FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H4/0584/96.

Date Registered 24 JUN 1996

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

T. J. & F. STENLAKE
CASABLANCA, WASHDYKE ROAD
ALGARKIRK, BOSTON, LINCS
PE20 2AW

Tel. No. 01205 460631

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

N/A

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NORTHGATE MILL, NORTHGATE, PINCHBECK, SPALDING LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONSTRUCTION OF WAREHOUSE & WORKSHOP, IMPROVEMENT OF ACCESS VISIBILITY AND USE OF SITE FOR STORAGE & PROCESSING OF OAK TIMBER

Please complete

Signed.....

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.

Date 20/6/96

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

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

Certificate B The applicant has given the recuired 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: PETERW SHELLERW
Address of owner at which notice was served: State Date notice served:
PETER SHELLERW INTERNATIONAL
NORTH ENDINE, GOSCOMBE FEN, NEAR SPALDING, LINES

Signed ..... (Applicant / ~~Agent~~) Date 20/6/96

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 ..... (Applicant / ~~Agent~~) Date 20/6/96

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 .....

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)	✓	TWO
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.431	hectares
B. If building works are proposed, please state extra floor space to be created:	744	sq. metres
C. Please state size of any new structure:- (a) max. height:	2 BUILDINGS SEE (c) BELOW	metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:	SEE (c)	
E. Please state type and colour of roofing materials.	SLATE BLUE STEEL BOX SECTION PROFILE	
F. Has a survey of the site been undertaken? State Yes or No	NO	

5. GENERAL INFORMATION Please complete each section

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

VACANT - LAST USES STORAGE LORRY REPAIR 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: Will there be— Individual accessles) / New estate road

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

TREES Please tick one box

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

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

DRAINAGE Please complete

A. By EXISTING SURFACE WATER DRAINAGE SYSTEM

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐ TO EXISTING SYSTEM

PLEASE COMPLETE IN ALL CASES

	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	YES	
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?	NO	➡ 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 744 sq. m. Previous total gross floor space 361 sq. m.

This new total includes the following net floorspace:

Retail — sq. m. Office — sq. m. Industrial 186 sq. m. Warehousing 558 sq. m.

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

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	ONE	ONE	ONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	PLUS TWO TO BE TRANSFERRED FROM TEMPORARY WORKSHOP IN FRITHVILLE		
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.	MACHINING OF METAL PARTS PRODUCTS - CAR SEATS, EXTRUSION		
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	POSSIBLE FUTURE PROPOSAL TO CONSTRUCT OTHER BUILDINGS ON THE SITE ~~FOR~~ TO EXTEND FOR BUSINESS		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No: NO		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No: YES. THE PROPOSAL INVOLVES THE DEMOLITION OF DERELICT & OBSOLETE BUILDINGS AND THEIR REPLACEMENT BY THE PROPOSED WAREHOUSES		
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)	SUFFICIENT LOADING UNLOADING AND MANOEUVRE SPACE FOR LORRIES. SUFFICIENT ADDITIONAL HARD SPACE FOR PARKING.		
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)	ONE 7.5 TONNE LORRY PER DAY PLUS TWO ARTICULATED LORRIES PER MONTH		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	MAIN WASTE IS WOOD OFFCUTS SOLD AS FIREWOOD GENERAL WASTE DISPOSED IN SKIP 1 OR 2 PER MONTH		
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?	PROPOSED DEVELOPMENT ALL ACCESS AT GROUND LEVEL.		

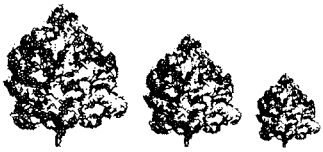
RE U.C. WAREHOUSE - MAX HEIGHT MAX LENGTH MAX WIDTH

WORKSHOP - MAX HEIGHT MAX LENGTH MAX WIDTH

4D SLATE~~BLUE~~ COLOUR STEEL BOX SECTION PANELS + RED BRICK

T.J. & F. STENLAKE
Reclaimed Hardwood Importers

Casablanca, Washdyke Road, Algarkirk, Boston, Lincolnshire PE20 2AW
International Telephone / Fax: 44 1205 460631
UK Telephone / Fax: 01205 460631 / 362923
Mobile Tel: 0385 315568 / 0831 197601 / 0850 259992



South Holland District Council,
Housing and Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.

PE1. 2XE

20th. June 1996

COVERING LETTER FOR PLANNING APPLICATION FOR NORTHGATE MILL, PINCHBECK

Dear [illegible],

The purpose of this letter is to provide additional information relevent to the planning application for Northgate Mill, Pinchbeck.

The applicants, T.J.& F. Stenlake are a small family business, supplying the flooring and reclaimed building material trades with new and reclaimed oak beams and flooring. We have been established for five years and seek freehold premises to give stability to the business.

If successful, this development will provide some local employment and improve the appearance of the site which is now derelict and unsitely.

Normal hours of business will be 8am to 5pm, Monday to Friday.

There have been no complaints regarding noise or nuisance to the local authority about our operation in the Boston area.

The site was previously used as a corn mill, dating from the early 19th. century, and latterly as a lorry repair depot. There has therefore been a long history of commercial use. The access for vehicles is the historic access, as is now and as is shown on plans assoc. with the sale of the property in 1938.

We propose to improve the visibility of the access by demolishing the first 2 metres of the single story building to the west of the entrance, leaving a low boundary wall no more than 3 feet high. The building will be made good using brick reclaimed from the demolition. See photograph A for identification. Traffic to the site will be light, particularly in comparison to historic uses. We do not retail. Our customers are national trade customers and export and do not call on us.

We propose to demolish buildings identified by photos B and C and shown in the demolition site block plan. These buildings are beyond economic repair, of no aesthetic merit and structurally unsuitable for modern use. They are known to have been erected later than 1938.

The proposed warehouse will be erected on the site of the demolished buildings shown in photos B and C. In order to harmonise the new building with its surroundings and in particular with the listed mill, the front south wall and the first five metres of the southmost west wall will be constructed of reclaimed red brick compatible with the brick of the mill. Additionally, the bottom metre of all external walls of both proposed buildings will be of the same red brick.

We have commissioned an acoustic study of the site and of our existing operation. We will encorporate all the recommendations of this study into the development. Copies of the study report are enclosed. The principal elements of recommendation concern the erection of acoustic boundary fences, the siting of the workshop, the postion of doors and machinery, the contruction materials of the workshop to assorb sound and finally staff training.

The machines to be intalled in the workshop are detailed in the acoustic report. We have decided not to permit the use of petrol chainsaws on this site since it is not possible to limit the noise they would emit to tolerable limits.

A mixed thorn hedge is to be planted to the rear to reduce the visibility of the boundary fence where it is not hidden by the neighbouring shed. The acoustic fence to the east will be mostly hidden by the existing wooden fence.

Please contact us if you require more information or clarification, as it is important to us that this application is approved speedily for the security of the livelyhood of ourselves and our staff.
Thank you,

Yours sincerely,

N.J. Stenlake.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0584/96

Date Registered 24 JUN

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

T J & F Stenhake
CASABLANCA, WASHDYKE ROAD
ALGARKIRK, BOSTON, LINCS
PE20 2AW

Tel. No. 01205 460631

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

N/A

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NORTHGATE MILL, NORTHGATE, PINCHBECK, SPALDING, LINCS PE11 3SG

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONSTRUCTION OF WAREHOUSE & WORKSHOP, IMPROVEMENT OF ACCESS VISIBILITY AND USE OF SITE FOR STORAGE & PROCESSING OF OAK TIMBER

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..... Date 20/6/96 Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

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 764 sq. m. Previous total gross floor space 361 sq. m.

This new total includes the following net floorspace:

Retail — sq. m. Office — sq. m. Indistrial 186 sq. m. Warehousing 558 sq. m.

Other — sq. m. If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	ONE	ONE	ONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	PLUS TWO TO BE TRANSFERRED FROM TEMPORARY WORKSHOP IN FRITHVILLE		
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.	MACHINING OAK TIMBER PRODUCTS - OAK BEAMS, FLOORING		
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	POSSIBLE FUTURE PROPOSAL TO CONVERT OTHER BUILDINGS ON THE SITE TO OFFICES FOR THE BUSINESS		
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: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	THE PROPOSAL INVOLVES THE DEMOLITION OF THE DERELICT AND OBSOLETE BUILDINGS AND THEIR REPLACEMENT BY THE PROPOSED WAREHOUSES		
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)	SUFFICIENT LOADING / UNLOADING AND TURNING SPACE FOR LORRIES SUFFICIENT ADDITIONAL HARD SPACE FOR PARKING		
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)	ONE TO TWO SMALL PER DAY PLUS TWO ARTICULATED LORRIES PER MONTH		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	MAIN WASTE IS WOOD OFFCUTS SOLD AS FIREWOOD. DOMESTIC WASTE DISPOSED IN SKIP 1 OR 2 PER MONTH.		
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?	PROPOSED DEVELOPMENT ALL ACCESS AT GROUND LEVEL.		

RE 4C warehouse : Max height Max length Max width

workshop : Max height Max length Max width

4D. MATERIALS COLOUR STEEL BOX SECTION PROFILE & RED BRICK

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)	✓	TWO
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.431	hectares
B. If building works are proposed, please state extra floor space to be created:	744	sq. metres
C. Please state size of any new structure:- (a) max. height:	2 BUILDINGS SEE 6 BELOW	metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:	SEE 6.	
E. Please state type and colour of roofing materials.	SLATE BLUE STEEL BOX SECTION PROFILE	
F. Has a survey of the site been undertaken? State Yes or No	NO	

5. GENERAL INFORMATION Please complete each section

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

VACANT - LAST USES : STORAGE COMM REPAIR 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:
Will there be—
Individual access(es)
New estate road

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — A. BY EXISTING SURFACE WATER DRAINAGE SYSTEM

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐ TO EXISTING SYSTEM

PLEASE COMPLETE IN ALL CASES

	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	YES	
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?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

PLEASE REFER TO COVERING LETTER

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name: PETER SHELLEARS
Address of owner at which notice was served: State Date notice served: 21/6/96
PETER SHELLEARS INTERNATIONAL
NORTH DRIVE, QUADRILLE FEN, LEAN SPALDING LINCS

Signed ..... (Applicant / Agent) Date 20/6/96

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.

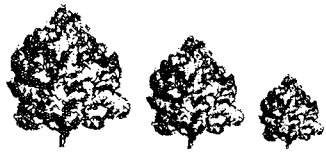
Signed ..... (Applicant / ~~Agent~~) Date 20/6/96

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 .....

T.J. & F. STENLAKE
Reclaimed Hardwood Importers

Casablanca, Washdyke Road, Algarkirk, Boston, Lincolnshire PE20 2AW
International Telephone / Fax: 44 1205 460631
UK Telephone / Fax: 01205 460631 / 362923
Mobile Tel: 0385 315568 / 0831 197601 / 0850 259992



South Holland District Council,
Housing and Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.

PE.1 2XE

20th. June 1996

COVERING LETTER FOR PLANNING APPLICATION FOR NORTHGATE MILL, PINCHBECK

Dear Sirs,

The purpose of this letter is to provide additional information relevent to the planning application for Northgate Mill, Pinchbeck.

The applicants, T.J.& F. Stenlake are a small family business, supplying the flooring and reclaimed building material trades with new and reclaimed oak beams and flooring. We have been established for five years and seek freehold premises to give stability to the business.

If successful, this development will provide some local employment and improve the appearance of the site which is now cluttered and unsitely.

Normal hours of business will be 8am to 5pm, Monday to Friday.

There have been no complainrs regarding noise or nuisance to the local authority about our operation in the Boston area.

The site was previously used as a corn mill, dating from the early 19th. century, and latterly as a lorry repair depot. There has therefore been a long history of commercial use. The access for vehicles is the historic access, as is now and as is shown on plans associated with the sale of the property in 1938.

We propose to improve the visibility of the access by demolishing the first 2 metres of the single story building to the west of the entrance, leaving a low boundary wall no more than 3 feet high. The building will be made good using brick reclaimed from the demolition. See photograph A for identification. Traffic to the site will be light, particularly in comparison to historic uses. We do not retail. Our customers are natural trade customers and visit and do not call on us.

We propose to demolish buildings identified by photos B and C and shown in the demolition site block plan. These buildings are beyond economic repair, of no aesthetic merit and structurally unsuitable for modern use. They are known to have been erected later than 1939.

The proposed warehouse will be erected on the site of the demolished buildings shown in photos B and C. In order to harmonise the new building with its surroundings and in particular with the listed mill, the front south wall and the first five metres of the southmost west wall will be constructed of reclaimed red brick compatible with the brick of the mill. Additionally, the bottom metre of all external walls of such proposed buildings will be of the same red brick.

We have commissioned an acoustic study of the site and existing operation. We will encorporate all the recommendations of this study into the development. Copies of the study report are enclosed. The principal elements of recommendation concern the erection of acoustic boundary fences, the siting of the workshop, the postion of doors and machinery, the construction materials of the workshop to absorb sound and finally staff training.

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A mixed thorn hedge is to be planted to the rear to reduce the visibility of the boundary fence where it is not hidden by the neighbouring shed. The acoustic fence to the east will be mostly hidden by the existing wooden fence.

Please contact us if you require more information or clarification, as it is important to us that this application is approved speedily for the security of the livelyhood of ourselves and our staff. Thank you.

Yours sincerely,

Tim Shenlake.