SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H14/0354/93 Received:14-MAY-93 Type:OUTLINE

Name: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Industrial or storage development (B1, B2 and B8 use classes)
Location : West Marsh Road Pinchbeck Marsh Spalding Lincs (adj. ex San Jose Farm)

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

1 West Marsh Road, in the vicinity of this site, is inadequate in width and construction to serve the proposed development. The width of the carriageway is only some 3.7 metres narrowing to 2.8 metres which is inadequate for two H.G.V.'s to pass in safety. To allow this proposal would intensify the number of such vehicles using this lane thereby increasing the number of incidences when such vehicles meet. Vehicles meeting would have to make long reversing manoeuvres to the detriment of highway safety. This problem will be exacerbated upon completion of the new by-pass works as access from this site will not be permitted onto the Wardentree Link Road. The existing section of West Marsh Road will become a private road, therefore permission of all the other owners will be required to achieve satisfactory access.

2 In the opinion of the Local Planning Authority, the development of this land as a free standing site would result in its appearance being dominant from the Spalding by-pass to the detriment of the amenities of this location.

Director of Planning and Building Control Services
28-JUN-93 H14/0354/93

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)

Department of Transport cc Director of Highways & Planning, Lincs CC
cc File Copy

**TR 110**
(Revised April 1991)

**Form of Notification by the Secretary of State for Transport Relating to an Application for Permission For**

# Development Affecting Trunk (including Special) Roads

To the ~~Clerk~~ District Planning Officer
South Holland District Council

Council's Reference H14/0354/93

Department of Transport Reference EMRT F 261251 Pt 2

With reference to the notification of an application on Form TR 108 dated 18/5/1993 relating to the following proposed development:

1 a National Grid Reference of a central point on site

| | Horizontal | | | Vertical | | |
|---|---|---|---|---|---|---|
| TF | 2 | 6 | 1 | 2 | 5 | 1 |

b Address or location Land adjacent To San Jose Farm, West Marsh Road, Pinchbeck Marnh, Spalding

2 Name and classification number of affected road(s) A16 Spalding-Sutterton Improvement

3 Applicant's or agent's name and address Elsoms (Spalding) Limited
Pinchbeck Road, Spalding, Lincs PE11 1QG

4 Date of receipt of application

5 Particulars of development and/or change of use as shown on plan number: 0354/93

dated: 20/04/93

*Delete any which do not apply*

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

Industrial or storage development (B1, B2 and B8 use classes)

S.H.D.C. PLANNING DEPT. RECEIVED 17 JUN 1993

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

6 State whether outline or detailed application outline

Notice is hereby given under Article 14 of The Town and Country Planning General Development Order 1988 (SI 1988/1813) that the Secretary of State for Transport

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

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

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

*Signed by authority of the Secretary of State*

Date 16 June 1993

J.H Barrett (Signature)

J.H BARRETT (Name)

Area Engineer (Position)

E M (Region)

Department of Transport

*Delete as necessary

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

Outline

There shall be no direct access of any kind either vehicular or pedestrian between the site and the New A16 Spalding-Sutterton Improvement currently under construction or to the new link road to Wardentree Lane also currently under construction (in connection with the A16 Bypass mentioned above) for a distance of not less than 67m in a southern direction from the circulating edge of the roundabout at the junction of the Wardentree Link Road with A16 Spalding-Sutterton Improvement.

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

1) To limit the number of direct access to either the new trunk road or Wardentree Lane Link Road both currently under construction, and to discourage the setting down or picking-up of passengers/parking on the new trunk road carriageway.

2) To ensure that the proposed development does not create danger, obstruction or interference to trunk road traffic.

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H6/0354/93

Date Registered 20 APR 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

ELSOMS (SPALDING) LTD.
PINCHBECK ROAD.
SPALDING. PE11 1QG.

Tel. No. SPALDING 711911

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

G.H. BORNSDALE
16 LOW ROAD.
SPALDING.

Tel. No. 725851.
(Personal contact name) GHB

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

WEST MARSH ROAD. ADJOINING EX SAN JOSE FARM
PINCHBECK MARSH. SPALDING.

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

OUTLINE ~~CHANGE OF USE~~ FROM PART SEED TRIAL GROUNDS.
GHB TO B.1, B.2 + B8 USES
CORNER OF FIELD NOT REQUIRED FOR SPALDING BY PASS SCHEME

Please complete

pp ELSOMS (SPALDING) LTD.

Signed. G.H. Bornsdale Date 20th April 1993

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £220.00 If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application ✓ GHB

Please state Site Area .15 (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 perrnission
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. Please state site area (in all cases) — hectares
B. If building works are proposed, please state extra floor space to be created: — sq. metres
C. Please state size of any new structure:- (a) max. height: — metres
(b) max. length: — metres
(c) max. width: — metres
D. Please state type and colour of materials for facing external walls:
E. Please state type and colour of roofing materials.
F. Has a survey of the site been undertaken? State Yes or No — YES

5. **GENERAL INFORMATION** Please complete each section

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

PART SEED TRIAL GROUNDS.

**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: WEST MARSH Rd
Will there be—
Individual access ✓
New estate road
C. What provision will be made for garages or parking within the site? See Spalding By Pass plan.

—

**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 — SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of —
C. Please state whether a land drain will be affected — NO.
D. Foul sewerage will be disposed of to:
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 | NO | |
| The proposal affects a public right of way | NO | |
| The proposal is known to affect contaminated or filled land | NO | |
| The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes. | YES | ➡ If so, **please complete Part 7** |
| In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. | | ➡ 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. ndistrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. → If so, please state use:

| | Office Staff | Industrial staff | Other staff |
|---|---|---|---|
| How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff? | — | NOT KNOWN | — |
| If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected. | | | |
| In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed. | N/A. | | |
| 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 | No. | | |
| Is the proposal related to an existing use on or near the site? State Yes or No | No | | |
| If so, please explain the relationship | | | |
| 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) | NOT YET KNOWN. | | |
| What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work) | NOT KNOWN. | | |
| What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse? | SKIPS ETC. | | |
| 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? | — | | |

# 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).

Pt. OWNERS

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:
Address of owner at which notice was served:
Mr J. NICKOLS
11 Rotten Row
PINCHBECK

State Date notice served:
12/5/93

Signed A.H. Ramsdale ..... (Applicant / ~~Agent~~) Date 14/5/93...

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 A.H. Ramsdale ..... (Applicant / ~~Agent~~) Date 14/5/93...

**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.
Tenant's Name:
Address of tenant at which notice was served:

State Date notice served:

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

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJM
Date 25-5

Site Notice posted by PJM
Date 25-5
Expiry 15-6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Corner site adj Byepass + WTC, Junction with Tarker Lane to new Lingfoway boundary
Footer Welsh & rear OK as part of that site
not sure that pet shading site Wills from existing fence should be bypassed by new hedge

## RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda: JM

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

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

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

# DC INSTRUCTION SHEET

APPLICATION REF:

## Directions

Art 7 (Outlines)

☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

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

☑ Non Std

Precise details: Please provide amended drawings to clarify the access arrangement to the site. If the access is not directly from a public highway, the access way must be outlined in red + notice served on the owners of the land if it is not owned by the applicant.

Direction authorised by Senior Officer.... Date..6.1.5

## Revalidation after Direction

Information satisfactory Signed..... Date..17/5

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Pos 5-5 access unclear not outlined in Red

## Consultation/Publicity Required 18/7

| | Publicity: | Consultations: | |
|---|---|---|---|
| Departure | ..... | County | ..... |
| Setting of LB | ..... | E Heritage | ..... |
| Public Right of Way | ..... | Societies | ..... |
| Discretionary | ..... | | |

Extra Consultations:

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..✓.. * | |
| | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment | Env Services | ..... | |
| | NRA | ..... | |
| | Env Assess | ..... G * | Specify: |
| Conservation | LB Demolish | ..... G * | Standard |
| | Eng Heritage | ..... | |
| | Archaeology | ..... G | Specify: |
| | Consultant | ..... | |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G * | Standard |
| | Specific | ..... G | Specify: |
| Other | | ..... | Specify: |

Note
* Longer expiry
G Group available

## Case Officer

Senior Officer Confirmed ..PM..: Date..... Recorded DC....

# ADMIN RECORD SHEET

## Initial

Submitted Fee £120

Receipt No P2559 + P2599

Date first Rec'd 20 APR 1993

## Registration

Reference H/K/0354/93 (14)

Cross-Ref N/A

Date 21/4

## Validation

TYPE ~~FULL~~ OUTLINE

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/(Use)/Ext/Alt/Works

Description to be recorded: Industrial or Storage Development (B1, B2 + B8 use classes) √21/4

Invalid

| | | | | | |
|---|---|---|---|---|---|
| Site plans | | Fee | | Inaccurate | |
| Certificate | | Fee (not free) | | Incomplete | |
| | | | | Unclear | |

Fees

Correct fee £~~120~~ 240

Additional £ 120

Refund £

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Receipt No P2599 Date

Voucher No Date

## Information

Index sheet 146 OS Plots

Grid ref 526200 295300

Ward M Parish PEECK

Inside IBD NO Inside LP area YES

Constraints:

| | | | |
|---|---|---|---|
| — | CA Cons Area | — | TR Rural |
| — | LB Listed – Grade: | 4 | BP TR proposed 67m |
| — | ARC Archaeology | — | LC Level Cross |
| — | AM Ancient Mon | — | FP Footpath |
| — | SSI Special Int | — | TPO Tree Pres |
| | Hazards – | 4 | HAZ Site Sugar Beet |
| | | — | AIR Safeguard |
| | | — | LIN Elect |
| | | — | PIP Pipe |
| | | — | CON Waste/contamin |

Linked to site Ref 1299

Linked to property Ref

| | |
|---|---|
| — | Dist Bound |
| — | Other: |

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

APPLICATION REFERENCE: H14/0354/93 DATE RECEIVED: 14-MAY-93

TYPE: Outline

DESCRIPTION: Industrial or storage development (B1, B2 and B8 use classes).

LOCATION: Adjacent ex San Jose Farm, West Marsh Road, Pinchbeck Marsh.

APPLICANT: Elsoms (Spalding) Ltd AGENT: G H Barnsdale

---

REASON FOR COMMITTEE CONSIDERATION

Objections received and recommendation of refusal

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 23 JUN 1993

RECOMMENDATION

*Refuse Permission.*

1 *West Marsh Road, in the vicinity of this site, is inadequate in width and construction to serve the proposed development. The width of the carriageway is only some 3.7 metres narrowing to 2.8 metres which is inadequate for two HGV's to pass in safety. To allow this proposal would intensify the number of such vehicles using this lane thereby increasing the number of incidences when such vehicles meet. Vehicles meeting would have to make long reversing manoeuvres to the detriment of highway safety. This problem will be exacerbated upon completion of the new by-pass works as access from this site will not be permitted onto the Wardentree Link Road. The existing section of West Marsh Road will become a private road, therefore permission of all the other owners will be required to achieve satisfactory access.*

2 *In the opinion of the Local Planning Authority the development of this land as a free standing site would result in its appearance being dominant from the Spalding by-pass to the detriment of the amenities of this location.*

---

COMMENTS

1 The site is at the junction of the Spalding by-pass and the link road into Wardentree Lane and is directly adjacent the Fowler-Welch site.

2 The land is outside the industrial area as defined in the 1985 Spalding and Pinchbeck Local Plan but is within the new industrial area in the consultation draft of the Spalding and Pinchbeck Local Plan Review.

3 The principle of developing this land could be acceptable but it is considered that any industrial development could only be as an extension to the curtilage of the neighbouring site with adequate landscaping rather than a free-standing site with its own buildings and means of access.

REPRESENTATIONS

| | |
|---|---|
| Parish Council: | Recommend refusal. Site outside industrial development envelope and for area existing for industry. Application premature; should not consider development on this site until the by-pass and link road is complete. |
| Ward Member: | Major development. No objections in view of proximity to new by-pass. |
| County Highways: | Request for refusal. |
| Dept of Transport: | Comments awaited. Consultation period expires on 15 June 1993. |
| Public: | Publicity period expires 15 June 1993. Any comments will be verbally reported. |

**BRIAN** .TH 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

CAM

SOUTH HOLLAND DISTRICT COUNCIL

# H14/0354/93

OUTLINE

Applicant: Elsoms (Spalding) Ltd
Tel: 0775 711911

Agent: G H Barnsdale
0775 725851

Description: Industrial or storage development (B1, B2 and B8 use classes)

Location: West Marsh Road
Pinchbeck Marsh
Spalding Lincs
(adj. ex San Jose Farm)

---

| | | | |
|---|---|---|---|
| Valid date: | 14-MAY-93 | Terminal date: | 09-JUL-93 |
| Target dates: | | Target Committee: | 23-JUN-93 |
| To case officer | 21-MAY-93 | Report deadline: | 09-JUN-93 |
| Inspected by | 28-MAY-93 | | |
| Extra contacts | 04-JUN-93 | Case Officer: | |
| Report if not clear by | 18-JUN-93 | P J UDY | |

---

DEVELOPMENT/CONSTRAINTS

Size: .15 HA
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints: HAZ TR

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry | |
|---|---|---|---|---|
| Site/Press Advert MIN | | 25-MAY-93 | 15-JUN-93 | |
| Department of Transp | 0602 476121 | 18-MAY-93 | 15-JUN-93 | |
| Clerk to Pinchbeck P | 0775 723838 | 18-MAY-93 | 01-JUN-93 | R. |
| Cllr T Bray | 0775 723794 (Of | 18-MAY-93 | 25-MAY-93 | |
| Cllr Mrs P J Buffham | | 18-MAY-93 | 25-MAY-93 | OK |

---

SITE RECORD

Grid ref: 526120 325530
OS Sheet: 146 Parcel:

L.C.C OS attached 27-5-93
plan taken CS 20/5/93

LATE OBS: Off Pan. Date 22-6
Salient points highlighted

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUN 1993
23/6

NRA

*National Rivers Authority*
*Anglian Region*

21st June 1993

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

Our Ref: 93/1/SH/0167
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H14/0354/93

PROPOSAL: INDUSTRIAL OR STORAGE DEVELOPMENT (B1,B2 & B8 USE)
LOCATION: WEST MARSH ROAD, PINCHBECK MARSH, PINCHBECK
APPLICANT: ELSOMS (SPALDING) LTD

I refer to your consultation received on 9th June 1993.

This Authority OBJECTS to the proposed development, as submitted.

OBJECTION: The application does not show a satisfactory means of disposal of Trade effluent or domestic sewage from the development.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

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

LATE OBS: Offr PSV Date. 14-6
Salient points included

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

S.H.D.C. PLANNING DEPT.
RECEIVED
11 JUN 1993
pu

Attention of
DPO NRM
DDPO BS
JO ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Our ref SH/930043
DH
Your ref H14/0354/93

9 June 1993

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir,

Proposal : Commercial or industrial units
Location : West Pinchbeck Road, Pinchbeck Marsh, Spalding
Applicant: Elsoms (Spalding) Limited

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The domestic drainage from this development can be accommodated in the existing public sewer.

If the Applicant proposes to discharge any "Trade Effluent" to the public sewerage system from these proposals, then prior written consent of Anglian Water is required under the provision of Section 118 of the Water Industry Act 1991.

The consent of Anglian Water for the discharge of trade effluent to the foul sewer as result of this development is not implied by these observations.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

cont'd

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

LATE OBS: Cllr. PM Date 16-6
Salient points highlighted
DEPT.
1993 PU

11th June 1993

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

NRA

*National Rivers Authority*
*Anglian Region*

Our Ref: 93/1/SH/0144
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H14/0354/93

PROPOSAL: INDUSTRIAL OR STORAGE DEVELOPMENT.
LOCATION: WEST MARSH ROAD, PINCHBECK
APPLICANT: ELSOMS (SPALDING) LTD.

I refer to your consultation received on 27th May 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).
REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
REASON: To prevent pollution of the water environment.

CONDITION: Only clean surface water from roofs shall be discharged to any soakaway.
REASON: To prevent pollution of the water environment.

CONDITION: Surface water from impermeable vehicle parking areas and service areas shall be passed through a storm by-pass oil interceptor. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing

contd ...

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

NRA

through the interceptor and receiving minimum 6 minutes retention in each interception chamber.

REASON: To prevent pollution of the water environment.

CONDITION: All fuel, 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.

REASON: To prevent pollution of the water environment.

CONDITION: All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

REASON: To prevent pollution of the water environment.

Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

A percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. They should be subject to the approval of your Council. If after tests it is found that soakaways do not work satisfactorily than we must be consulted further.

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

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

The developer should consult with the NRA on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas.

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

contd ...

NRA

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

**IAN 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: H14/0354/93

Applicant: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Industrial or storage development (B1, B2 and B8 use classes)

Location: West Marsh Road Pinchbeck Marsh
Spalding Lincs (adj. ex San Jose Farm)

Type: OUTLINE

Date received: 14-MAY-93

18-MAY-93

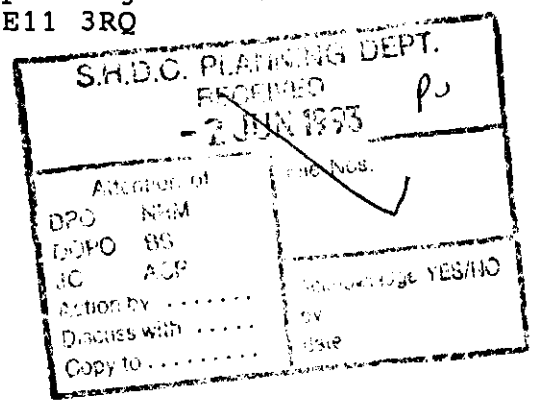
Dear Sir/Madam

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 01-JUN-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




FOR PARISH COUNCIL USE ONLY

Comments: Recommend refusal: The site is outside the industrial development envelope; there is ample area existing for industry; and also that the application is premature because nothing should be consided on this site until after the ~~xxxxxx~~ by-pass and link road (to the by-pass) is complete and in use.

Signed: N. H. Cunningham

( Peters Way)

# LINCOLNSHIRE COUNTY COUNCIL
# DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H14/0354/93

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 | 6 | 1 | 2 | 5 | 5 |

2. Address or location

West Marsh Road, Pinchbeck.

3. Name, classification and number of road

UC

4. Date application referred 20-5-93

5. State whether outline, detailed application etc.

OL

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

Industrial or storage Development (Classes B1, B2 & B8).

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: 21/5/93  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

West Marsh Road, in the vicinity of this site, is inadequate in width and construction to serve the proposed development. The width of the carriageway is only some 3.7m narrowing to 2.8m which is inadquate for two H.G.V's to pass in safety. To allow this proposal would intensify the number of such vehicles using this lane thereby increasing the number of incidences when such vehicles meet. Vehicles meeting would have to make long reversing manoeuvres to the detriment of highway safety.

This problem will be exacerbated upon completion of the new By Pass works as access from this site will not be permitted onto the

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

cont'd —

Form No. H/A/3J

# Lincolnshire
## DEPARTMENT OF HIGHWAYS AND PLANNING

To.....

Planning Reference H14/0354/93

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

Contd - - - -

-- the Wardentree Link Road. The existing section of West Marsh Road would become a private road, therefore permission of all the other owners will be required to achieve satisfactory access

Date 21/5/93

Signed .....
Director of Highways and Planning

BR 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: H14/0354/93

Applicant: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Industrial or storage development (B1, B2 and B8 use classes)

Location: West Marsh Road Pinchbeck Marsh
Spalding Lincs (adj. ex San Jose Farm)

Type: OUTLINE

Date received: 14-MAY-93

18-MAY-93

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 25-MAY-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

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

- a major development
- no objections in view of proximity to new by pass. Meet

Signed: Pauline Buff

20-5-93

S.H.D.C. PLANNING DEPT.
RECEIVED
21 MAY 1993

| Attention of | | File Ref |
|---|---|---|
| DPO | NRM | |
| DOPO | BS | |
| JC | ACP | |
| Action by ..... | | Acknowledge YES/NO |
| Discuss with ..... | | by |
| Copy to ..... | | date |

**BRIAN SMITH** BSc 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: H14/0354/93

Applicant: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Industrial or storage development (B1, B2 and B8 use classes)

Location: West Marsh Road
Pinchbeck Marsh
Spalding Lincs
(adj. ex San Jose Farm)

SOUTH HOLLAND D.C.
PLAN DEPT
14 MAY 1993
REF ..... Valid

Type: OUTLINE

Date received: 20-APR-93

06-MAY-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:

Please provide amended drawings to clarify the access arrangement to the site. If the access is not directly from a public highway, the access way must be outlined in red and notice served on the owners of the land, if it is not owned by the applicant.
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

PP Principal Planning Officer

**BRIAN SMITH** 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 : P2599
Date received : 28-APR-93

Received from

Elsoms Seeds Ltd.

Address

Pinchbeck Road
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 120.00 |
| VAT | £ | 0.00 |
| Total received | £ | 120.00 |

Cash/Cheque : Cheque

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

**BRIAN SMI** Dip TP MRTPI
Director of Pla..ing & 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 : P2559
Date received : 21-APR-93

Received from

Elsoms Seeds Ltd

Address

Pinchbeck Road
Spalding
Lincs
PE11 1QG

| | | |
|---|---|---|
| Fee paid | £ | 120.00 |
| VAT | £ | 0.00 |
| Total received | £ | 120.00 |

Cash/Cheque : Cheque

Signed.....SAHicks.....
(Authorised Collector)

**BRIAN SMITH** 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0354/93

Applicant: Elsoms (Spalding) Ltd
Pinchbeck Road
Spalding
Lincs
PE11 1QG

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLANNING
28 APR 1993
REF ....Valid....

Description: Change of use from part seed trial grounds to B1, B2 & B8 uses.

Location: West Marsh Road
Pinchbeck Marsh
Spalding Lincs
(adj. ex San Jose Farm)

Type: FULL

Date received: 20-APR-93

21-APR-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:

Please see attached schedule.

Please return the additional 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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

SCHEDULE TO APPLICATION H16/0354/93

1 If permission is required for development in the use classes mentioned, an outline application would be required. A change of use application would only give permission to use the land in its present state eg. outdoor storage.

2 An additional fee of £120.00 is required if application is changed to outline.

3 Please confirm which of the agricultural certificates is correct.

453. PLANNING APPLICATIONS (continued)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H14/0354/93<br>Elsoms (Spalding) Ltd | O.A. | Industrial or storage development (B1, B2 and B8 use classes) adjacent ex San Jose Farm, West Marsh Road, Pinchbeck Marsh. |
| H01/0403/93<br>Broadgate Builders Ltd | | Cancellation of agreement limiting number of dwellings prior to access and drainage works at Backgate, Cowbit |

(The above application was refused planning permission contrary to the recommendation of the Director of Planning and Building Control Services.)

(Councillor C F Fisher left the meeting following consideration of the above application.)

| | | |
|---|---|---|
| H19/0484/93<br>Mr J and A R Constable | O.A. | Bungalow at Broadgate, Sutton St Edmund. |

(c) **Applications Deferred**

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

| Plan No. and Applicant | Proposal |
|---|---|
| H20/0363/93<br>Mr D Arlott | Two storey extension and alterations at West View, Broadgate, Sutton St. James. |

(Pending a site inspection to assess the suitability of the design of the proposal.)

| | |
|---|---|
| H09/0379/93<br>Mr & Mrs M Young | Bedroom extensions and alterations at 16 Wignals Gate, Holbeach. |

(Pending a site inspection to assess the suitability of the design of the proposal.)

| | |
|---|---|
| H16/0389/93<br>Longhurst Housing Association | Eight dwellings at Site B, Phase 3, off Royce Road, Spalding. |

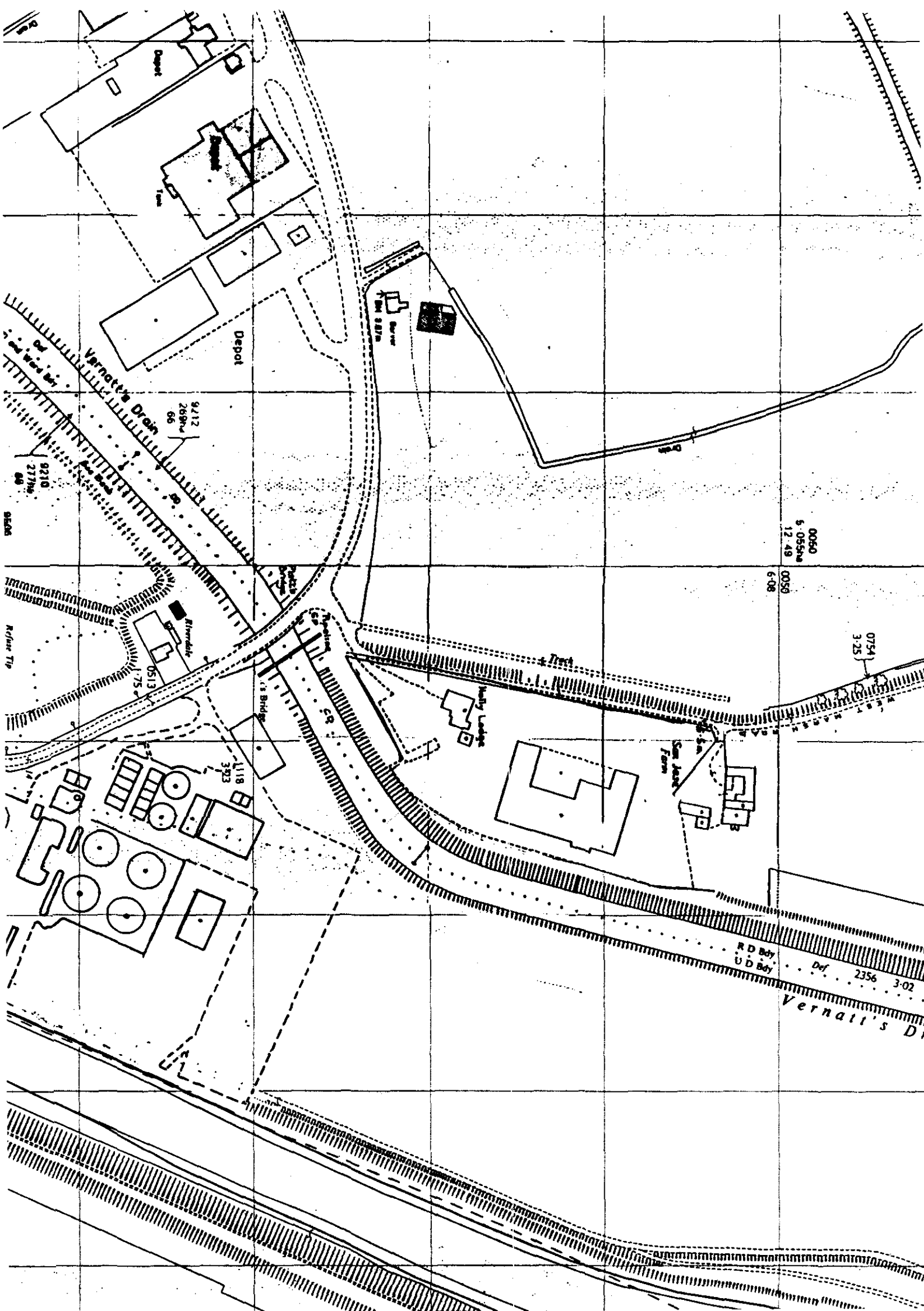
(Pending a site inspection to assess the suitability of the site for the proposal.)

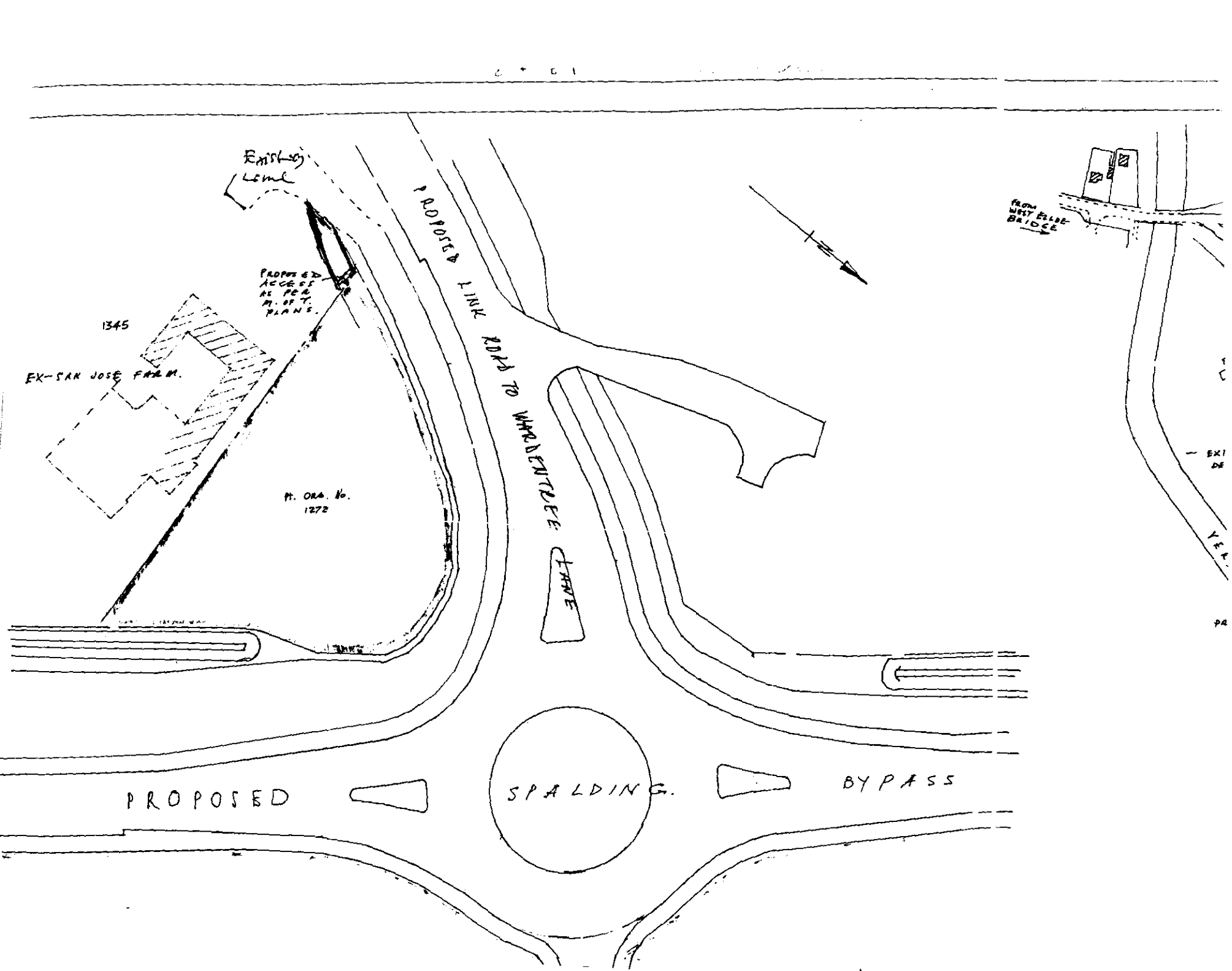
| | |
|---|---|
| H16/0391/93<br>Longhurst Housing Association | Twelve dwellings at Site A, Phase 3, Off Royce Road, Spalding. |

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

| | |
|---|---|
| H13/0432/93<br>Mr P Clarke | Single storey extension to dwelling at 76 Church Lane, Moulton. |

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


Depot
Depot
Depot
Tank
Vernatts Drain
Old Wood Bdy
Fire Beds
Refuse Tip
Rivendale
Footbridge
Footbridge
Trees
Trees
Holly Lodge
Sun Jest Farm
Sun Jest Farm
R D Bdy
U D Bdy
Def
2356
3·02
Vernatt's D
9212
2698m
66
9210
2778m
66
9506
0513
1·75
1118
3923
0754
3·25
0060
5·055m
12·49
0058
6·08


Existing Level
PROPOSED ACCESS AS PER M. OF T. PLANS.
1345
EX-SAN JOSE FARM.
M. ORA. No. 1272
PROPOSED LINK ROAD TO WHARNCLIFFE
PROPOSED
SPALDING.
BY PASS
FROM WEST ELORA BRIDGE
EXI
DE
YEL.

Continued on Sheet 12

WEST MARSH ROAD

SAN JOSE FARM

9100.

9050.

9000.

250

200

7550N

7500N

6050E

Continued on Sheet 12

SAN JOSE FARM

WEST MARSH ROAD

PGE 123
6077.473E
7533.861N
5.733

Ditch

9000

9050

9100

250

B/W

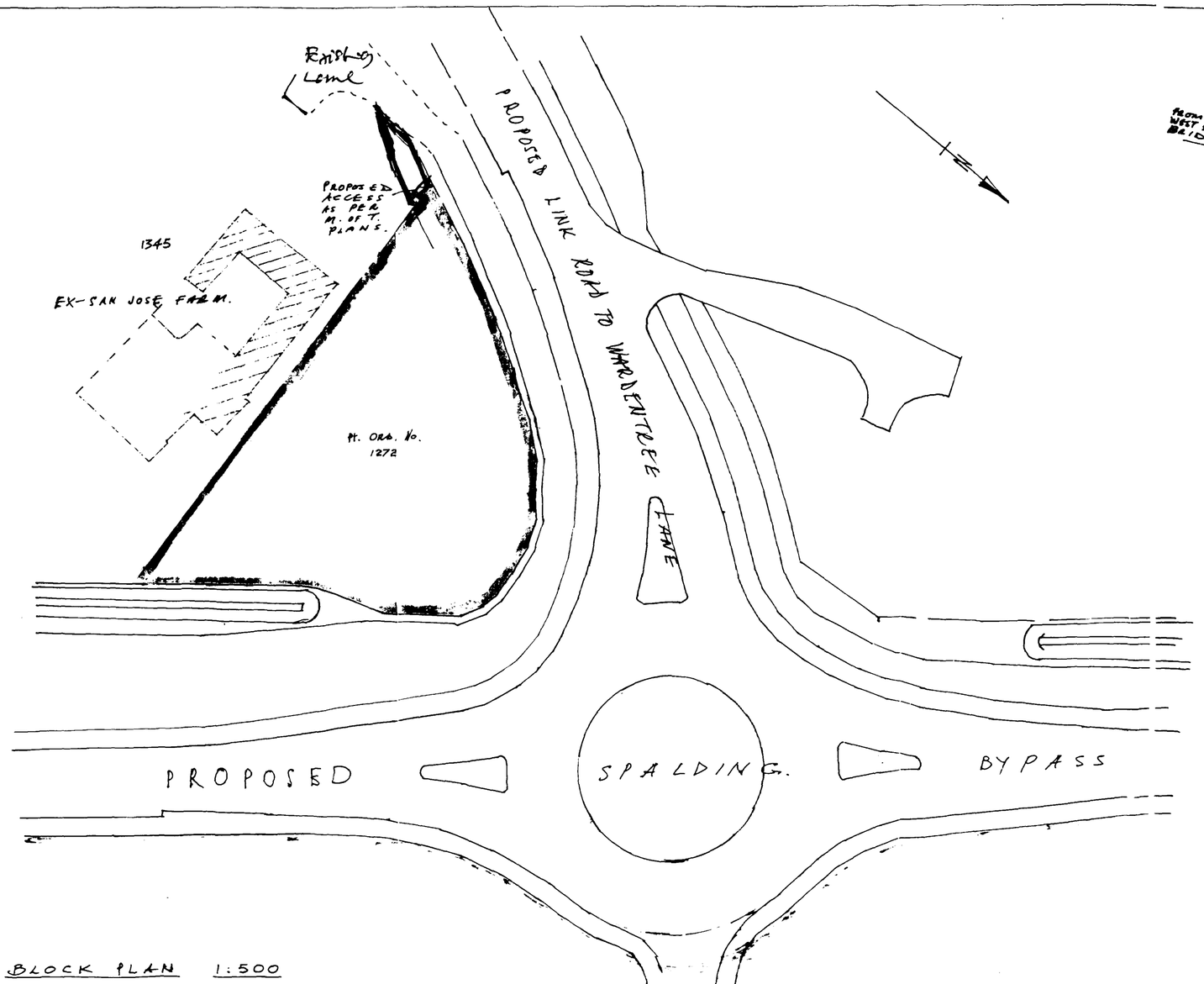
P/R

TP

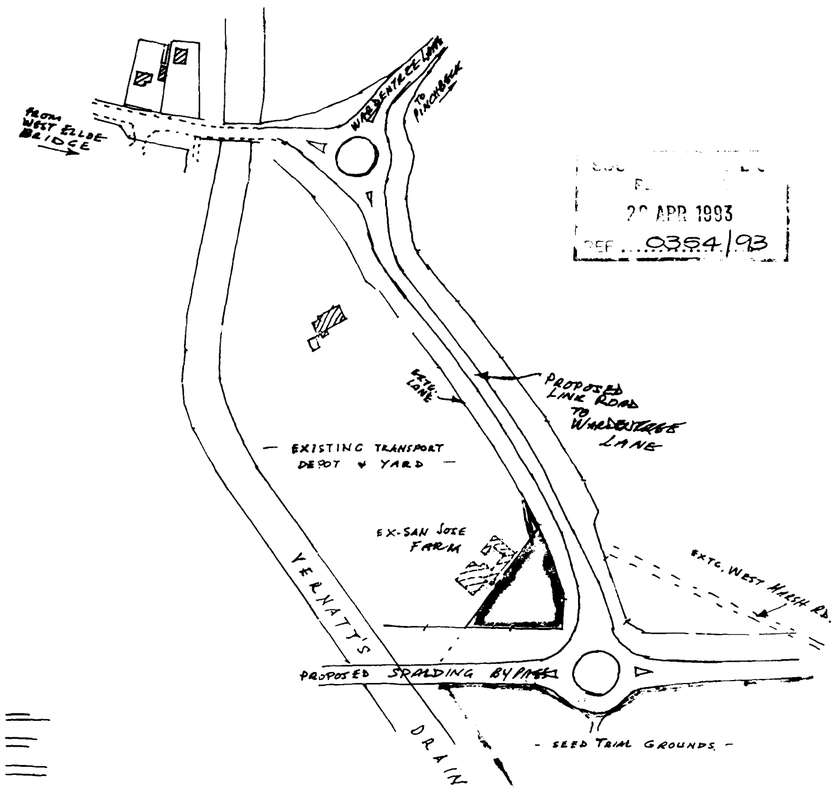
St Drn

BL 2.35

BL -0.62




BLOCK PLAN 1:500




SCALE 1:2500
SITE LOCATION PLAN

20 APR 1993
REF. 0354/93

PROPOSED CHANGE OF USE:-
FROM Pt. EXTG. SEED TRIAL GROUNDS
TO B.1. B.2. & B.8. AT WEST MARSH ROAD
PINCHBECK MARSH, SPALDING.
FOR ELSOMS (SPALDING) LTD.

G.H. BARNSDALE 16 Low Rd Spalding 0775-725851 APRIL 1993