High Road, Whaplode,
Spalding, Lincs. PE12 6TL.
Tel: Holbeach (0406) 370585
Telefax: (0406) 370766

Your ref:

Our ref: JCB/MW

Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

1 March, 1993.

Dear Sirs,

Re: Proposed Office and Workshop Side Extension at Cuckoo Bridge Farm

We enclose herewith cheque for £720.00 (seven hundred and twenty pounds), this being the fee in respect of the application for Town & County Planning Approval in connection with the above-mentioned project.

Yours faithfully,
D.A. GREEN & SONS LTD

J.C. Bradley,
AREA SALES REPRESENTATIVE

Encl.

D.C.
T.
02 MAR 1993
0188/93

GREEN
STRUCTURAL

D.A. GREEN & SONS LTD.,
Structural Engineers,
High Road, Whaplode,
Spalding, Lincs. PE12 6TL.
Tel: Holbeach (0406) 370585
Telefax: (0406) 370766

Your ref: Our ref: JCB/MW

Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

1 March, 1993.

Dear Sirs,

Re: Proposed Office and Workshop side extension at Cuckoo Bridge Farm

When considering the above application our client has requested that you are made aware of the following information:-

The workshop and offices are being applied for to improve working conditions on the site. Mr. Allen lives on the site and is, therefore, very concerned about any noise which may be created. This proposal will help to reduce noise on the site whilst providing a pleasant atmosphere for his staff.

Mr. Allen has no plans to increase the size of his business or the volume of traffic as a result of any new premises.

Ycurs faithfully,
D.A. GREEN & SONS LTD

Repeated - letter of 26-3-93

02 MAR 1993
REF. 0188/93

J.C. Bradley,
AREA SALES REPRESENTATIVE

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: H14/0188/93

Applicant: John Allen Transport
Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Proposed office and workshop side extension to existing storage building
Location: Cuckoo Bridge Farm Cuckoo Bridge
Spalding

Type: FULL

19-MAY-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

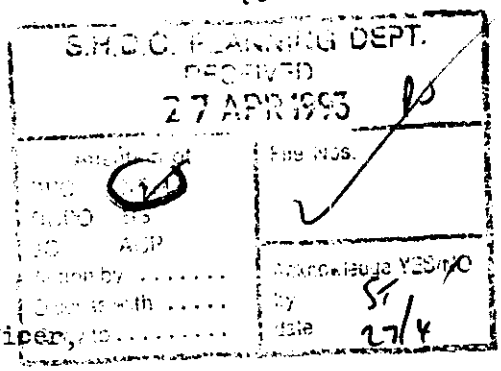
The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy Sent to:-

Mr & Mrs G Smith
The Cottage
Cuckoo Bridge
Spalding
Lincs. PE11 3BG

187/1688/93



The Cottage,
Cuckoo Bridge,
Spalding,
PE11 3BG.

Mr. B. Smith,
District Planning Officer,
Spalding.

27th April 1993.

OBJECTION

Dear Sir,

PROPOSED OFFICE, WORKSHOP AND HARDSTANDING - JOHN ALLEN TRANSPORT, CUCKOO BRIDGE FARM, CUCKOO BRIDGE, SPALDING

We wish to enter our objections to the above planning applications, and these are:-

1) The proposed enlargement of the business premises would encourage further vehicles to be operated from the site, which already has operating licences for 18 tractor units and 30 trailers. The roads in the surrounding area, such as Iron Bar Drove and Jordans Cradge Bank Road, do not allow 2 vehicles to pass safely without one vehicle having to mount the grass verges, and this becomes more hazardous during foggy, icy and night time driving conditions, especially as there are dykes by the side of these roads. The latter road mentioned is used 24 hours a day by these large vehicles, and when approaching these obstacles at night along this road, even with their headlights dipped, presents a precarious situation in moving towards and passing such large vehicles. Therefore, enlargement of the business would be a further detrement to its rural position.

2) The original application to change the site to an agricultural haulage depot received planning permission with the belief that the site would be used to serve the surrounding agricultural community, and in a statement issued through the applicants solicitors there was no intention of enlarging the yard area, or closing the other depot in Langtoft, which the applicant owned. May we point out that the Langtoft depot is now closed and the business has beoome a European concern with the applicants vehicles importing produce into this country (as advertised in the Yellow Pages telephone directory under 'Road haulage services'), therefore, the premises have already far exceeded the reasons given to use this site and further development would be unnecessary and onerous to the area and its inhabitants.

3) The size of the proposed extension to the existing building would produce a large derogative visual impact on the area and its character.

4) A larger hardstanding area would mean more vehicle movement, therefore, more noise and smell, which is already a nuisance due to the 24 hours and 7 days a week operation by this Haulage Company. We are never guaranteed a quiet period of day or night and feel that further development on the site would serve to reduce any remaining peaceful periods.

In respect of these points given, we oppose the development of the site due to the problems already being produced by the Haulage Company, and the further enlargement of the business in this rural position would diminish the character and reduce the enjoyment of living in the area and surrounding countryside for the local inhabitants.

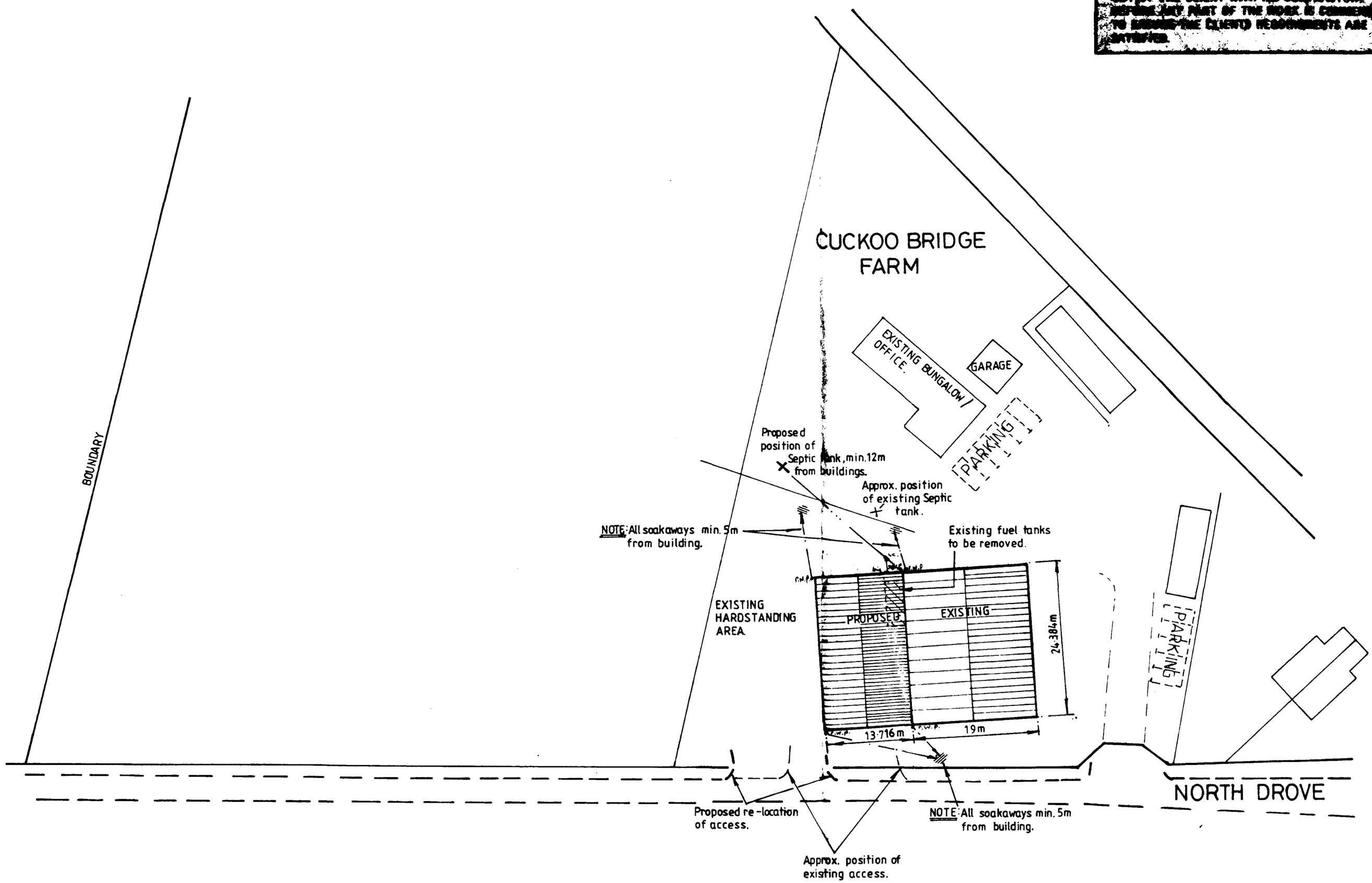
Thank you for considering our points of view.

Yours faithfully,

Mr. & Mrs G.C. Smith

Mr. and Mrs. G. C. Smith

WARNING
THIS IS A WORKING DRAWING. BEFORE ANY FABRICATION CHANGES NEED BE CARRIED OUT BY THE CLIENT WITH THE CONTRACTOR. BEFORE ANY PART OF THE WORK IS COMMENCED, TO ENSURE THAT CLIENTS REQUIREMENTS ARE SATISFIED.



02 MAR 1993
0188/93

DRAWING NO. J.A.T./1731/2.A

D.A. GREEN & SONS Ltd.
WHAPLODE, SPALDING, LINCS, PE12 6TL.
Tel: HOLBEACH (0406) 370585
Fax: HOLBEACH (0406) 370766

GENERAL NOTES
~~ALL HOLE SIZES MUST BE NOTED ON THE ACTUAL DETAILS. ALL WELDING TO BE mm FILLET WELD CONT. EXCEPT WHERE NOTED. ALL NOTCHES TO HAVE 10mm RADIUS.~~

REVISIONS	BY	DATE
A. Existing fuel tanks to be removed.	J.I.	1·3·93.

DRAWING ISSUED TO

F.	W.	SP.	A.	AP.	T.	SM.	CR.
SC.	LP.	RC.	CM.	SO.	ST.	B.	

S/BLAST			
PAINT			
REPAINT			
SCALE	1:500		
DRAWN	J.I.	DATE	25·2·93
CHKD.		DATE	

CLIENT
JOHN ALLEN TRANSPORT.

SITE
Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

DETAILS
BLOCK PLAN

GREEN STRUCTURAL

DRAWING No. J.A.T./1731/2.A

Warning
THIS IS NOT A BUILDING DRAWING. DESIGN AND SPECIFICATION CHECKS MUST BE CARRIED OUT BY THE BUILDER AND/OR CONTRACTOR BEFORE ANY PART OF THE WORK IS COMMENCED, TO ENSURE THE BUILDING REQUIREMENTS ARE SATISFIED.

DESIGNED TO BS. 5950

NOTE: Roof comprising of plastic coated galvanised steel cladding, GOOSEWING GREY, with all necessary matching flashing pieces.

NOTE: 250 mm cavity brickwork/blockwork to verge.

NOTE: 250 mm cavity brickwork/blockwork

Natural, a.c. cladding to verge.

EXISTING

Grainwalling approx. 3m high.

FRONT ELEVATION

SIDE ELEVATION

NOTE: 3No* sets of bi-parting, sliding doors, each 6·096 m wide x approx. 4·5 m high, of m.s. angle framing and insulated plastic coated steel infill, GOOSEWING GREY.

WINDOWS
A. Width - 632 mm x Height - 900 mm
B. Width - 1200 mm x Height - 900 mm
C. Width - 1768 mm x Height - 900 mm

NOTE: 250mm cavity brickwork/blockwork

S&VP

Natural, a.c. cladding to verge.

EXISTING

Grain walling approx. 3m high.

REAR ELEVATION

ROOF: Natural, a.c. cladding

VERTICAL: Natural a.c. cladding

EXISTING

Grain walling approx. 3m high.

EXISTING SIDE ELEVATION

NOTE: Surface water to discharge into soakaway min. 5 away from building.

NOTE: 2mm thick galvanised steel self-supporting gutter.

NOTE: 150mm UPVC gutter to match PVC rainwater pipes.

15°

2·438m

2·438m

SECTION THRO' A-A

OFFICE

viewing panel

OFFICE

DOWN

OFFICE

MENS TOILET

LADIES TOILET

stub stack

NOTE: Surface water to discharge into soakaway min. 5m away from building.

FIRST FLOOR PLAN

A

NOTE: Surface water to discharge into soakaway min. 5 away from building.

110mm

24·384m

110mm ø r.w.p.

110mm ø r.w.p.

110mm

NOTE: 14No 1800 mm long double skin G.R.P. rooflights.

WORKSHOP

STORE

13·716m

NOTE: Foul drainage to discharge into septic tank min. 12m from buildings.

UP

ENTRANCE

MENS TOILET

DISABLED/ LADIES TOILET

big

V.C.

sink

110mm ø r.w.p.

110mm ø r.w.p.

NOTE: Surface water to discharge into soakaway min. 5m from building.

EXISTING

A

FLOOR PLAN

Received
02 MAR 1993
Planning

DRAWING NO. JAT/1731/1

D.A. GREEN & SONS Ltd.
WHAPLODE, SPALDING, LINCS, PE12 6TL.

Tel: HOLBEACH (0406) 370585

Fax: HOLBEACH (0406) 370766

GENERAL NOTES
~~ALL HOLE SIZES MUST BE NOTED ON ACTUAL DETAILS.~~
~~ALL WELDING TO BE mm FILLET WELD CONT. EXCEPT WHERE NOTED.~~
~~ALL NOTCHES TO HAVE 10mm RADIUS.~~

REVISIONS	BY	DATE

S/BLAST

PAINT

REPAINT

SCALE 1:100 | DATE

DRAWN J.I. | 24·2·93

CHKD.

DRAWING ISSUED TO

F.	W.	SP.	A.	AP.	T.	SM.	CR.
SC.	LP	RC	CM.	SO.	ST.	B.	

ARCHITECT

CONSULTING ENGINEER

MAIN CONTRACTOR

PROJECT
Proposed Office And Workshop Side Extension.

SITE ADDRESS
John Allen Transport, Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

DETAILS
Proposed Elevations and Floor Plan.

GREEN STRUCTURAL

DRAWING NO. J.A.T./1731/1.