

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



H14/0678/93

FULL

Applicant: John Allen Transport
Tel:

Agent: D A Green & Sons Ltd
0406 370585 J Bradley

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

Location: Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Valid date: 16-JUL-93

Terminal date: 10-SEP-93

Target dates:

Target Committee: 25-AUG-93

To case officer 23-JUL-93

Report deadline: 11-AUG-93

Inspected by 30-JUL-93

Extra contacts 06-AUG-93

Case Officer:

Report if not clear by 20-AUG-93

P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 418 M2

Category: Extension

Listed building:

Other Constraints:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mr & Mrs G Smith, The Cottage,	30-JUL-93	20-AUG-93
Site/Press Advert MIN	29-JUL-93	19-AUG-93
Clerk to Pinchbeck P 0775 723838	22-JUL-93	05-AUG-93
Dir of Environmental	22-JUL-93	05-AUG-93
Cllr B Chappell 0775 87 381	22-JUL-93	29-JUL-93

SITE RECORD

Grid ref: 520480 320400

OS Sheet: 237

Parcel:

L.C.C. - Obs Attached JCB 5/8/93

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Grid ref: 520480 320400
OS Sheet: 237 **Parcel:**

L.C.C.

plan taken CB 28/7/93

*Emmanuel
Cottage*

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Controller of
the Ministry of Economy and Finance
Gannett Copyright reserved.
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3560
24-20

REF 067893

Cuckoo Bridge

Cuckoo Bridge

Cuckoo Bridge Farm

4944
1-82

Bridge House

-18

PLANNING APPLICATION

For office use only

Application No. H 14 / 0678 / 93

Date Registered 16 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

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

Tel. No. 0406 370585

(Personal contact name) J. BRADLEY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CUCKOO BRIDGE FARM, CUCKOO BRIDGE, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED OFFICE AND WORKSHOP SIDE EXTENSION TO EXISTING STORAGE BUILDING.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of If you consider no fee is payable include a written explanation instead.

Signed... *J. Bradley*

Date 16/7/93

Previous application No.

18063

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 worksor This is an **outline** application

(✓)

✓

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New Dwellings

☐

If so, how many:

(ii) Other new building(s)

☒

(iii) Alterations or extension

☐

(iv) Change of use

☐

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

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

418

sq. metres

(b) max. length:

6.5

metres

(c) max. width:

24.386

metres

13.716

metres

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

Facing bricks

D. Please state type and colour of roofing materials.

Goosewing Grey

E. Has a survey of the site been undertaken? State Yes or No

☐**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

Produce Storage and
Transport Depot**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)**Please tick **one** boxA. 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

☒

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

If so, name of road: North Drove

Will there be –

Individual accesses

New estate road

☒

See Drawing No. JAT 1731/3A

TREES Please tick **one** boxA. 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

To Soakaways

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

N/A

C. Please state whether a land drain will be affected

No

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒**PLEASE COMPLETE IN ALL CASES**

State Yes or No

The proposal is in connection with agriculture

☐

⇒ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☒

⇒ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s)

Is this application related to a previous submission?

☐

Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

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

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

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

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

Proposed total gross floorspace sq. m.

Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial 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?	No new Staff		
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.	HGV Workshop containing Air Compressor and Light Air Powered Tools.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No <input type="text" value="Yes"/> Extension to existing premises		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? 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 <input type="text" value="No"/>		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	See Drawing No. JAT/1731/3A		
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)	20 Nc. HGVs Occasional light vans and cars		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No <input type="text" value="No"/> If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	See Drawing No. JAT/1731/1		

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).

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**. (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 J. Bradley (Applicant / Agent) Date 16/7/93

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:

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 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 J. Bradley (Applicant / Agent) Date 16/7/93

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 *PM*
Date *29-7*

Site Notice posted by *PM*
Date *29-7*
Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

*Mr + Mrs G. Smith,
The Cottage
Coches Bridge
Sunderland PE11 3BQ*

Case Officer Conclusions

*Site can hold + Haulage yard
new quick frame hedge to other side of lane
Pushing out to permanent side. Scheme tries to remove
more probs*

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda *✓ 19/12*

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐

Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

Departure
Setting of LB
Public Right of Way
Discretionary

Publicity: >>

.....
.....
.....
.....

Consultations:
County
E Heritage
Societies

.....
.....
..... G ROW

*PM 21-7 Imjwash Sencing
details & fence details,
gates & details
21/7*

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess G ENV Specify:

Conservation LB Demolish G* DEM
LB Archaeology G ARC Specify:
Eng Heritage
Consultant
Other Order No:
Specify:

Hazards HSC Group G* HAZ
Specific Specify:
Other PLA Specify:

WP Note -
G Group available
G* Group essential
(longer expiry)

Case Officer

Senior Officer Confirmed *PM*

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initials

Registration

Submitted Fee £ NIL

Reference

414/0678/93

Receipt No

Cross-Ref

R

Date first Rec'd

16 JUL 1993

Date

19/7/93

Validation

Site area
No of dwellings
Floorspace 418 sqmbs

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

TYPE

FULL

Description
to be recorded

Invalid

Site plans
Certificate

☐

Fee
Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £ NIL

Nil fee

☒
☐
☐

Previous app - ref: 188/93
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 237 OS Plots
Grid ref 520480 3 20400

Ward N Parish P'BECK

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site

Ref 1498

Linked to property

Ref

Dist Bound

Other:

Planning Records:
Earlier apps

188/93
187/93
191/88
1166/80
687/80
227/82
1716/88
617/93

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

18-6 J. Allen BK

- Requisition info served
- No alternative sites
- Road done + embankment carried out
- Bnd at Barton, follow thro
Business on W. side of Spalding
- Lanes! - No additional - advert to make
J. Allen O'Leary, knows P. Allen who
worked for Cooch Bridge. 18 lanes
- Plan for comments within 21 days
- If receive ~~Ent~~ Notice agreed to stop clock
period to complete works 12 months unless
inspector changes it.
- If P.P. granted - we can withdraw notice.

PMA

Mr J M Allen,
Cuckoo Bridge Farm,
Cuckoo Bridge,
Spalding,
Lincs.
PE11 3JY.

Mr P Udy

PJU/JJ H14/0667/93
H14/0678/93
E14/164/93

02 Jan 1996

Dear Sir,

CHANGE OF USE OF LAND FROM AGRICULTURE TO HARDSTANDING LORRY PARKING,
CUCKOO BRIDGE, SPALDING.

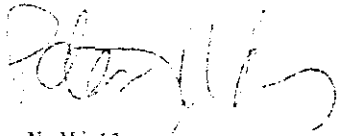
I refer to your letter which was received on the 27th November 1995.

When your application in 1988 was granted there was concern that the road network was inadequate to cater for a general haulage use. Since that time your business has obviously grown which is why extra hardstanding was laid and why the two applications in 1993 were submitted. As you say in your letter the expenditure of over £200,000 may not overcome problems experienced by neighbouring properties and it certainly will not overcome the fact that the road network is not at a standard to easily cater for heavy goods vehicles. As you were advised during your meeting with my Planning Assistant Mr Udy, the Authority has received 3 applications to convert existing barns into dwellings and an application to replace an existing farm house with a new dwelling. These are located between your premises and Pode Hole and therefore there is a possibility of further future complaints regarding your vehicles going to or from your site. It may therefore be more appropriate to use the development money to finance a move to a new site.

I question whether the Authority will be able to support an application to authorise the hardstanding which you have laid without measures to help reduce noise impact. These would obviously use finances which you could use to fund a move. Unfortunately I do not have any suggestions for alternative sites.

The alternative approach as was suggested during your meeting with my Assistant Mr Udy, is to appeal against an Enforcement Notice on the unauthorised hardstanding and there is always a possibility that you may be successful. Of course if the appeal was dismissed the hardstanding would have to be removed, but by that time a fairly lengthy period of time will have elapsed which will provide you with an opportunity to find another site.

Yours faithfully



N Midlen
Development Control Manager

Application no: H14/0678/93

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

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

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

Location: Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs

Type: FULL

Date received: 16-JUL-93

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Housing and Planning Services

24-OCT-95

APPLICATION REFERENCE: H14/0677/93 DATE RECEIVED: 16-JUL-93

TYPE: Full

DESCRIPTION: Change of use from agriculture to hardstanding
lorry park

LOCATION: Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

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

APPLICATION REFERENCE: H14/0677/93 DATE RECEIVED: 16-JUL-93

TYPE: Full

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 OCT 1995

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

LOCATION: Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

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

REPORT

- 1 These applications were considered by the Planning Committee on 6 October, 1993, when it was resolved to grant planning permission, subject to conditions and the applicant entering into a Section 278 Agreement with Lincolnshire County Council.
- 2 This Agreement has not been entered into, and the Enforcement Officer has recently been advised that the applicant is relocating his operation and therefore does not wish to proceed with the applications.
- 3 The application reference H14/0677/93 did in part authorise the unauthorised change of use of part of an agricultural field to a lorry hardstanding. I have therefore written to the applicant advising that he will need to return this part of the site to agricultural land, failure of which will result in the necessary enforcement proceedings.

RECOMMENDATION

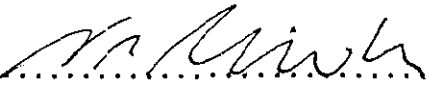
Issue a notice of Non-determination for both applications.

18th OCTOBER 1995 DEVELOPMENT CONTROL COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0677/93 H14/0678/93 John Allen Tpt	PJU	Non-Determined as recommended plus auth to take enforcement action if necessary. - KW to be informed.
2	H09/1228/94 Sedge Homes Ltd	DMG	Refused plus appropriate enforcement action as recommended. Amend line 4 of recommendation B to read "appropriate enforcement action" Write to applicant giving 28 days to remove signs. - KW to be informed.
4	H18/0518/95 Mr D Lawrence	JB	Grant as recommended.
6	H15/0703/95 Mr R Marshall	PJU	Refused plus enforcement action as recommended. Enforcement action to include the requirement to re-instate the land to agricultural use. - KW to be informed.
10	H20/0706/95 C J Boland	DMG	Grant as recommended.
12	H08/0730/95 H08/0731/95 Miss D Russell	PJU	Refused as recommended. Check accuracy of refusal reason 1 (see NRM).
18	H18/0739/95 A.L.I.H.	JB	Deferred for site visit then back to main committee with sub-cttee recommendation. Amend line 1 of recommendation 4 to read "completion of 1, 2 and 3" Amend application number on line 1 of paragraph 2 (Background and Description) to read "H18/0009/95".
21	H16/0758/95 Guardian Properties	DJR	Auth to grant subject to sect 106 obligation as recommended. Ltr to Robert West, copy to Cllr Alcock re archaeological matters.
25	H08/0768/95 M T Mayo	PJU	Refused plus enforcement action as recommended. Refusal reason to include mention of effect on amenities of immediate next door neighbour. - KW to be informed. Delete "100" at end of line 3 of para 4 of Comments.
27	H10/0778/95 H L Foods	JB	Grant as recommended.
29	H21/0840/95 Mr & Mrs Lukins	DMG	Refused as recommended.
31	H13/0847/95 T H Charlton	JB	Auth to grant subject to sect 106 obligation as recommended. Planning application number in recommendation is incorrect.
33	H16/0849/95 Baytree Nurseries	PJU	Refused plus auth to take prosecution proceedings as recommended. - KW to be informed. Ltr to agent, copy to applicant re recommendation B.
35	H09/0860/95 Broadgate Bldrs	JB	Grant as recommended.

37	H16/0872/95 Miss E Johnson	PJU	Auth to refuse as recommended.
39	H13/0873/95 DGM Properties	JB	Deferred for site visit.
40	H13/0874/95 DGM Properties	JB	Deferred for site visit.
41	H12/0877/95 Mrs S M Langley-Pope	JB	Grant as recommended.
43	H18/0883/95 Regalbourne Ltd	DMG	Auth to grant as recommended.

19th Oct 95

Signed:
N R Midlen
Development Control Manager

FIRE

**S
3 Arable Land**

subject to holdover)

IN 2 LOTS

1994 at 3.00pm

ire (unless previously sold privately)

telephone 0529 306868

**GATE BRIDGE, GOSBERTON
GHT INDUSTRIAL UNIT**

Previously Occupied by Sinclair Trailers

FOR SALE

Workshops 13,000 sq. ft.

Offices 780 sq. ft.

Good Frontage and Forecourt

or details contact Spalding Office (0775) 722321. Ref: SGPK

The Next Sale by Auction
of

**TRACTORS, TRAILERS, PLANT, FARM IMPLEMENTS, SPARES,
GARDENING EQUIPMENT, TOOLS, BYGONES, etc.**

Will be held on Thursday, September 8th, 1994 commencing at 10.30am

Entry forms from our Sleaford Office, telephone 0529 306868

Catalogue entries to be received by Friday, August 26th, 1994

STATION ROAD, SURFLEET

HAULAGE DEPOT AND SITE

with

**RESIDENTIAL PLANNING CONSENT
4.78 ACRES**

Existing Commercial Buildings (approx 15,000 sq. ft.) with established use, plus Yard Site within boundary for residential development with Outline Consent.

All main services nearby.

For further details contact Spalding Office (SGPK)

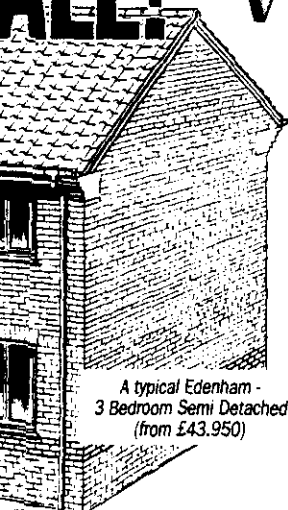
Y, VALUATION, AUCTIONS, FARM BUSINESS MANAGEMENT, PROPERTY INVESTMENT

INDS, FAKENHAM, GRANTHAM, NORWICH, SLEAFORD, SPALDING, WISBECH.

Spalding (0775) 722321

omes

**STER
ALE!**



A typical Edenham -
3 Bedroom Semi Detached
(from £43,950)

COLNSHIRE

**DO SPEND AS YOU WISH
ON SELECTED PLOTS**

licitors fees/survey fees
the money for a holiday

PERIOD ONLY

OPEN:



PUBLIC NOTICES

LINCOLNSHIRE COUNTY COUNCIL
NOTICE IS HEREBY GIVEN in accordance with Section 12(1) of the Education Act 1980 that the Lincolnshire County Council, being the Local Education Authority, intends to make significant changes in the character of Holbeach The George Farmer School as follows:

1. To change the school from a secondary modern to an all ability school. This proposal will allow the admission of pupils to the school without reference to ability or aptitude.
2. To change the age range of the school from 11-16 years to 11-18 years. This proposal will allow for the establishment of a sixth form at the school to be housed with within existing accommodation.

Both proposals will take effect from the beginning of the Autumn Term 1995.

It is proposed that (a) 25 pupils mainly aged 16 who are generally attending the school will be admitted to the first year Sixth Form in September 1995, (b) 102 pupils aged mainly 11 will be admitted to Year 7.

Transport will be provided in accordance with the County Council's present policy which is that children aged over 11 years must normally live more than three miles from the nearest or designated secondary school in order to qualify for free transport.

The Governors of any Voluntary School affected by the proposals, or ten or more local government electors for the area, or any Local Education Authority concerned, may submit objections to the proposals by a letter addressed to the Chief Executive, Lincolnshire County Council, County Offices, Lincoln, which should reach him within two months after the date of the first publication of this notice.

R. J. D. PROCTER
Authorised Officer
August 2, 1994.

NOTES

Section 12(1) and (3) of the Education Act 1980 provides as follows:

- (1) Where a local education authority intends to make any significant change in the character, or significant enlargement of the premises, of a county school they shall publish their proposals for that purpose in such manner as may be required by regulations made by the Secretary of State and submit to him a copy of the published proposals.
- (2) Any ten or more local government electors for the area may, within the period of two months after the first publication of the proposals, submit an objection to the proposals to the local education authority, any objections to the proposals may also be submitted to the authority within that period by the Governors of any voluntary school affected by the proposals and by any other

GOODS VEHICLE OPERATOR'S LICENCE

JOHN MICHAEL ALLEN and **WENDY MARGARET ALLEN**, trading as John M. Allen Transport, of Cuckoo Bridge Farm, Cuckoo Eridge, Spalding, Lincs PE11 3JY is applying to replace with change a licence to use Cuckoo Bridge Farm, Cuckoo Bridge, Spalding, Lincs PE11 3JY as an operating centre for 12 goods vehicles and 30 trailers.

Owners or occupiers of land (including buildings) in the vicinity of the operating centre, who believe that the use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 1-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

H05/0515/94 Pubmaster Ltd
Demolition of the Bull Public House and erection of 16 dwellings including details of siting
The Bull Public House, Fleet Hargate, Spalding, Lincs.
OUTLINE

The following proposal(s) involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H13/0701/94 Mr and Mrs C. A. Ward
Erect stables and tack room
Church Lane, Moulton, Spalding, Lincs.
FULL

H16/0653/94 Guardian Properties
Retail development (renewal of permission H16/0112/89)
Market Place, Red Lion Street, Broad Street, Spalding, Lincs.
PERMISSION RENEWAL

H16/0654/94 Guardian Properties
Modification of condition on Conservation Area Consent by extension of the period for commencement of works.
Elson House, 1 Broad Street, Spalding, Lincs.
LB MODIFICATION

H16/0655/94 Guardian Properties
Modification of condition on Listed Building Consent by extension of the period for commencement of works.
Rear: Nat West Bank, Market Place, Spalding, Lincs.
LB MODIFICATION

H16/0688/94 Guardian Properties
Modification of condition on Listed Building Consent to allow extension of period for



PERSONAL

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Write soon
Covers
Health
See Rudy re planning permission number of vehicles and trailers

Copied to K.W.

Mr J Allan,
Allans Transport,
Cuckoo Bridge Farm,
Cuckoo Bridge,
Spalding,
Lines.
PE11 3AY.

Mr P Edy

PJU/JJ H14/0677/93
H14/0678/93

29 Sep 1995

Dear Sir,

PROPOSED OFFICE AND WORKSHOP SIDE EXTENSION AND CHANGE OF USE FROM
AGRICULTURAL LAND TO HARD STANDING FOR LORRY PARK.

I write further to the visit of Mr Keith Woods, the Council's Enforcement Officer to your site on the 14th September 1995. During that meeting you advised Mr Woods that you were moving your operation to a different site but would continue to live in the bungalow.

I have therefore drafted a Committee report to the Council's next Committee on the 18th October 1995 recommending that both the applications are non-determined.

The application for the change of use from agriculture to hardstanding would have authorised works which you have previously done to use part of the adjacent agricultural field as part of your haulage yard. This area will need to be removed. I understand that during your conversation with the Enforcement Officer that you appreciated that this needed to be done and that you would carry it out.

I therefore write to state categorically that the part of the lorry park which is on the agricultural field must be removed within the next 8 weeks. If the work is not carried out the Council will have to resort to the necessary enforcement proceedings which would be unfortunate.

I enclose a photocopy of the plan which was granted in 1988 which will show where the boundary of the agricultural field needs to be returned to.

I thank you for your help in this matter.

Yours faithfully



N. Midler
Development Control Manager

D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lines

Mr N R Midlen
ST/314/0678/93

attn: J Bradley

04 Aug 1995

Dear Sir,

APPLICANTS: JOHN ALLEN TRANSPORT
DESCRIPTION: PROPOSED OFFICE AND WORKSHOP SIDE EXTENSION
LOCATION: CUCKOO BRIDGE FARM, CUCKOO BRIDGE, SPALDING

According to my file I have not been advised of the completion of the Section 278 agreement which is necessary before planning permission may be granted for the above development.

My letter to your clients dated 10th August 1994 asking for their intentions is the last letter on my file.

As no further correspondence has been received since then and as we cannot hold this application in abeyance for an indefinite period it would be appreciated if you could indicate whether your clients wish to continue with this application or have this application withdrawn. If your clients do wish to continue with this application then a positive timetable for the completion of the section 278 agreement will be required.

If I do not hear from you within 28 days from the date of this letter it will be assumed that your clients do not wish to continue with this application and it will be brought before the next available development control committee with a recommendation that a certificate of non-determination be issued.

Should your clients wish to proceed with their proposal after having received a certificate of non-determination it would be necessary for them to submit a further planning application.

A copy of this letter has been sent to Lincolnshire County Council.

Yours faithfully,

N Midlen
Development Control Manager

cc. Highways Department

Mr J Allen
Allens Transport
Cuckoo Bridge Farm
Cuckoo Bridge
Spalding
Lincs PE11 3JY

Mr P J Udy

PJU/JK/H14/0677/93
& H14/0678/93

10 August, 1994

Dear Sir

Proposed Office, Workshop & Hardstanding

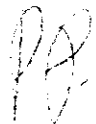
It has been brought to my attention that you are applying for a goods vehicle operators licence and this has prompted me to write and enquire on the progress of your two planning applications.

It is some time since the Planning Committee made the resolution to grant planning permission subject to this agreement been entered into with the County Council. I would be grateful if you could advise me how soon the agreement may be completed with the County Council.

I look forward to your comments within the next 14 days.

Yours faithfully



 N R MIDDLEN
Principal Planning Officer (Development Control)

P J Udy

PJU/SAH H14/0677/93
& H14/0678/93

Lincolnshire County Council
Department of Highways & Planning
City Hall
Beaumont Fee
Lincoln

18 October 1993

For the attention of Mr C Briggs

Dear Sir

Proposed Office, Workshop and Hard Standing at Cuckoo Bridge
Farm, Cuckoo Bridge, Spalding for J Allen Transport

I refer to the above planning applications which were considered
by the Planning Committee on the 6 October 1993.

At that meeting it was resolved to grant planning permission
subject to the applicant entering into a Section 278 Agreement
with the Lincolnshire County Council to provide a passing bay on
North Drove. I have written to the agents for the applicant
requesting that they contact you in order for the Agreement to
be drawn up.

Yours faithfully



N R Midlen

Principal Planning Officer (Development Control)

P J Udy

PJU/SAH H14/0677/3
& H14/0678/93

18 October 1993

D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

For the attention of J Bradley

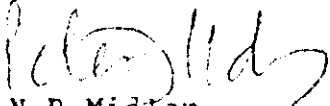
Dear Sir

Proposed Office, Workshop and Hard Standing, Cuckoo Bridge Farm,
Cuckoo Bridge, Spalding for Mr J Allen

I refer to the above two planning applications which were considered by the Planning Committee on 6 October 1993. At that meeting it was resolved to grant planning permission in accordance with the recommendation subject to the applicant entering into a Section 278 Agreement with the Lincolnshire County Council to provide a passing bay on North Drove.

I therefore suggest that you contact the County Council, in particular Mr C Briggs, in order to have the Agreement drawn up.

Yours faithfully


N R Midten

Principal Planning Officer (Development Control)

PLANNING COMMITTEE - 6th October, 1993

660. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(Pending a site inspection to assess the potential impact of the development upon the adjacent Parish Church.)

H05/0728/93

R Proctor

Reserved matters relating to bungalow and garage at Fleet Road, Fleet.

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

H23/0773/93

Kings Quality Homes

Residential development at Cranesgate, Whaplode St. Catherine.

(To enable the Director of Administration to obtain legal advice on action which might be taken in cases where planning permission and conditions are consistently being ignored and for the Director of Planning and Building Control Services to inform any occupants of the properties of the position.)

H17/0802/93

A B Builders

Four bedroomed house and garage at 32 Reservoir Road, Surfleet.

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

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

H18/0662/93

J E & R A Deans

Change of use from shop to flat, including external alterations, at 38 Bridge Road, Sutton Bridge.

H14/0677/93

John Allen Transport

Change of use from agriculture to hardstanding lorry park at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

/✓ H14/0678/93

John Allen Transport

Office and workshop side extension to existing storage building at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

(Subject also to an additional condition requiring that noise from plant and machinery shall not exceed 40 Db expressed as a 15 min LA EQT measured at any residential boundary between the hours of 9 p.m. and 7 a.m.)

(e) Applications Director of Planning and Building Control Services authorised to refuse

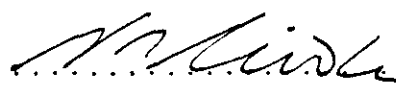
The Director of Planning and Building Control Services be authorised to refuse planning permission for the under-mentioned developments in accordance with his recommendations:-

6th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H18/1104/92 Marshland and Wingland	JB	Refused as recommended.
3	H09/0345/93 Mr R Stokes	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
5	H05/0372/93 Kings Quality Homes	JB	Grant as recommended.
7	H05/0373/93 Kings Quality Homes	JB	Grant as recommended.
9	H08/0551/93 I Bates	DJR	Deferred for Site Visit.
12	H02/0581/93 David Wilson Homes	DJR	DPBCS Auth subject to Sect 106 agreement as recommended. Bus shelter and Local Planning Authority approval of road scheme to be included in 106 agreement.
14	H21/0630/93 H21/0814/93 Mr K Russell	DMG	Refused as recommended.
16	H14/0640/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	PJU DJR	Grant as recommended.
16	H14/0641/93 Rose Cottage Nursery & Aquatic Centre	DJR	DPBCS Auth subject to 106 agreement as recommended.
20	H02/0643/93 G M Riddidngton Partnership	DJR	Deferred for site visit.
23	H06/0654/93 Long Sutton Motor Co	JB	Grant as recommended.
25	H06/0657/93 Mr C J W Franks	JB	Deferred for site visit. Check previous application for filling station by Hurnfield Hargate and Anglia Motel as DoT consider sufficient approvals given on this stretch of A17.
27	H23/0661/93 Mr R Regan	JB	Deferred for site visit.
30	H18/0662/93 J E & R A Deans	DMG	DPBCS Auth as recommended.

32	H14/0677/93 PJU H14/0678/93 John Allen Tpt	DPBCS Auth subject to Sect 278 agreement as recommended. H14/0678/93 to have same condition as condition 13 of H14/0678/93.
36	H05/0687/93 JB H Whestone esq	Refused as recommended.
38	H14/0690/93 PJU Mr J G Sneath	Refused as recommended.
40	H21/0693/93 JB Mr V Day	Refused as recommended.
43	H09/0718/93 JB L.C.C.	Grant as recommended. Add note ref proximity of commercial premises, and need to design to protect residential amenities.
46	H09/0719/93 JB L.C.C.	Grant as recommended.
48	H08/0724/93 PJU Mr & Mrs A Houghton	Grant as recommended.
50	H05/0728/93 JB R Proctor	Deferred for site visit.
51	H04/0763/93 PJU Mr W Lockhead	Refused as recommended.
53	H23/0773/93 DMG Kings Quality Homes	Deferred to allow us to pursue ways we can bring pressure to bear on developers to prevent a similar situation occurring.
55	H09/0774/93 JB Mr & Mrs Ladbroke	Grant as recommended.
57	H23/0786/93 DMG Mr K Usher	Refused as recommended.
59	H16/0788/93 PJU Crescent Traders Assoc	DPBCS Authorised subject to negotiations re additional sign which has been put up on site.
60	H16/0793/93 DJR The Furniture Co	Refused as recommended.
61	H17/0802/93 PJU A B Builders	Deferred for site visit.
62	H16/0803/93 DMG Patterson Properties	DPBCS Auth to Refuse as recommended.
64	H20/0820/93 DMG Mr & Mrs J W Cooper	Refused as recommended. Letter to advise further 6 months attempt to sell in view of depressed state of housing market.

8th Oct 93

Signed: 
N Midlen
Principal Planning Officer

TYPE: Full

DESCRIPTION: Change of use from agriculture to hardstanding lorry park

LOCATION: Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

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

APPLICATION REFERENCE: H14/0678/93

DATE RECEIVED: 16-JUL-93

TYPE: Full

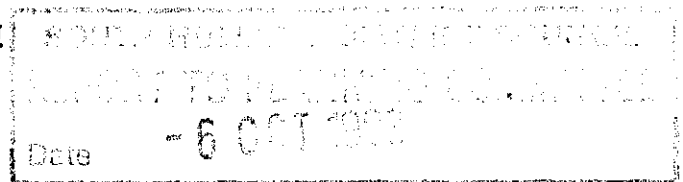
DESCRIPTION: Proposed office and workshop side extension to existing storage building

LOCATION: Cuckoo Bridge Farm, Cuckoo Bridge, Spalding

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

REASON FOR COMMITTEE CONSIDERATION

Previous refusal.

**RECOMMENDATION**

Subject to the applicant entering into a Section 278 Agreement with Lincolnshire County Council, authorise the Director of Planning and Building Control Services to grant permission and provide a passing bay on North Drive.

COMMENTS

- 1 Site received planning permission for agricultural haulage in 1988 on the basis of plan which limited use to old farmyard and showed 7 acres of land used for agricultural purposes. Condition imposed restricting use of site in connection with agricultural usage only, reason for condition was surrounding road network inadequate to cater for general haulage use. Note on previous refused decision advising discussions should be held prior to further submission. The current submission incorporates suggestions made following such a meeting.
- 2 The applicant at that time had a haulage yard at Langtoft and stated that he intended to continue to operate general haulage from there for the foreseeable future, with agricultural haulage only from Cuckoo Bridge and operates 6 tractor units and tow trailers from it. The report to Committee explained that it was important that this permission did not permit significant expansion, hence the restrictive condition.
- 3 In this event, the use has expanded in just the way feared

- with the Langtoft depot closing and a licence being obtained from the Department of Transport to operate 7 vehicles and 30 trailers from it.
- 4 The reasons why this site was not considered suitable for an intensification of the haulage use in 1988 are still vvalid today. There are dwellings nearby, and complaints of nuisance have been received by the Environmental Services Department. The roads and bridges to the A16 are inadequate for large transport vehicles, although the road towards Pode Hole is reasonably satisfactory.
- 5 However, the use is established, and I think it would be difficult to reduce its intensity by any enforcement action. Reluctantly, therefore, I think it may be the best to allow this applicant to enlarge the facilities, whilst imposing strict conditions to prevent further intensification.

REPRESENTATIONS

- Parish Council: Recommend approval.
- County Highways: Subject to the applicant entering into a Section 278 Agreement, request conditions.
- Environmental Services: Previous complaints received. Revised scheme provides enhanced protection, conditions and proper management should provide improvement on existing situation. Suggest conditions.
- Public: Letter received from "The Cottage", Cuckoo Bridge - summarised:
- Encourage further vehicles to operate from site.
 - Roads do not allow 2 vehicles to pass.
 - Enlargement of business would be further detriment to rural position.
 - Premises already far exceeded original reasons given to use site, has become a European concern.
 - Extension to building produce derogative visual impact.
 - Never guaranteed quiet period day or night, 24 hour, 7 day week operation.
 - Redesign only shows alteration to highway outside site, does not effect narrow roads nearby.
 - Screening of premises and vehicle wash could be done without site enlarged.
 - Licensing Authority consider existing parking area and maintenance of vehicles adequate for current number of vehicles. Unnecessary intrusion if site enlarged.

SCHEDULE OF CONDITIONS

H14/0677/93

- 1 Notwithstanding the submission of a landscaping scheme, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and

- species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority. The submitted scheme shall show the extended onto the north western boundary of the lorry park. The interplanted trees should not be spaced so regimently. Reason: In the interests of amenity.
- 2 SC27 - (implementation of landscaping).
- 3 The parking area located between the existing warehouse and the cottages to the north of the site shall be used only for the parking of cars, except for one lorry at any one time using the ramp for inspection/cleaning purposes. Reason: To protect the amenities of the neighbouring residential property.
- 4 Before the development commences details of the translucent screen to surround the lorry wash shall be submitted to and approved by the Local Planning Authority. Reason: To protect the amenities of the neighbouring residential property.
- 5 Before the development commences details of the construction and design of the timber fence, which fronts North Drove, shall be submitted to and approved by the Local Planning Authority. This fence shall be erected simultaneously with the erection of the new workshop and the laying out of the new lorry hardstanding area. Reason: To protect residential amenities by containing noise generated by the activities of the site.
- 6 Details of the siting support and means of enclosure of the relocated fuel tank shall be submitted to and approved by the Local Planning Authority before relocation commences. Reason: No such details were submitted.
- 7 Prior to the building being completed adequate access shall be provided into the site via the existing public highway in accordance with details to be approved. Reason: To provide safe and adequate access onto the existing public highway.
- 8 Before the building is commenced to be used the new access shall be provided onto North Drove and shall incorporate 15 metre radii, on the north side, tangential to the nearside edge of the carriageway. Reason: B6.
- 9 The new access, for the first 10 metres from the nearside carriageway edge, shall be suitably surfaced in accordance with details to be approved. Reason: To prevent unsuitable material from being deposited on the public highway in the interests of highway safety.
- 10 Before the building is commenced to be used the existing access shall be reduced in width to 4.5 metre. Reason: B1.
- 11 The number of vehicles operated from the site shall be restricted to 26 in accordance with the submitted parking and traffic movement plan received by the Local Planning Authority on 16 July, 1993. Reason: For the avoidance of doubt.
- 12 The proposed landscaping on the south western and north western boundaries shall be protected by a stout wooden barrier, constructed of timber posts and a rail positioned 1.5 metres within the hedge to prevent the landscaping being damaged by vehicles. This barrier shall be erected before the proposed development is brought into use and shall be in accordance with details to be submitted to and

approved by the Local Planning Authority.

Reason: In the interests of amenity.

- 13 Noise from plant and machinery shall not exceed 40 Db expressed as a 15 minute LA EQT as measured at any residential boundary between the hours of 9.00 pm and 7.00 am.

H14/0678/93

- 1 SC12 - (materials).
- 2 Prior to the building being completed adequate access shall be provided into the site via the existing public highway in accordance with details to be approved.
Reason: To provide safe and adequate access onto the existing public highway.
- 3 Before the building is commenced to be used the new access shall be provided onto North Drove and shall incorporate 15 metre radii, on the north side, tangential to the nearside edge of the carriageway.
Reason: B6.
- 4 The new access, for the first 10 metres from the nearside carriageway edge, shall be suitably surfaced in accordance with details to be approved.
Reason: To prevent unsuitable material from being deposited on the public highway in the interests of highway safety.
- 5 Before the building is commenced to be used the existing access shall be reduced in width to 4.5 metre.
Reason: B1.
-

17 AUG 1993 PM 18-8

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 AUG 1993	
PU	
DPO	
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Incorporated in
Report 18-8

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 16.8.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL SERVICES

YOUR REF:

Planning Application H14/0677/93

H14/0678/93

Office, workshop and lorry parking area, Cuckoo Bridge

I write in response to the revised proposals and would wish to comment as follows:-

This is an established site which has previously been the subject of complaint from the nearby dwellings.

Whilst this proposal is unlikely to affect the existing degree of impact of traffic movements on the dwellings, the revised scheme does provide enhanced protection from various site activities which together with appropriate conditions should subject to ^{proper} management of the site provide a significant improvement for the residents in relation to the existing situation.

I understand there is currently an Operators Licence for 16 vehicles and 30 trailers which should, therefore, be conditioned, together with:-

1. the boundary screening.
2. The lorry wash screening.
3. Boundary noise criteria for fixed plant (subject to existing survey) and machinery.
4. Hours of use restriction for external loading/unloading.
5. Operation of site in accordance with plan details submitted.

I trust this information is of assistance to you.

[Signature]
Director of Environmental Services

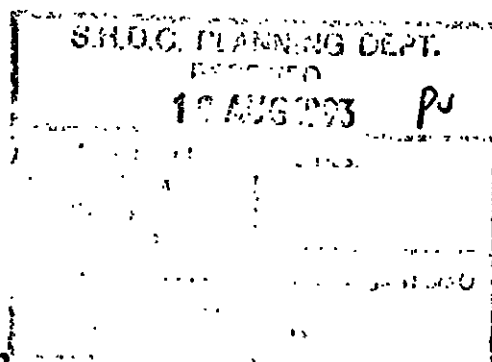
Our Ref: 93/1/SH/0210
Contact: G Thornally

Date: 5 August 1993



*National Rivers Authority
Anglian Region*

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



Dear Sir

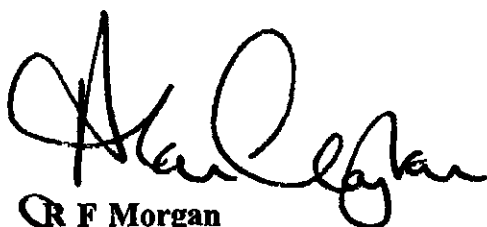
Planning Application No. H14/677 & 678/93

PROPOSAL : OFFICE & WORKSHOP EXTENSION AND C/U TO LORRY
PARK
LOCATION : CUCKOO BRIDGE FARM, CUCKOO BRIDGE, SPALDING
APPLICANT : JOHN ALLEN TRANSPORT

I refer to your consultation received on 27 July 1993.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully


R F Morgan
Planning Manager

**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

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

2



Application no: H14/0678/93

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

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

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

Location: Cuckoo Bridge Farm Cuckoo Bridge
Spalding Lincs

Type: FULL

Date received: 16-JUL-93

22-JUL-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 05-AUG-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

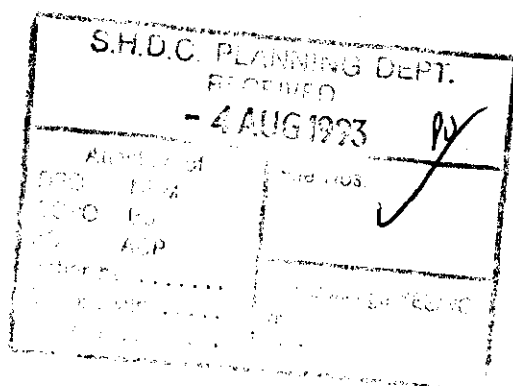
FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W H. L.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H14/0678/93

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		
	20	42	0	6	6

2. Address or location

CUCKOO BRIDGE FARM, CUCKOO BRIDGE WEST LINCOLN

3. Name, classification and number of road

UC

4. Date application referred

28-7-93

5. State whether outline, detailed application etc.

FULL

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

PROPOSED OFFICE & WORKSHOP SIDE EXTENSION TO
EXISTING STORAGE BUILDING

7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and
Country Planning General Development Order, 1988, that the County Council
as local highway authority:—

- a. ~~Does not wish to restrict the grant of permission.~~
- b. ☒ Requests that any permission given by the local planning authority shall
include the conditions shown overleaf.
- c. ~~Requests that the local planning authority refuse the application (reason
overleaf).~~
- d. ~~Requests the local planning authority to complete Form T.R. 108 para
10b as shown overleaf.~~

NB/ Do not issue with a S275A consent!

Date:

29-7-93

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:-

Subject to a Sec 278 Agreement being signed

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) Prior to the building ~~commence~~ being completed adequate access shall be provided into the site via the existing public highway in accordance with details to be approved

(2) Before the building is commenced to be used the new access shall be provided out North Drive and shall incorporate 15m radius on the north side, tangential to the roadside edge of the carriageway

(3) The new access, for the first 10m from the roadside carriageway edge, shall be suitably surfaced ~~to~~ in accordance with details to be approved

(A) Before the building is commenced to be used the existing access shall be reduced in width to 6.5m ~~width~~

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) To provide safe and adequate access onto the existing public highway

(2) B6

(3) To prevent unsuitable material from being deposited on the public highway in the interests of highway safety

(A) B1

See attached notes

DEPARTMENT OF HIGHWAYS AND PLANNING

To Public WorksPlanning
Reference H14/0277/95
9 H14/0277/95

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

Church Bower Farm, West Thoresby

As previously pointed out the road width
is inadequate to allow
two vehicles to pass safely.

However it is appreciated that the ~~the~~ operation
is already on site and the road is little
used. By other traffic. There are no drains
on site. A lay by will be acceptable.

This work will need to form part of a
Section 278 Agreement and shall be placed
if you will refrain from issuing any planning
permission until such an Agreement is
signed.

I would point out that the lay by will require
cutting to some 2m in order to be acceptable.

Date

27-7-93

Signed

[Signature]
Director of Highways and Planning

MRS SALLY WALTHAM BA (Hons) FCIH. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



Application no: H14/0678/93

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

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

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

Location: Cuckoo Bridge Farm Cuckoo Bridge
Spalding Lincs

Type: FULL

02-NOV-95

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

copy sent to:-

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

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
16 AUG 1993

PM 19-7
The Cottage,
Cuckoo Bridge,
Spalding,
PE11 3BG.

Mr. P. J. Udy,
District Planning Office,
Spalding.

Attention: ☒ M

DPO ☒ M

DOPO ☒ M

ADP ☒ M

Action by

Discuss with

Copy to

File No.

☒ Incorporated

24/8/93

YES/NO

5/14/8

12th August 1993.

Dear Sir,

PROPOSED OFFICE, WORKSHOP AND HARDSTANDING - JOHN ALLEN TRANSPORT,
CUCKOO BRIDGE FARM, CUCKOO BRIDGE, SPALDING - APPLICATION NUMBERS H14/0677/93
AND H14/0678/93

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

- 1) The proposed enlargement of the business premises would encourage further vehicles to be operated from the site, which already has operating licences for 18 tractor units and 30 trailers. The roads in the surrounding area, such as Iron Bar Drove and Jordans Cradge Bank Road, do not allow 2 vehicles to pass safely without one vehicle having to mount the grass verges, and this becomes more hazardous during foggy, icy and night time driving conditions, especially as there are dykes by the side of these roads. The latter road mentioned is used 24 hours a day by these large vehicles, and when approaching these obstacles at night along this road, even with their headlights dipped, presents a precarious situation in moving towards and passing such large vehicles. Therefore, enlargement of the business would be a further detriment to its rural position.
- 2) The original application to change the site to an agricultural haulage depot received planning permission with the belief that the site would be used to serve the surrounding agricultural community, and in a statement issued through the applicants solicitors there was no intention of enlarging the yard area, or closing the other depot in Langtoft, which the applicant owned. May we point out that the Langtoft depot is now closed and the business has become a European concern with the applicants vehicles importing produce into this country (as advertised in the Yellow Pages telephone directory under 'Road haulage services'), therefore, the premises have already far exceeded the reasons given to use this site and further development would be unnecessary and onerous to the area and its inhabitants.
- 3) The size of the proposed extension to the existing building would produce a large derogative visual impact on the area and its character.
- 4) A larger hardstanding area would mean more vehicle movement, therefore, more noise and smell, which is already a nuisance due to the 24 hours and 7 days a week operation by this haulage company. We are never guaranteed a quiet period of day or night and feel that further development on the site would serve to reduce any remaining peaceful periods.

5) With reference to the previous planning applications submitted by the applicant (application numbers H14/0187/93 and H14/0188/93), the redesign of the present application only shows an alteration to the highway outside the applicants premises and does not take into account the narrow roads as mentioned in point one of this letter.

6) The screening of the premises and vehicle washing area could be employed without the site being enlarged.

7) When the applicant applied to the appropriate Licensing Authority to increase the number of vehicles to operate from the site, an inspector from the Authority decided that the existing parking area and maintenance and repair of the vehicles were adequate for the current number of vehicles now in use on the premises and it would seem to be unnecessary intrusion of a non-agricultural kind into open countryside if the site is enlarged.

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

Thank you for considering our points of view.

Yours faithfully,

Mr. & Mrs. G. C. Smith

Mr. and Mrs. G. C. Smith

DEVELOPMENT CONTROL COMMITTEE - 18 OCTOBER 1995

489. **PLANNING APPLICATIONS** (Continued)

(d) Non- Determination of Applications (Continued)

(Councillor J T Davis declared an indirect interest in the above application but, as there was no discussion on the application, remained in the Council Chamber.)

H14/0678/93
John Allen Transport

Office and workshop side extension to existing storage building at Cuckoo Bridge Farm, Cuckoo Bridge, Spalding.

(Councillor J T Davis declared an indirect interest in the above application but, as there was no discussion on the application, remained in the Council Chamber.)

e) Applications approved subject to Planning Obligations

Subject to the applicants first entering into planning obligations under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Housing and Planning Services be authorised to grant planning permission for the undermentioned developments in accordance with her recommendations:-

Plan No. and Applicant

Proposal

H16/0758/95
Guardian Properties

Listed Building Consent for demolition of rear ranges/out-houses and alterations to remaining buildings of White Hart Hotel, Market Place, Spalding.

(To ensure the completion of the development and the commencement and completion of the redevelopment of the site within a reasonable time period following commencement of the development.)

H13/0847/95
T H Charlton

Cattle shed at Vickers yard, Fengate, Moulton Chapel.

(To ensure that (i) the agricultural building permitted by planning permission H13/0651/94 is not provided at any time in the future; (ii) the development is completed within a period of six months from the date of completion of the dwelling also permitted by planning permission H13/0651/94; and (iii) the development is not used or operated except by the occupiers of the dwelling permitted by planning permission H13/0651/94.)

f) Application Director of Housing and Planning Services authorised to refuse

The Director of Housing and Planning Services be authorised to refuse planning permission for the undermentioned development in accordance with her recommendation:-

Plan No. and Applicant

Proposal

H16/0872/95
Miss S Johnson

Change of use to Class A3 (use for the sale of food or drink for consumption on the premises, or of hot food for consumption off the premises) and external alterations at 66A Stonegate, Spalding.