SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0276/92 Received:05-MAR-92 Type:FULL

Name: Mr J Nickols
'Two Hoots'
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: John D Lynch Ptnrs
65 Pinchbeck Road
Spalding
Lincs

Description: New vehicular access to site

Location : Land off Wardentree Lane Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Notes to Applicant:

You are advised that the grant of permission in no way infers any presumption in favour of future development served by this access.

Director of Planning and Building Control Services
07-DEC-92 H14/0276/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0276/92

Date Registered 05 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J Nickols
'Two Hoots'
Wardentree Lane
Pinchbeck, Nr Spalding

Tel. No.

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

John D Lynch Partnership
65 Pinchbeck Road
Spalding

Tel. No. 0775 724187
(Personal contact name) Mr M A Croker

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off Wardentree Lane, Pinchbeck, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

New Vehicular Access to Site

COPY

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Signed pp John D Lynch Partnership Date 5 March 1992

Previous application No:

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application

Please state Site Area [0.32] (Hectares) approx

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: sq. metres

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

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

Agricultural Land

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: Waterloo Lane
Will there be —
Individual access(es) ✓
New estate road

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

No

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

By agreement with Drainage Authority

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

No

C. Please state whether a land drain will be affected

N/A

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

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

Continue on separate sheet if necessary.

New access to owner's agricultural land

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 5.3.92
pp John D Lynch Partnership

Certificate B The applicant has given the required notice to everyone else who was ~~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.

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

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

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:

NOT APPLICABLE

Signed ..... (~~Applicant~~/Agent) Date 5.3.92
pp John D Lynch Partnership

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 .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0276/92.

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

WARDENTREE LANE, PINCHBECK

3. Name, classification and number of road

UC

4. Date application referred 12-3-92

5. State whether outline, detailed application etc.

FULL.

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

NON VEHICULAR ACCESS

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: 19-3-92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) The proposed access shall be located as shown on the amended plan and in any event tie in with the current improvements to Warden Tree Lane

(2) B12 - - - - - 15m - - - 7.3m.

(3) ~~B13~~ - - - The visibility splays shall be provided as shown in the amended plan.

Delete as appropriate

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

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

(1) B1

(2) B6

(3) B4

Spoke to C.B on 1-4-92 who said location of accesses along W.T.L were discussed with us. The Turn right lane provided by L.C.C but not accesses. It location is as per submitted plan.

PJY

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. P756

Date First Received 05 MAR 1992

REGISTRATION

REFERENCE H14/0276/92

Cross-Ref NA

Date 6/3/92

VALIDATION Date 6/3/92

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 12-3

Index Sheets 145 OS Nos ..... Grid Ref S 25020 S 25150

Ward 02 Parish PIBECK

Inside IBD NO Inside LP Area YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Sugar Beet

Grade

Linked to site.....Ref. 379 Linked to property.....Ref.....

Planning Records: No Dec Yes

Earlier apps 06/7/92 6/3/90

Two Hoots 990/86 436/91

1139/85 743/91

B Reg Records:

Already submitted Ref.....

Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours YES Other

Boundaries Site Features

Inspected by: PM
date: 24-3

Case Officer Conclusions (issues)

access already in Is in front of Mrs Richardson
Turn right line into this access already
parted

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy	Yes		No ....
Ward member request	Yes		No ....
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No [Reason:	No ....
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ....
			ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ....
	ANY ONE OF ABOVE		

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB

Residents (Postal):

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0276/92 Received:05-MAR-92 Type:FULL

Name: Mr J Nickols
'Two Hoots'
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: John D Lynch Ptnrs
65 Pinchbeck Road
Spalding
Lincs

Description: New vehicular access to site

Location : Land off Wardentree Lane Pinchbeck
Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Notes to Applicant:

You are advised that the grant of permission in no way infers any presumption in favour of future development served by this access.

Authorised to issue:

03-DEC-92 H14/0276/92 AD..N.....DC..N....

3/12

APPLICATION REFERENCE: H14/0276/92 DATE RECEIVED: 5 March 1992

APPLICANT: Mr J Nickols
"Two Hoots"
Wardentree Lane
Pinchbeck
Spalding
Lincolnshire

AGENT: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincolnshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 1 DEC 1992

TYPE: Full

DESCRIPTION: New vehicular access to site

LOCATION: Land off Wardentree Lane, Pinchbeck

Parish Council: Recommend approval.

County Highways: Request conditions.

Public Consultations: Received from Mr and Mrs Richardson - summarised:
- More noise pollution.
- Expansion of industry in general area surrounding their property.
- Cannot sell house - will Council buy us out?
- Affecting health.

PLANNING ISSUES

1 The access has already been constructed and a right turn facility provided as part of the County Council's improvements to Wardentree Lane. Development proposed under application H14/0067/92 would be served by this access. During the preparation of the highway improvement scheme this department's advice was that a right turn facility was not needed to serve industrial development.

2 Nevertheless such a facility has been provided to serve only agricultural land. Whilst there is nothing wrong in this the applicant should be absolutely clear that this in no way infers any presumption in favour of development.

RECOMMENDATION - Grant Permission.

NOTE

You are advised that the grant of permission in no way infers any presumption in favour of future development served by this access.

PLANNING COMMITTEE - 14th July, 1992

548. PLANNING APPLICATIONS (Continued)

(h) Deemed Applications by Lincolnshire County Council (Continued)

Plan No. and Applicant	Proposal
H09/0709/92 Lincolnshire County Council (Conservation Area Consent)	Demolish Stukeley Hall, Fire/Ambulance Station, conservatory stores, boundary wall etc, reduce height of north wall at Stukeley Hall, Spalding Road, Holbeach.

(No objection be raised to the above development.)

H09/0710/92 Lincolnshire County Council (Deemed Consent)	Primary School and public park at Stukeley Hall, Holbeach.

(No objection be raised to the above development.)

(O.A. denotes outline applications.)

(Councillor C J T H Brewis left the meeting at this juncture.) F. H14/276/92 u 304/92 F. 1710.

549. SPALDING AND PINCHBECK LOCAL PLAN REVIEW - ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS

The Director of Planning and Building Control Services informed the Committee that, arising from the requirement for each local planning authority to prepare a single local plan for the whole of their district, it would now be necessary to amalgamate the review of the Spalding and Pinchbeck local plan into the new South Holland local plan which was currently being prepared. As a result of this, any local inquiry into objections lodged as a consequence of the review would now be delayed until such time as an inquiry was held into the local plan for the district, which was unlikely to occur before 1994.

In view of this the Director of Planning and Building Control Services circulated a report which sought to review the existing and proposed planning policy for the Wardentree Lane area in the light of current circumstances, both as background prior to determining significant applications for planning permission already received, and in an effort to assist the Policy and Resources Committee in considering its involvement in infrastructure provision in the Wardentree Lane area. It was felt however that this matter should be considered in detail by the Plans Sub-Committee in the first instance and it was therefore

RESOLVED:

(a) Consideration of this matter be deferred to enable the Plans Sub-Committee

i) To inspect the industrial development at Wardentree Lane including existing development, proposals for future development, and land which is currently the subject of submitted applications;

ii) To review and discuss the relationships between the Council's planning policies for employment and industrial development and the objectives for economic development as set out in the Council's approved strategy;

PTO

549. SPALDING AND PINCHBECK LOCAL PLAN REVIEW - ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS (Continued)

iii) To consider and review the implementation of the Council's development strategy;

iv) Subject to the conclusions reached as a result of (i), (ii), (iii) above to consider recommending the Planning Committee to reaffirm that policy ID1 is the appropriate planning policy for the development of industrial land;

(b) Following consideration of the matter by the Plans Sub-Committee, a further report be submitted to the Planning Committee for consideration; and

(c) The further recommendations of the Planning Committee be referred to the Policy and Resources Committee for consideration.

550. DWELLINGS FOR "LOCAL NEEDS" F. 510 & 1620.

The Director of Planning and Building Control Services reminded members of the Council's current policy regarding the provision of dwellings in the open countryside, and reported on two recent Local Government Ombudsman findings that two local planning authorities had acted incorrectly in granting planning permission for dwellings in locations where planning permission would not normally be granted, as each decision had been based primarily on the personal circumstances of the applicants, and not on matters which were planning considerations. In both instances maladministration had been found, and the Ombudsman had emphasised that planning decisions should be made having regard to planning policies and guidance, and that departures should be made only for genuine planning reasons, however sympathetic a planning authority might feel towards the personal circumstances of the applicant.

RESOLVED: The report be noted.

551. HAWTHORN BANK, SPALDING - ECONOMIC DEVELOPMENT F. 604 & 1710.

The Director of Planning and Building Control Services reported an approach by a company regarding its possible relocation to the former Geest distribution depot at Hawthorn Bank, Spalding. The premises had established use rights, and planning permission was therefore not required for the proposed use, but in view of its location in a residential area, traffic and noise from the business could have an adverse impact on the surrounding environment. In an effort to overcome this, the company, which was concerned with its image, had agreed to a method of operation which would limit working hours and the movement of heavy goods vehicles, and had also agreed to carry out noise insulation, earth bounding and other works to reduce nuisance.

P.T.O.

BRIAN SMIT ...ip 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: H14/0276/92 Type: FULL

Applicant: Mr J Nickols
Tel:

Agent: John D Lynch Ptnrs
0775 724187

Description: New vehicular access to site

Location: Land off Wardentree Lane
Pinchbeck
Spalding
Lincs

Valid date: 05-MAR-92
Target dates:
To case officer 10-MAR-92 11-3
Inspected by 15-MAR-92
Extra contacts 20-MAR-92
Report if not clear by 09-APR-92

Terminal date: 30-APR-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
~~P J UDY~~ J Carnwell

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Pinchbeck P	0775 723838	11-MAR-92	25-MAR-92	Approve
Cllr T Bray	0775 323794 (Of	11-MAR-92	25-MAR-92	
Cllr Mrs P J Buffham		11-MAR-92	25-MAR-92	

L.cc - plan taken cb 12-3-92 Obs Attached JE cb 19/3/92
65 Wardentree Lane, Spalding 25 MAR-92 08-APR-92

SITE DETAILS

Grid ref: 525020 325150
OS Sheets: 145 Parcel:

J D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs

Mr P J Udy

PJU/LA2
H14/0057 & 0276/92

5 May 1992

F.A.O. Mr Croker.

Dear Sir

Industrial Park And Nursery/Garden Centre, And New Vehicular Access, Land Off Wardentree Lane, Pinchbeck, For Mr J Nickols.

I refer to the above application which you have submitted for consideration.

I am currently corresponding with the Department of Transport and would be gratetul if you would agree in writing to an extension of time until 24 June 1992 which owing to the Committee timetable is the next available Committee date at which these applications can be considered.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

APPLICATION REFERENCE: H14/0276/92 DATE RECEIVED: 5 March 1992

APPLICANT: Mr J Nickols
"Two Hoots"
Wardentree Lane
Pinchbeck
Spalding
Lincolnshire

AGENT: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: New vehicular access to site

LOCATION: Land off Wardentree Lane, Pinchbeck, Spalding

Parish Council: Recommend approval.

County Highways: Request conditions.

Public Consultations: Mr and Mrs Richardson have been consulted and any response will be verbally reported.

CONCLUSIONS

1 The access has already been constructed and a turn right Lane has been provided as part of the County Council's improvements to Wardentree Lane. The access will serve the site which is subject to the application H14/0067/92. which is for industrial development. to the standard it has

2 The reason why the access has been provided is unclear. ~~but~~ Its provision will ~~[illegible]~~ effect the ~~adjacent~~ opposite dwelling. the major impact ~~to~~ this dwelling will be controlled by the nature of the development on the land. which the access serves + this is still to be determined. At present it will serve an agricultural field.

in that the turn right lane runs infront of the drive way. However

RECOMMENDATION - Grant Permission.

1 The proposed access shall be located as shown on the amended plan and in any event ~~be~~ tie in with the current improvements to Wardentree Lane.

2 B12 - (radii and width of access) ... 15 metres ... 7.3 metres.

3 The visibility splays shall be provided as shown on the amended plan.

Reasons

1 B1.

2 B6.

3 B4.

If we are opposing 67/92 we should be careful how we handle this one less we infer, (or allow the inference to be made) that this access is seen as enabling future industrial development. I note that Nickols says it is access to ag. land. I am cynical enough to doubt that that is the true reason for it - I believe he has an existing access. I am concerned at the role of County. They have built a Deceleration lane - is this usual for an agricultural access - [illegible] radius [illegible] & width also usual for an ag access?

Place next to 67/92 on agenda

276/92.

Parish Recommend Approval.

L.C.C. Requests Conditions.

Public Consultations Mr + Mrs Richardson have been consulted and any response will be verbally reported.

Planning Issues

1) The access has already been constructed and a turn right lane has been provided as part of the County Council's improvements to Wadsetree Lane. The access will serve the site which is subject to the application 1114/67/92.

2) The reason why the access has been provided is unclear but its provision will not effect the adjacent dwelling. The impact on this dwelling will be controlled by the nature of the development on the land.

P.O.R Grant Permission

L.C.C ~~[illegible]~~ conditions

276/92 PU

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1992

Attention of
DPC NHM
DDPO BS
JC ACP
Action by .....
Discuss with
Copy to

File Nos.

Acknowledge YES/NO

21/4

OP

65 Wardentree Lane
Pinchbeck
Spalding
Lincs PE11 3UF

Dear Sir,

Re: Planning applications made by Mr J. Nichols

Further to your letter enquiring as to why we oppose any applications made by Mr J. Nichols of 'Two Hoots', Wardentree Lane, Pinchbeck, our answers are as follows:-

(1) No further development will be without noise problems. We have to live with noise pollution from Smedleys and East Fruit throughout the night and day at present. Why should we tolerate any more?

(2) When we bought the bungalow we were told there would be no industrial development past the old railway track into Pinchbeck.

The Council has already gone against us twice in this respect.

(3) If the council believes further industrial development is appropriate, then surely solving our problem should be given priority. We have been residents in Warachmee Lane for a great number of years, - this must account for something.

(4) We have for many months been trying to sell our home. There has been no interest in the bungalow due to the industrial developments. If the Council wish to allow further development we suggest they 'buy us out' and then they can develop until their hearts' content.

(5) Finally and probably the most important reason is because with the recent developments and the prospect of further development, life has become unbearable for me and my family, with us all relying on tranquilisers to obtain a decent nights sleep.

We hope this has set out our reasons clearly.

Yours faithfully

Mrs Sylvia Richardson.

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

1

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0276/92

Applicant: Mr J Nickols
'Two Hoots'
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: John D Lynch Ptnrs
65 Pinchbeck Road
Spalding
Lincs

Description: New vehicular access to site

Location: Land off Wardentree Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 05-MAR-92

11-MAR-92

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 26-MAR-92. 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 3R

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAR 1992 PJ
Attention of
DPO NPM
DOPO BS
JC ACP
ion by .....
with .....
File Nos.
Acknowledge YES/NO

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval.

Signed: W H Cunningham

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

MAC/EE/1143 16th March 1992

The Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding

SOUTH HOLLAND D.C.
PLAN DEPT
17 MAR 1992
REF .....

Attn Mr P J Udy

Dear Sir

Proposed New Vehicular Access to land
off Wardentree Lane for Mr J Nickols

Further to our recent planning application number H14/0276/92, in respect of the above development and a subsequent telephone conversation with Mr C Briggs at Highways, we wish to make an amendment to our application drawings.

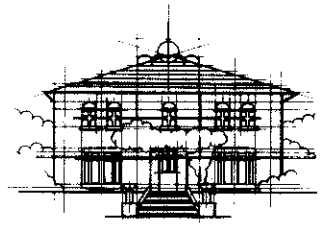
The position of the access has been moved 20M east to coincide with the current road improvement. We would therefore be grateful if you would substitute four copies of our drawing 1143/AK5(1) for our previous drawing number 1143/AK5 in respect of this application.

We will also forward copies of the revised drawings to Mr Briggs.

If you have any queries, please do not hesitate to contact us.

Yours faithfully
pp John D Lynch Partnership

Mark A Croker



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

PLANNING AMENDMENT

For office use only

Application No. H14/0276/92

Date registered 17 1992

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment and state any alteration to plot numbers

JOHN [redacted]YNCH
par[redacted]ship
CHARTERED
ARCHITECTS

MAC/EE/1143

5th March 1992

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding

Dear Sir

Proposed Vehicular Access to agricultural land at
Wardentree Lane, Pinchbeck for Mr J Nickols

We wish to make an Outline Application for Planning Permission in respect of the above development.

We enclose for your information the following drawings and documents:

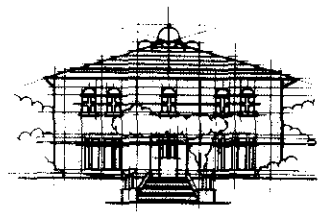
4 copies of 'Planning Application'
4 copies of drawing AK5
A cheque for the sum of £55.00 made payable to South Holland District Council under access for an existing use.

We hope this is in order, but if you have any queries, please do not hesitate to contact us.

Yours faithfully
pp John D Lynch Partnership

Mark A Croker

SOUTH HOLLAND D.C.
PLAN DEPT.
05 MAR 1992
REF 0276/92



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900. SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS (Continued)

(h) The Director of Planning and Building Control Services consult the owners of the British Sugar site on their future intentions for the land and also ascertain whether or not Derelict Land Grant is available for the redevelopment of the site;

(i) The Policy and Resources Committee be informed of the above resolutions so that they can be taken into account when considering the proposed link road to the A16;

(j) Outline planning application H14/0067/92 for an industrial park and nursery/garden centre on land off Wardentree Lane be refused in accordance with the recommendations of the Director of Planning and Building Control Services and also because the application is considered to be premature at this stage;

(k) Application H14/0276/92 for a new vehicular access to land off Wardentree Lane, Pinchbeck be granted in accordance with the recommendation of the Director of Planning and Building Control Services; and

(l) Outline application H14/1005/92 for industrial development comprising classes B1, B2 and B8 including details of means of access at Wardentree Lane, Pinchbeck be granted in accordance with the recommendations of the Director of Planning and Building Control Services, subject to condition 8 being amended to read "the final layout shall make provision for a road link to land to the west and to the east."

901. RESIDENTIAL ESTATE DEVELOPMENT IN VILLAGES (851/92)

The Committee considered a report of the Director of Planning and Building Control Services which recommended a comprehensive and consistent approach to residential estate development in villages and sought to achieve a more appropriate scale of development, when considered in relation to the following criteria:-

(i) The Structure Plan
(ii) The character of the village in question.
(iii) Time Scale of development.
(iv) Intrinsic merits of development
(v) Benefits of development
(vi) Affordable housing
(vii) Government advice

Elsoms
Seeds

K

Cold Storage

Volvo

B

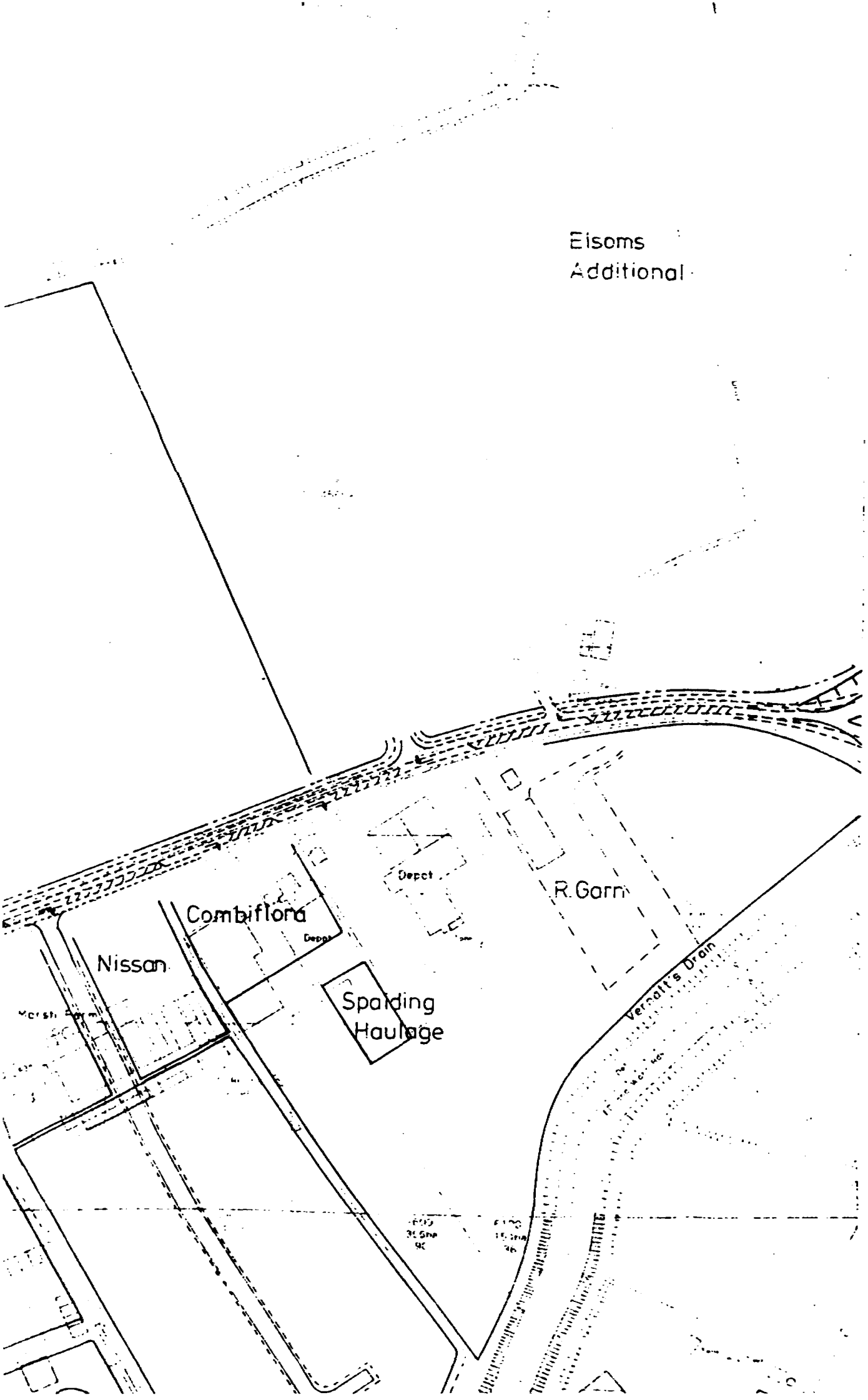
Gateway

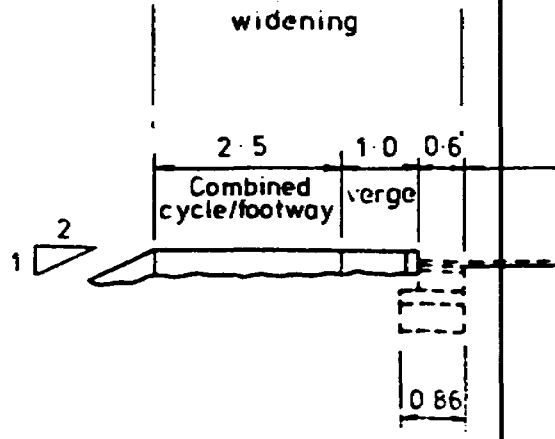
Car
Sales

C

L

Deckland





Construction thickness

Wearing course	40
Base course	60
Road base	260
Sub-base	150
Capping layer	350

TYPICAL C

Scale

HAISTE LTD

PETER HUSS

Borough
Newa
Peter
F

(0 73

0536

9/5

JC conversation with Peter Hussey

① spur into (K) not required at this stage

② Ghost into area of land between (L) & Gate

③ otherwise no comments.