

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0701/93

Received: 02-SEP-93 Type: OUTLINE

Name: Mr J E Nickols
 New House
 Wardentree Lane
 Pinchbeck
 Spalding Lincs

Agent: M Parker & Sons Ltd
 St Johns Road
 Spalding
 Lincs

Description: Commercial and industrial development

Location : Wardentree Lane Pinchbeck
 Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- TL2
- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- SC
- 2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction. Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 The access to this site shall be via the two existing access points on Wardentree Lane which incorporate right turn lanes. No new vehicular or pedestrian access shall be formed onto Wardentree Lane.

Reason: To ensure the provision of adequate facilities for safe ingress or egress of vehicles calling at the site in the interests of road safety.

- 4 The accesses shall prior to the commencement of development be provided with visibility splays of 4.5 metres and 120 metres.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

- 5 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will

also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

- (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 6 No building to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the buildings and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

- 8 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Wardentree Lane.

- 9 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 10 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

- 11 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

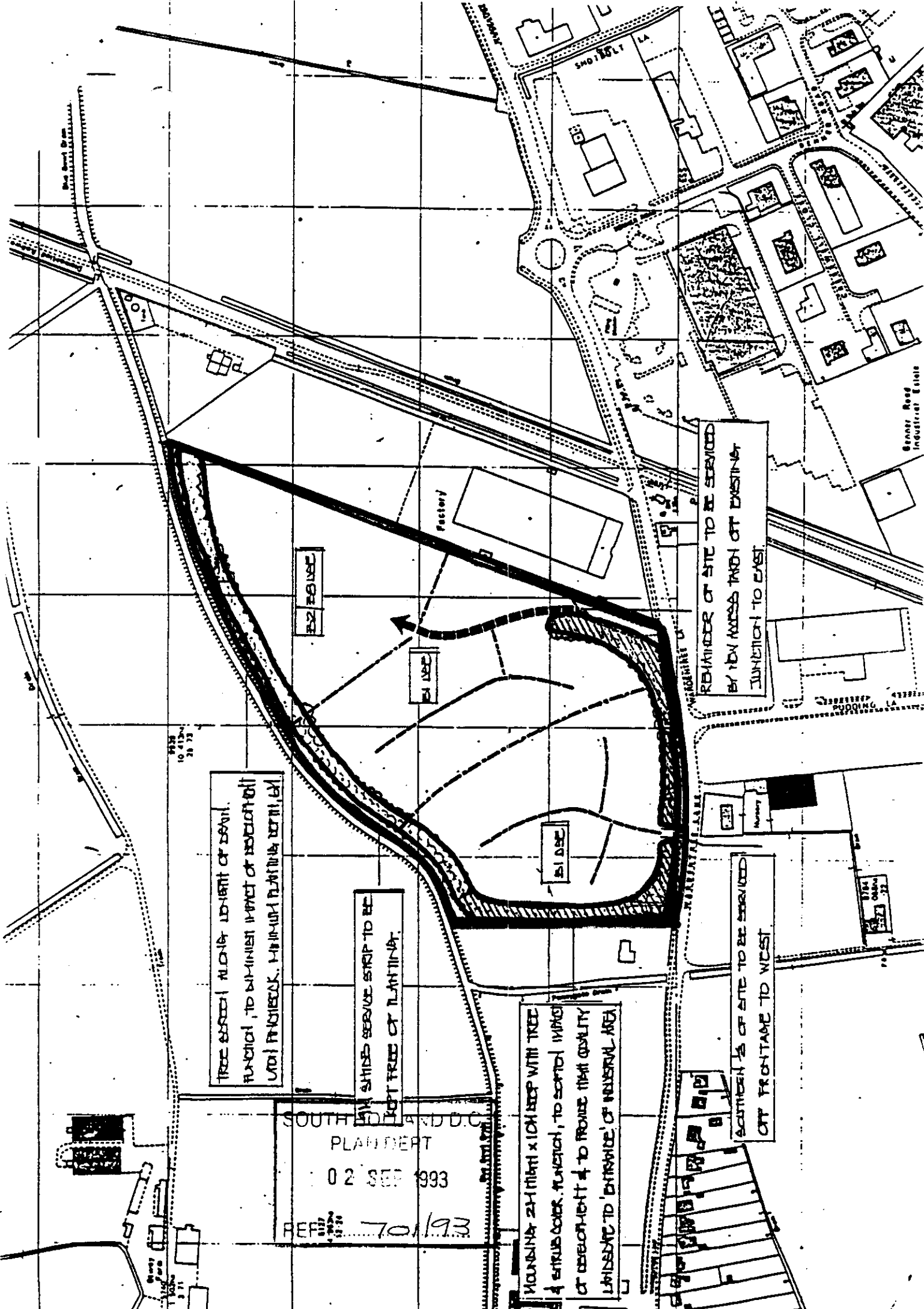
- 12 The land uses of the site shall be as shown on the Enterprise Park and Industrial Area Development Brief Map 3 and the development shall be in full accordance with the approved development brief.

Reason: In the interests of amenity and the proper planning of the area.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
16-MAR-94 H14/0701/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.



TREE STRIP ALONG LENGTH OF ROAD
FUNCTION, TO MINIMIZE IMPACT OF DEVELOPMENT
UPON ENVIRONMENT. MINIMUM PLANTING 20M HIGH

SHADED SERVICE STRIP TO BE
KEPT FREE OF PLANTING

PLANTING 24M HIGH X 10M DEEP WITH TREES
& SHRUBS OVER, FUNCTION, TO SORT OUT
IMPACT OF DEVELOPMENT & TO PROVIDE HIGH QUALITY
LANDSCAPE TO 'ENTRANCE' OF INDUSTRIAL AREA

REMAINDER OF SITE TO BE SERVICED
BY NEW ACCESS FROM OFF EXISTING
JUNCTION TO EAST

REMAINDER OF SITE TO BE SERVICED
OFF FRONTAGE TO WEST

SOUTH DORSET D.C.
PLAN DEPT
02 SEP 1993
REF 70193

General Road
Industrial Estate

QUARTERS
PODDING

1754
0400
22.2 32

PLANNING APPLICATION

For office use only

Application No. H14/0701/93Date Registered 26 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

M. J. E. NICKOLS
NEW HOUSE
WARDEN TREE LANE
PINCHBECK SPALDING

Tel. No. 766358.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

M. PARKER & SONS LTD
ST JOHN'S RD.
SPALDING.

Tel. No. 724777.(Personal contact name) E. J. SAUNDERS

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WARDENTREE LANE
PINCHBECK SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

COMMERCIAL & INDUSTRIAL

Please complete

I attach ☒ Four copies of all plans☒ *an ownership certificate (see back page)*a fee of £30.00

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

Signed... E. J. Saunders RIBADate 22 JULY 93

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 worksor This is an **outline** application
☒
 ☒

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

Please state Site Area

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

Siting ☐ Design ☐ External Appearance ☐
Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

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

N/A

sq. metres

(b) max. length:

metres

(c) max. width:

AT THE STAGE.

metres

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

metres

D. Please state type and colour of roofing materials.

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.

AGRICULTURE.

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:

SEE PLAN

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 of more trees

☐

→ If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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:

TO BE AGREED.

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

YES

→ If so, please complete Part 7

NO

→

Date:

Consultee(s):

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

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 floorspace 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?	N/A AT THIS STAGE.		
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed			
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			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or 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 ☐		
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

DC INSTRUCTION SHEET

APPLICATION REF: H14/0701/93

Directions

Part 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: The development brief requires 2/3 of the site to be accessed from the existing access to H14/0701/93 which is not an adopted highway. Please advise the road - red + save notice to owners.

Direction authorised by Senior Officer.....

Date..... 24/8

Revalidation after Direction

Information satisfactory

Signed..... D.P.P.

Date..... 2/9

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PN 30-7 what does Derek Brier say
Signed at description state specific
use classes

Publicity: >>
Departure
Setting of LB
Public Right of Way
Discretionary

Consultations:
County
E Heritage
Societies G ROW

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 PN

Date.....

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

Overgrown site. open views to rear
Backyard relatively open to the street
Munich wall bridge opposite. Views from UTL

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

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Chris Briggs rang re headline
at Mullsdown, needs contacting to
be T.C.A. - not accepted
Briggs

Mr + Mrs Richardson, 65 Wandertree Lane,
Spalding, PE11 3UF

PM 8-3

ADMIN RECORD SHEET

Initial

Submitted Fee £ 3000 - 00

Receipt No P3017

Date first Rec'd 26 JUL 1993

Registration

Reference H14/0701/93

Cross-Ref —

Date 27-JUL-93 JAB

Validation

TYPE OUTLINE

Site area 7.2
No of dwellings
Floorspace

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

Description
to be recorded

Commercial and industrial development

Invalid

Site plans
Certificate

☐
☐

Fee
Fee (not free)

☐
☐

Inaccurate
Incomplete
Unclear

☐
☐
☐

Fees

Correct fee £ 3000.00

Nil fee

☐
☐
☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 145 OS Plots
Grid ref 525000 325150

Ward M Parish PINCHBECK

Inside IBD N Inside LP area Y

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 -

Linked to site

Ref 1514

Linked to property

Ref

Dist Bound

Other:

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

SUGAR BEET

Planning Records:

Earlier apps 612/90

486/91

748/91

67/92

276/92

B Reg Records:

Already submitted - Ref:

Request needed

Requested

BRIAN : H 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



H14/0701/93 OUTLINE

Applicant: Mr J E Nickols
Tel: 0775 766358

Agent: M Parker & Sons Ltd
0775 724777

Description: Commercial and industrial
development

Location: Wardentree Lane
Pinchbeck
Spalding
Lincs

Valid date:	26 JUL 93 2 Sept 93	Terminal date:	20 SEP 93 28 OCT
Target dates:		Target Committee:	14 SEP 93 26 OCT
To case officer	02-AUG-93	Report deadline:	31-AUG-93
Inspected by	09-AUG-93	Case Officer:	
Extra contacts	16-AUG-93	P J UDY	
Report if not clear by	30-AUG-93		

DEVELOPMENT/CONSTRAINTS

Size: 7.2 HA

Category: Newbuild

Listed building:

Conservation Area:

Other Constraints: HAZ

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mr & Mrs Richardson, 65 Wardentree Lane	04-AUG-93	25-AUG-93
Site/Press Advert DEP	06-AUG-93	27-AUG-93
Clerk to Pinchbeck P 0775 723838	03-AUG-93	17-AUG-93
Cllr T Bray 0775 723794 (Of	03-AUG-93	10-AUG-93
Cllr Mrs P J Buffham	03-AUG-93	10-AUG-93

SITE RECORD

Grid ref: 525000 325150

OS Sheet: 145

Parcel:

L.C.C. Obs Attached for CB 11/8/93
plan taken as 5/8/93

BRIAN : JH 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



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SITE RECORD

Grid ref: 525000 325150
OS Sheet: 145 **Parcel:**

MEMORANDUM

FROM: The Director of Administration

**TO: Director of Planning &
Building Control Services**

OUR REF: JMB/KS/PL.739

YOUR REF:

DATE: 4th March, 1994

SUBJECT: PLANNING APPLICATION NO. H14/0701/93
COMMERCIAL AND INDUSTRIAL DEVELOPMENT AT WARDENTREE
LANE, PINCHBECK

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration

S.I.D.C. PLAINING DEPT.
 RECEIVED
 - 7 MAR 1994
 PU

S O U T H



H O L L A N D
DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

JOHN EDWARD NICKOLS

re

commercial and industrial development
at Wardentree Lane, Pinchbeck

I hereby certify that this is a true copy
of the Planning Obligation relating to commercial and
industrial development at Wardentree Lane, Pinchbeck

.....
Director of Administration

THIS DEED is made the Fourth day of March
One thousand nine hundred and ninety-four BETWEEN THE SOUTH HOLLAND DISTRICT
COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the
Council") of the one part and JOHN EDWARD NICKOLS of Two Hoots Wardentree Lane Pinchbeck
in the County of Lincoln (hereinafter called "the Owner") of the second part _____

RECITALS

- (1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated _____
- (2) The Owner is the owner in fee simple in possession free from incumbrances of the Land _____
- (3) The Owner has by application by its agents dated the twenty second day of July One thousand nine hundred and ninety three applied to the Council for planning permission for commercial and industrial development on the Land in accordance with the plans and particulars supplied therewith under planning reference H14/0701/93 ("the Development") _____
- (4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990 _____
- (5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted _____
- (6) The Council is the local planning authority by whom the planning obligation is enforceable _____

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990
WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto _____
2. This planning obligation is a local land charge and shall be registered as such _____
3. The expressions "the Council" and "the Owner" shall include their successors in title _____

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written _____

FIRST SCHEDULE (Details of "the Land")

The land situate at Wardentree Lane Pinchbeck shown edged red on the plan annexed hereto _____

SECOND SCHEDULE (The Planning Obligation)

The Owner hereby covenants not to commence the Development until a scheme of bunding landscaping and tree planting has been carried out on the land shown edged blue on the plan annexed hereto such scheme to be approved by and completed to the satisfaction of the local planning authority _____

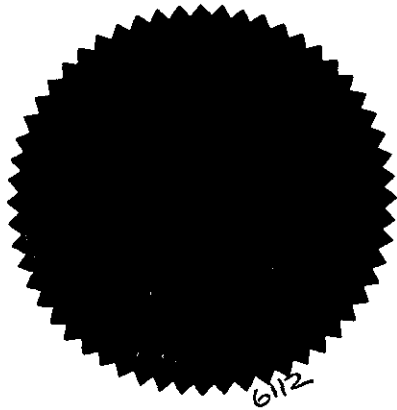
THE COMMON SEAL of THE SOUTH
HOLLAND DISTRICT COUNCIL was
hereunto affixed in the presence of

Am Ngwaka

Chairman of the Council

R. Gole

Director of Administration



J. E. Nickols

SIGNED AS A DEED by the said
JOHN EDWARD NICKOLS
in the presence of:-

J. Tatali

Witness

J. TATALI.

Address

*THE OLD AXE & HANDSAW
MOULTON, SPALDING.*

Occupation

SALES MANAGER.

M Parker & Sons Ltd
St Johns Road
Spalding
Lincolnshire

P J Udy
PJU/SJS
814-0701/93

For attention of Mr E J Saunders

7 January 1994

Dear Sir

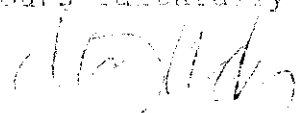
Commercial and industrial development - Wardentree Lane, Pinchbeck
For Mr J E Nickols

I refer to your meeting with my Planning Assistant, Mr Peter Udy, on the 6 January 1994. At that meeting you showed him a plan, which showed an area of land which Mr Nickols wishes to retain after selling the remainder to your company.

I write to advise that the approved plans, which accord with the Enterprise Park and the Industrial Area Development Brief, Map 3, show the land which Mr Nickols wishes to retain used for the erection of a bund. If Mr Nickols retains this land he must allow the bund to be erected upon the land before the development can commence, as is required by the Planning Obligation. If he does not accept the bund to be built on that land the development cannot proceed.

If it is eventually decided to change the shape of the site to exclude the land retained by Mr Nickols a fresh planning application will be required, since it is a significant change from the original proposal. Such a proposal would not accord with the approved Development Brief.

Yours faithfully



N R Midden
Principal Planning Officer
(Development Control)

cc - Director of Administration
(FAO - Miss J Rerridge)

6-1-94
JMB & Nichols. P.P goes with land. If
Parkers are agents & they subsequently
purchase site they will pass P.P. on.
If Parkers only own part of site they can
commence development until bound up because
VOB requires this. If Nichols refers back
there but located & doesn't want but the
development can't commence.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration
(FAO Miss J Berridge)

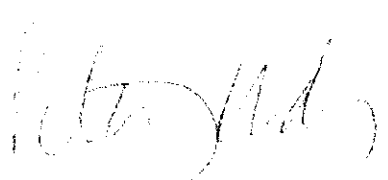
REF: FJU/SAH H14/0701/93

REF:

DATE: 30 December 1993

SUBJECT: Commercial and Industrial Development - Wardentree Lane,
Pinchbeck for Mr J E Nickols

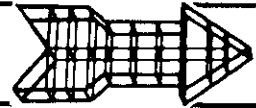
I write further to my memorandum of 15 December 1993 and enclose a copy of a letter from the applicants agent confirming they are willing to enter into the Section 106 Agreement.



N R Midlen
Principal Planning Officer (Development Control)

Enc.

M. PARKER & SONS LIMITED



Builders & Contractors

St Johns Road, Spalding, Lincolnshire. PE11 1JX
Telephone: (0775) 724777, FAX: 0775 762171

South Holland District Council
Planning & Buliding Control Dept
Council Offices
Priory Road
Spalding
Lincs.
PE11 2XE

Your Ref.

Our Ref.

22 December 1993

For the attention of Mr P Udy

Dear Sir

Proposed development at Wardentree Lane (Mr J. Nickols)
Your ref: PJU/SJS H14/0701/93

We refer to your letter of 15th December and subsequent telephone conversations concerning the landscaping of the above project.

We confirm that we are willing to enter into a Section 106 Agreement and look forward to receiving the draft documentation at your earliest convenience.

Yours faithfully
for M.Parker & Sons Ltd

C.D. Chipperfield
C.D. Chipperfield
Company Secretary

S.H.D.C. PLANNING DEPT.	
24 DEC 1993	
☒	<i>PU</i>
<i>m</i>	
YES/NO	

O Paulsman Blevakas bitter, floor
plan poss still too big. Will take what
more off page, show buildings to both sides
show another 30

Q Silverquists re coach house I think it's
OK by to clear away this week

I Annabel re Sunbleb Reservoir
renewal could site be moved. Don
want me too much but if was moved
would be space for a large dolly
which would be out of character

I JMB. re Nichols Building & landscape
needed up pat & to be carried out
in accordance with an agreed scheme
of landscaping. The S121 indicates
to be part of the site, & the
development

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration
FAO Miss J Berridge

OUR REF: PJU/SJS H14/0701/93

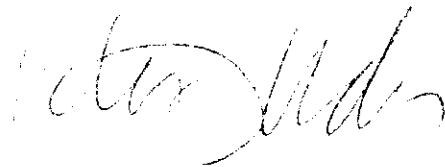
YOUR REF:

DATE: 15 December 1993

SUBJECT: Section 106 Obligation - For Mr J E Nickols
Wardentree Lane, Pinchbeck

The above planning application was considered by the Planning Committee on the 7 December 1993, when it was resolved to grant planning permission subject to a Section 106 Obligation being entered into.

I have written to the applicant requesting confirmation that he is willing to enter into the agreement, but enclose a copy of the application form and copies of the plan showing the site outlined in red and the area of landscaping to be planted, prior to development commencing, outlined in blue.



N R Midlen
Principal Planning Officer
(Development Control)

Enclosures

801. PLANNING APPLICATIONS

(f) Applications approved subject to Planning Obligations (Continued)

Plan No. and Applicant

Proposal

fu H14/0701/93
Mr J E Nickols

O.A. Commercial and industrial development
at Wardentree Lane, Pinchbeck.

(To ensure that a scheme of landscaping and tree planting on the boundaries of the site, as shown on the enterprise park and industrial area development brief, Map 3 is undertaken before development commences in accordance with an agreed landscaping scheme.)

(Councillor T. Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H14/0965/93
Mr M A Boddington

Change of use of barn to workshop, small
barn to office and other barn to small
shop at "Willowlea", 2 Mill Green Road,
Pinchbeck.

(To ensure that the occupancy of the dwelling is linked to the operation of the business and to restrict the sale of goods to those which have been manufactured, renovated or assembled by the occupier of the dwelling.)

(g) Enforcement Action - Stables Motel, Cowbit Road, Spalding

Arising from the approval of application reference H16/0785/93 relating to the siting of one residential caravan at Stables Motel, Cowbit Road, Spalding, the Director of Administration be authorised to take enforcement action under the provisions of section 172/173 of the Town and Country Planning Act 1990 to secure the removal of the remaining caravans/mobile homes within the curtilage of the Stables Motel within a period of six months.

(h) Condition Compliance - Landscaping Scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton

That the applicant and the South Holland Internal Drainage Board be advised clearly and explicitly that the authority wishes to see appropriate landscaping in the form of trees and hedging provided on the eastern side of the fencing on the eastern side of the site, to supplement that which should be provided on the western side of the fence in relation to the application mentioned below.

Plan No. and Applicant

Proposal

H13/0205/93
Dr & Mrs S Rayner

Condition compliance for landscaping
scheme (Condition 6 of H13/0680/92) at
11 East Cobgate, Moulton.

(The Director of Planning and Building Control Services reported a letter of objection had been received from the owner of the field at the rear of the above property.)

(Councillor J Clark declared an indirect interest in the above application and left the Chamber during consideration thereof.)

(O.A. denotes outline application.)

7th DECEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

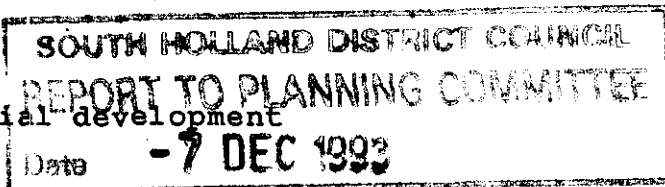
Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0205/93	DMG	Landscaping requirements as recommended.
	Dr & Mrs Rayner		Negotiate acceptable scheme if possible otherwise enforcement action to impose landscaping.
3	H06/0505/93	DMG	Refused as recommended.
	Holbeach Methodist Church		
5	H14/0701/93	PJU	DPBCS Auth subject to Sect 106 agreement as recommended.
	Mr J E Nickols		
7	H16/0785/93	DMG	Grant plus enforcement action as recommended.
	Mrs P M Hudson		
9	H20/0908/93	JB	Grant as recommended.
	Kings Quality Homes		Additional condition re visual interest using similar wording to condition 8 on page 13. Note making reference to noise assessment to be added.
12	H20/0909/93	JB	Grant as recommended.
	V G Campling Esq		
14	H18/0940/93	JB	DPBCS Auth subject to Sect 278 agreement as recommended.
	D M Crawley & Son		Discuss with highways traffic calming measures which may need to be included in Sect 278 agreement.
17	H14/0965/93	PJU	DBPCS Auth subject to Sect 106 agreement as recommended.
	Mr M A Boddington		Last word of line 4 of recommendation should read "occupier" and not "applicant"
18	H18/0968/93	JB	Grant as recommended.
	Mr Summerfield		
20	H05/0971/93	DMG	Deferred for site visit as recommended.
	Mr & Mrs Seymour		
22	H09/0984/93	DMG	DPBCS Auth as recommended.
	J H Bailey Esq		
24	H01/0994/93	PJU	Grant as recommended.
	Mr S Merton		
25	H02/0996/93	PJU	Refused as recommended.
	N Plumb		
26	H02/1000/93	PJU	Deferred for site visit as recommended.
	Mr & Mrs P Leo		
28	H02/1001/93	PJU	Deferred for site visit.
	Mr & Mrs P Leo		

APPLICATION REFERENCE: H14/0701/93

DATE RECEIVED: 02-SEP-93

TYPE: Outline

DESCRIPTION: Commercial and industrial development



LOCATION: Wardentree Lane, Pinchbeck.

APPLICANT: Mr J E Nickols

AGENT: M Parker & Sons Ltd

RECOMMENDATION

(in accordance with the decision made by Committee on 17 November)

Subject to the applicant entering a Section 106 Agreement to landscape and pre-plant the boundaries of the site, as shown on the Enterprise Park and Industrial Area Development Brief, Map 3, before development commences and in accordance with an agreed landscaping scheme, authorise the Director of Planning and Building Control Services to grant permission subject to the following conditions.

① TL 2
SCHEDULE OF CONDITIONS

- ① The following matters are reserved for subsequent approval by the local planning authority and shall be submitted for such approval simultaneously, and no development to which they relate shall be carried out until these matters have been approved, viz:
- SC, 1) Detailed drawings of the industrial estate layout to a scale of not less than 1:500 including road and plot layouts.
- 2) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
- 3) The siting and design of any vehicular access to a highway or industrial estate road,
- 4) Detailed drawings to a scale of not less than 1:500 of a landscaping scheme showing the following details:
- (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

- (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the local planning authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the local planning authority. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual industrial units, shall be provided before occupation of the respective industrial units. The trees, shrubs and bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses made good during that period.

Reason: The application was submitted in outline only, and the above details are required to enable the local planning authority to access the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved is required in the interests of visual amenity of the industrial estate.

2 SC27 - (Implementation of Planting).

3 The access to this site shall be via the two existing access points on Wardentree Lane which incorporate right turn lanes. No new vehicular or pedestrian access shall be formed onto Wardentree Lane.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

4 The accesses shall prior to the commencement of development be provided with visibility splays of 4.5 metres and 120 metres.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 C1 - (Estate Development).

6 C2(a) - (Road Construction)...No building...

Reason: C2(a)...position of the buildings.

7 C4 - (Construction of Estate Road Junction).

8 F1 - (Parking on Site)...Wardentree Lane.

9 F5 - (Turning Space).

10 F6 - (Loading and Unloading).

11 C3 - (Surface Water Run-off).

12 The landuses of the site shall be as shown on the Enterprise Park and Industrial Area Development Brief Map 3 and the development shall be in full accordance with the approved development brief.

Reason: In the interests of amenity and the proper planning of the area.

PLANNING COMMITTEE - 17th November, 1993

752. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H05/0689/93 Temples Transport	Change of use of agricultural land to haulage yard, including means of access on land off Fleet Road, Fleet.

(To enable the Director of Planning and Building Control Services to enter into discussions with the applicant about amended proposals now submitted.)

(It was reported that two late letters of objections had been received.)

H16/0700/93 Allison Homes	Residential development - 20 dwelling comprising of 2 and 3 bed detached, semi-detached and terraced units at land off St Annes Way, Spalding.
------------------------------	--

(Pending a site inspection to assess the suitability of the site for the proposal and to enable the details of the application to be considered by the Plans Sub-Committee.)

H14/0701/93 Mr J E Nickols	O.A. Commercial and industrial development at Wardentree Lane, Pinchbeck.
-------------------------------	---

(To enable the Director of Planning and Building Control Services to report back to a future meeting outlining appropriate conditions which might be imposed as the Committee is minded to grant planning permission.)

(Councillor T. Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H14/0712/93 D J Fisher	Occupation of bungalow without complying with restricted occupancy condition at Beck Bank Nursery, Beck Bank, West Pinchbeck.
---------------------------	---

(To enable the Director of Planning and Building Control Services to discuss with the applicant for the removal of the existing restricted occupancy condition with a substitute condition on the occupation of the bungalow.)

(It was also agreed that the District Valuer be consulted with regard to the revaluation of the property if necessary.)

(Councillor B. Chappell left the meeting following consideration of the above item.)

H09/0865/93 Hey & Croft Ltd. (Receivership)	Residential development at Marsh Road, Holbeach Hurn.
---	---

(To enable the application to be considered in detail by the Plans Sub-Committee and for any recommendations to be submitted back to the Planning Committee who will determine the application.)

(Councillor Fines left the meeting following the consideration of this item.)

TYPE: Outline

DESCRIPTION: Commercial and industrial development

LOCATION: Wardentree Lane, Pinchbeck

APPLICANT: Mr J E Nickols

AGENT: M Parker & Sons Ltd.

REASON FOR COMMITTEE CONSIDERATIONDeparture from Statutory Local Plan.
Objections received.SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEERECOMMENDATION

Date

17 NOV 1993

Refuse permission

The site lies outside the area allocated for industrial development in Policy ID1 of the statutory adopted Spalding and Pinchbeck Local Plan, which made adequate provision for industrial development in Wardentree Lane area and which sought to limit the extension of industrial development into open countryside to the detriment of the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

Although the Council has resolved to include the site in its future development plan, having considered the proposal in accordance with Section 54A of the Town and Country Planning Act 1990, it is considered that there are no material considerations of sufficient weight that the application should be determined at this time, other than in accordance with the statutory development plan.

COMMENTS

- 1 There have been three applications to develop this site for industrial development/garden centre, which have all been refused. The most recent refusal was on 8 December, 1992, (H14/0067/92) when it was also resolved that a public consultation exercise be carried out in respect of the possible grant of permission on this site, to prepare a development brief for the site and also report on the implications for other land, including this site in Policy ID1 (Minute 900/92 (d) and (e) refer).

- 2 On 31 March, 1993 report considered in relation to Minute 900/92 when it was resolved to include the current application site within Policy ID1, subject to an appropriate Development Brief being prepared (Minute 220/93 refers). On 12 May, 1993 it was resolved to adopt a Development Brief for the site and to include the land inside the boundary for development and be subject to Policy ID1 of the Local Plan (Minute 349/93 refers).
- 3 The submitted plan for this application accords with the plan approved with the Development Brief.
- 4 The comments made by Elsons have considerable validity and reinforce earlier advice that there is no justification for this land to be included in the development boundary and be subject to Policy ID1.
- 5 The objectors who live at No. 65 Wardentree Lane are sited nearly opposite the existing access to the site. This access was constructed when Wardentree Lane was improved and received planning permission on 17 December 1992. The prospect of moving the access has been considered. The access would need to be moved towards the applicant's dwelling and would require Wardentree Lane to be widened and a street light to be relocated. There could be an impact on the turn right movements into Moortoft Lane. This could be overcome by accessing Moortoft Lane from Pudding Lane which runs to the East side and could join it in the future at the rear. However, all this work will still result in the turn right lane to the application site being close to the objectors and therefore there would be little, if any improvement in the amenities of No. 65 Wardentree Lane.
- 6 The M. A. A. F. do not need to be consulted because the site is less than 20 hectares.

CONCLUSIONS

Because of the change in legislation, the Council has not been able to complete the processes needed to give the Spalding and Pinchbeck Local Plan Review statutory status. Therefore there has not yet been opportunity for formal objection to policies contained in the review: this opportunity will occur next year when the policies for Spalding and Pinchbeck are incorporated in the deposit version of the District Local Plan.

The Council has stated clearly its intentions for the application site in the context of the emerging development plan, which will provide planning policies for development for the remainder of this decade. In view of the current status of this policy, the representations which have been submitted, and the fact that there is no apparent shortage of industrial land in the Wardentree Lane area, it is, in my opinion, premature to grant planning permission for the development of this land at this stage in the preparation of the Local Plan.

Section 54A of the Planning Act requires Planning Authorities to determine proposals in accordance with the provision of the Development Plan for the area, unless there are material considerations which indicate otherwise, and the implications of this Section, and the status of proposed changes to existing development plans contained in the emerging District Local Plan have recently been reported to Committee.

REPRESENTATIONS

Parish Council:

Recommend refusal. There should be no further development to the north of Hillsdown factory until all the industrial area to the south is occupied.

Ward Member:

In view of sensitivity of site, hope care will be taken in positioning of factory/business site and screening and landscaping.

County Highways:

Request conditions.

Public:

Letter received from No. 65 Wardentree Lane (summarised)

- We object to this development as we have to every application since 1989.
- Present at recent Planning meeting and disgusted at unwillingness of Committee to listen to objections.
- We do require you to note our objection.
- We are seeking an immediate meeting with the Council officials to discuss the whole situation with regard to Wardentree Lane.

Previous objections from 65 Wardentree Lane.

- If plans pass will SHDC move us out. Will be in middle of Industrial Park.
- Noise from Smedley and Fast Fruit is so bad night and day.
- Go out all day on Saturday and Sunday for some peace, keep windows closed.
- Will go to Ombudsman if nothing is done.
- My feelings to the proposal remain unchanged.
- Notice kerbs in Wardentree Lane have been laid to enable access to land.

Letter received on behalf of Elsoms Seeds Ltd (summarised): -

- Release of additional industrial development land unjustified.
- Will be adverse affect on infrastructure and comprehensive developments of sites.
- Land of highest agricultural quality consent will lead to development encroaching on open land between Wardentree Lane and Pinchbeck.
- Outstanding planning permissions for over 63 acres of land in Spalding for industrial development. Allocations in Statutory Local Plan of 1985 cover further 25 acres. The Local Plan

- Review allocates a further 40 acres of land. Are other allocations including British Sugar site. Outstanding planning permission are sufficient to cater for industrial needs in Spalding until at least 2010 and no need whatsoever to release additional land.
- Council has consistently refused applications on this land. No material changes in circumstances since that last refusal.
 - Over provision of land will not lead to more jobs but will make landowners and investors more reluctant to spend money in providing infrastructure to secure planned and phased development. In practical terms, will result in frontage development, developers will not invest in estate roads where this is uneconomic due to reduction in land values caused by a glut of land.
 - Approximately £1 million is being invested in water supply and highway works to bring forward land for development in the South Holland Enterprise Park and to the north of Wardentree Lane east of the railway line. Anglian Water may not be prepared to carry out such work servicing the land already with Outline consent. Is likely to prolong full development of enterprise park and put back development of British Sugar site. Consent likely to result in lower standard of development and very protractive building periods.
 - Land is of highest agricultural quality and no need whatsoever for its release. Central Government clearly states that such land is the country's best and most versatile resource and should be protected from irreversible development wherever possible.
 - Development west of railway line will make it difficult to oppose further development nearby which accumulatively could link Pinchbeck and development, on Wardentree Lane. Has been Council's long-standing policy to prevent such encroachment.
 - The Spalding and Pinchbeck Local Plan Review is not a statutory local plan and cannot be regarded as more than supplementary planning guidance. Planning Policy Guidance Note 12 advises that only policies in a development plan have special status in deciding planning applications. The allocation of this land for industrial development has been subject to objections from a number of parties and it is therefore

inappropriate and premature to grant consent before the plan has been subjected to public scrutiny. At the first public enquiry into the Spalding and Pinchbeck Local Plan, the inspector excluded a large area of land for residential development in view of over provision of residential land in the town. The same situation could well be repeated.

- Ministry of Agriculture was consulted on previous applications for development of this land. I understand that they have not been asked for comments on the present application which appears inconsistent.
 - In view of over provision of land for industrial purposes, it will be appropriate to seek the County Council's views on the strategic allocation of land for industrial purposes and whether this is in conformity with the aims and objectives of the structure plan.
-

17th NOVEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0109/93 J T Biggadike	NRM	Sub-Committee minutes accepted as accurate as recommended. Meeting arranged for 1130am on 6 Dec between Cllr Alcock, DPBCS, Dr D Gyte, and applicant/agent. Mrs Kerr and NRM to attend if available.
5	H09/0483/93 Mr Allard	JB	Grant as recommended.
7	H05/0689/93 Temples Transport	JB	Deferred for negotiations as recommendation B.
10	H16/0700/93 Allison Homes	DJR	Deferred for Site Visit.
12	H14/0701/93 Mr J E Nickols	PJU	Mindfull to Grant. Back to committee with conditions. Only data block and conditions required on report.
17	H14/0712/93 D J Fisher	PJU	Deferred to allow us to explore widening of conditional relationship. Ltr required from lending institute to explain why applicant turned down. Applicant to supply additional information regarding valuation then back to district valuer for assessment.
19	H16/0715/93 British Railways Board	DJR	DBPCS Authorised as recommended. Meeting arranged for 2.15pm on 6 Dec between DPBCS, RJS, JC, Chris Briggs and DJR to discuss matter. NRM to attend if available.
21	H23/0749/93 Mr T Harris	JB	Grant as recommended.
23	H09/0844/93 Kings Quality Homes	JB	Grant as recommended. Add note to decision notice drawing attention to condition on previous application ref time scale.
24	H09/0850/93 Mr N Revill	JB	Grant as recommended.
26	H09/0916/93 Mr N Revill	JB	Grant as recommended.
27	H06/0861/93 Messrs R & D Wright	DMG	DPBCS Auth subject to section 106 agreement against recommendation.
30	H09/0865/93 He & Croft	JB	Deferred to sub-committee as recommendation A. Back to full committee for decision.
35	H11/0869/93 Land and Buildings Consultancy	DMG	Refused as recommended.
37	H23/0880/93 P G & C L Frith	DMG	Deferred for site visit.

SS4a Statutory Plan — SP + P. 1985.

Review not statutory.

~~Broadgates~~ + EISAs last end review before
altered have P.P.

Broadgates ? still current BR14-10

Minute deciding to put last end for Nichols says
1207349/93

RJS Saw DFO

go for P.P.

check that plans of fishery have already
been released for Ctte then they consider
policy

— According to questionnaire responses attached
to Ctte report of 31-3-92 — (in plastic envelope)
nothing was received from EISAs

TABLE—continued

Para	Description of Development	Consultee
(l)	Development within three kilometres of Windsor Castle, Windsor Great Park, or Windsor Home Park, or within 800 metres of any other royal palace or park, which might affect the amenities (including security) of that palace or park	The Secretary of State for the Environment
(m)	Development of land in Greater London involving the demolition, in whole or part, or the material alteration of a listed building	The Historic Buildings and Monuments Commission
(n)	Development likely to affect the site of a scheduled ancient monument	In England, The Historic Buildings and Monuments Commission, in Wales, the Secretary of State for Wales
(o)	Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The water authority concerned
(p)	Development for the purpose of refining or storing mineral oils and their derivatives	The water authority concerned
(q)	Development involving the use of land for the deposit of refuse or waste	The water authority concerned
(r)	Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwelling-houses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)	The water authority concerned
(s)	Development relating to the use of land as a cemetery	The water authority concerned
(t)	Development in an area of special scientific interest of which notification has been given or has effect as if given to the local planning authority by the Nature Conservancy Council in accordance with section 28 of the Wildlife and Countryside Act 1981(a)	The Nature Conservancy Council
(u)	Development involving any land on which there is a theatre as defined in the Theatres Trust Act 1976(b)	The Theatres Trust
(v)	Development which is not for agricultural purposes and is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more	In England, the Minister of Agriculture, Fisheries and Food and in Wales, the Secretary of State for Wales
	Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the waste disposal authority for the purposes of this provision	The waste disposal authority concerned.

(a) 1981 c.69.

(b) 1976 c.27.

7.211.
 *
 don't need to
 consult us
 for us. I
 can see -

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) · Fax: (0604) 250857

22nd September 1993

Dear Mr Smith

I refer to my letter of the 2nd September regarding the above setting out objections to this development on behalf of our clients, Elsoms Seeds Limited.

Although the Ministry of Agriculture was consulted on previous applications for development of this land, I understand that they have not been asked for their comments on the present application which appears to be inconsistent.

Additionally, in view of the overall provision of land for industrial purposes in the Spalding and Pinchbeck Local Plan Review, it will be appropriate to seek the County Council's views on the strategic allocation of land for industrial purposes and whether this is in conformity with the aims and objectives of the Structure Plan. As expressed in our earlier letter, we believe that the proposal is in conflict with a number of Structure Plan policies which justifies refusal.

Yours sincerely

Laurence Wilbraham
Senior Associate

S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1993

Department of Defense
DPO
DDPD
DC
ASST SECY
SECY
SHEP

File NOS.

YES/NO

J.L.



OBJECTION

BRIAN BARBER ASSOCIATES LTD

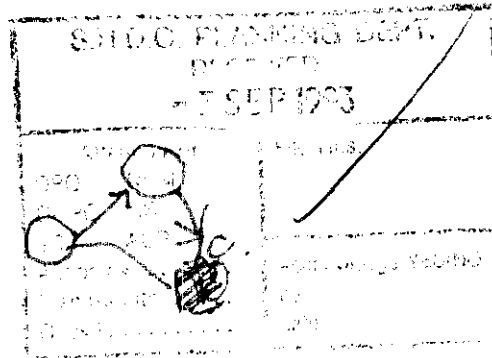
Chartered Town Planning Consultants

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) - Fax: (0604) 250857

Our Ref: LW/MED

2 September 1993

Mr B Smith
Director of Planning & Building
Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE



Dear Mr Smith

PLANNING APPLICATION FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT - LAND AT WARDENTREE LANE, PINCHBECK FOR MR J E NICKOLS - H14/0701/93

I refer to the above application which has recently been submitted to you and wish to lodge a formal objection on behalf of my clients, Elsoms Seeds Limited.

The basis of the objection is fourfold, that the release of additional land for industrial development is wholly unjustified at the present time; that there will be an adverse effect on infrastructure and the proper comprehensive development of sites; that the land is of the highest agricultural quality and should be retained in agricultural use; and that a consent on the site will lead to development encroaching on the open land between Wardentree Lane and Pinchbeck.

At the present time there are outstanding planning permissions for over 63 acres of land in Spalding for industrial development. Allocations in the Statutory Local Plan, the 1985 Spalding and Pinchbeck Local Plan, cover a further 25 acres or thereabouts. Over and above this the Local Plan Review as long ago as 1989 allocated a further 40 acres of land to the north of Wardentree Lane and east of my clients land for industrial development and no objections have been raised thereto. There are as you know further allocations in Spalding in addition to the above including the British Sugar site. The outstanding planning permissions are sufficient in themselves to cater for the need for industrial land in Spalding until at least 2010 and there is no need whatsoever for the release of additional land at this stage for industrial development.

Your Council has consistently refused applications for commercial development on this land in the past, noticeably in 1990, 1991 and, more recently, in November 1992. In our view there are no material changes in circumstances since that last refusal and permission should be withheld on the current application for the same reasons as before.



Mr B Smith
Director of Planning & Building
Control Services

2 September 1993

The second objection is that the overprovision of land for industrial purposes will not lead to more jobs being created but will have the effect of making landowners and investors reluctant to spend the sums of money involved in providing the proper infrastructure to secure planned and phased development which will be in the best interests of the town and its environment. In practical terms additional releases of land will result in frontage development only as developers will not invest in estate roads etc where this is uneconomic due to the reduction in land values caused by a glut of land.

As you will be aware, approximately £1 million is being invested in water supply and highway works by Anglian Water Services, your Council and the County Council to bring forward land for development on the S Holland Enterprise Park and to the north of Wardentree Lane east of the railway line. Further demand for water which will result from any consent for this application is likely to require further investment in the water supply system. Anglian Water may not be prepared to carry out such work particularly where they are spending £.75 million on servicing the land already with outline consent. Furthermore, it is likely to prolong the full development of the Enterprise Park and put back the development of sites such as British Sugar. A consent on this land is likely to result in a lower standard of development on the industrial sites and a very protracted building period on each site.

The third reason for objection is that this land is of the highest agricultural quality and as there is no need whatsoever for its release, given outstanding planning permissions, the land should be protected from development. Central Government advice clearly states that such land is this country's best and most versatile resource and should be protected from irreversible development wherever possible.

The fourth objection supports your Council's long standing policies to prevent the encroachment of development on Pinchbeck. Development west of the railway line extends into the undeveloped land and a parcel of land some 23 acres in extent would have a very considerable impact. It would make it difficult for your Council to oppose further development nearby which cumulatively could link Pinchbeck and development on Wardentree Lane.

The Spalding and Pinchbeck Local Plan Review is not a Statutory Local Plan prepared under Section 36 of the Town and Country Planning Act and cannot be regarded as more than supplementary planning guidance. Planning Policy Guidance Notes 12 "Development Plans and Regional Planning Guidance" advises that only the policies in the Development Plan can have a special status in deciding planning applications. The allocation of this land for industrial development in the Local Plan Review has been the subject of objection from a number of parties and it is therefore inappropriate and premature to grant consent before the plan has been subjected to public scrutiny by an independent Inspector.

Mr B Smith
Director of Planning & Building
Control Services

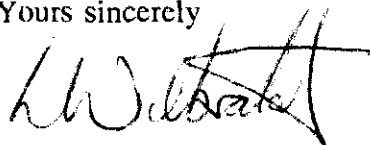
2 September 1993

Indeed, you will recall that at the first public inquiry into the Spalding and Pinchbeck Local Plan the Inspector excluded a large area of land for residential development, which the Council wished to see included, in view of the overprovision of residential land in the town. The same situation could well be repeated in respect of the industrial allocations in the Spalding and Pinchbeck Local Plan Review when it is incorporated into the District Wide Plan.

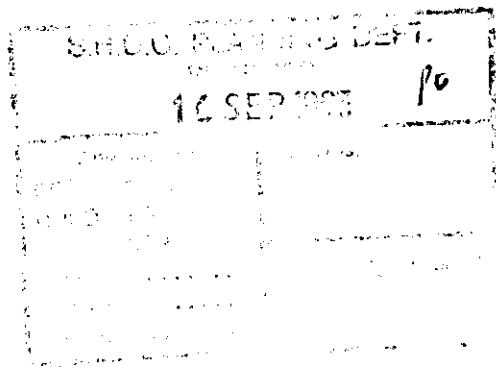
The Plan has no legal status and its policies carry no weight where there are strong objections from other parties.

For the above reasons we urge you to reject this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L Wilbraham', with a large, stylized flourish at the end.

Laurence Wilbraham
Senior Associate



P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref
SH/930078
Your ref
H14/0701/93

13 September 1993

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

Dear Sir,

**Proposal : Commercial and industrial site
Location : Warden Tree Lane, Pinchbeck, Spalding
Applicant: Mr J E Nickols**

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

The site is in close proximity to the Spalding sewage treatment works and the proposed development may be affected by unavoidable odour nuisance. Note should be taken of the reference in the Town and County General Development Order 1988, relating to buildings within 400 metres of structures for the storage of sewage sludge.

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

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

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

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

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

There is a public sewer crossing the site of the proposed development.

cont'd

13 September 1993

Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION

No building shall be erected within 3 metres of centreline of the public sewer crossing the site.

REASON

To protect existing services

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

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

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied for domestic purposes only.

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal. Each self-contained unit will require a separate water supply and meter. For further information and guidance on technical and financial aspects, please contact Tony Peet (Development Services) at the above address.

Yours faithfully



Philip Laws
Customer Services Manager

Cur ref: GT/93/1/SH/0214/SHG

Date: 1 September 1993

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



NRA

*National Rivers Authority
Anglian Region*

Dear Sir

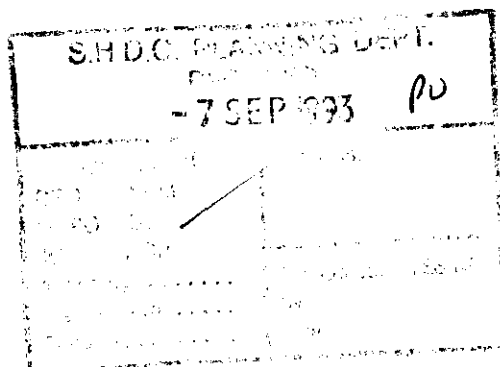
Planning Application No. H14/0701/93

**PROPOSAL: COMMERCIAL AND INDUSTRIAL DEVELOPMENT
LOCATION: WARDENTREE LANE, PINCHBECK, SPALDING
APPLICANT: MR J E NICKOLS**

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

ARM $\rightarrow$
case officer
PU

3 Albion Place, Northampton NN1 1UD. Tel: (0604) 26004 (3 lines) • Fax: (0604) 250857

**Mr B Smith
Director of Planning & Building
Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lines PE11 2XE**

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 SEP 1993

Approved
DPO
CPOC
ADP
Action of
Business with
CPOC

File Nos.
✓

APPROVALS YES/NO
by
date

**PLANNING APPLICATION FOR COMMERCIAL AND INDUSTRIAL
DEVELOPMENT - LAND AT WARDENTREE LANE, PINCHBECK FOR
MR J E NICKOLS - H14/0701/93**

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Mr B Smith
Director of Planning & Building
Control Services

2 September 1993

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Mr B Smith
Director of Planning & Building
Control Services

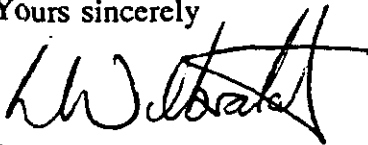
2 September 1993

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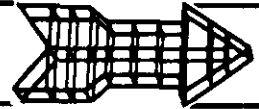
For the above reasons we urge you to reject this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L Wilbraham', with a stylized flourish at the end.

Laurence Wilbraham
Senior Associate

M. PARKER & SONS LIMITED



Builders & Contractors

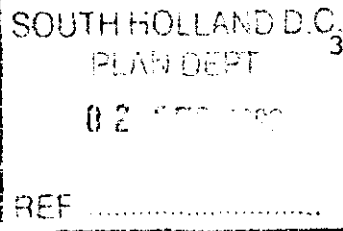
St Johns Road, Spalding, Lincolnshire. PE11 1JX

Telephone: (0775) 724777, FAX: 0775 762171

Director of Planning
South Holland District Council
Priory Road
Spalding
Lincs.
PE11 2XE

Your Ref

Our Ref.



31st August 1993

For the attention of Mr P.J.Udy

Dear Sir

Application no. H14/0701/93 - Industrial land, Wardentree Lane

We thank you for your letter of 25th August. The access road to Hillsdown is owned by Mr J.C.Nickols and will be conveyed to M.Parker & Sons Ltd when they purchase the site. Hillsdown have a right of way over the road to their premises. It is our intention that this road will eventually be taken over by the County Council and steps are now being taken to this end.

We enclose six copies of the revised site plan showing the access road in the ownership of Mr Nickols and return the copy of your letter as you request.

Yours faithfully
for M.Parker & Sons Ltd

E.J. Saunders

E.J.Saunders RIBA
Company Architect

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



Application no: H14/0701/93

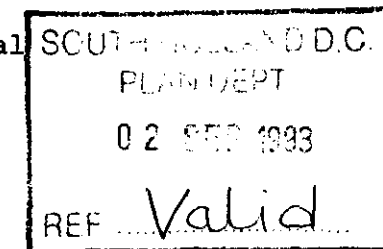
Applicant: Mr J E Nickols
New House
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs

Description: Commercial and industrial development

Location: Wardentree Lane
Pinchbeck
Spalding
Lincs

Type: OUTLINE



Date received: 26-JUL-93

25-AUG-93

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC**

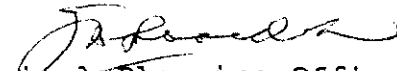
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

The development brief requires two-thirds of the site to be accessed from the existing access to Hillsdown which is not an adopted highway. Please outline the road in red and serve notice on owners.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay. If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully


Principal Planning Officer

Report 6 of 12-5 Ctte
1993

**SPALDING AND PINCHBECK LOCAL PLAN
DEVELOPMENT BRIEF
ENTERPRISE PARK AND INDUSTRIAL AREA**

BRIAN SMITH
DIRECTOR OF PLANNING &
BUILDING CONTROL SERVICES
COUNCIL OFFICES
PRIORY ROAD
SPALDING
PE11 2XE

JANUARY 1993

INTRODUCTION

The strategies of both the District Council and the County Council are directed towards the promotion of industry and employment consistent with the need to protect the environment. In the Spalding and Pinchbeck local Plan the Wardentree Lane area (which is actually in the parish of Pinchbeck) is identified as the District's principal location for new industrial development. It occupies an advantageous location between the existing A16 trunk road and the proposed Spalding to Sutterton Trunk Road improvement (the Spalding by-pass) which is scheduled for construction starting in early 1993 with a completion date some 2-3 years later. Wardentree Lane has been improved during 1992 and provides access to and from the nearby residential and commercial areas of Spalding and Pinchbeck, and will link to the by-pass.

THE PURPOSE OF THIS BRIEF

Essentially the purpose of this development brief are as follows:-

- (1) To provide firm and clear guidance to developers to the requirements of the Local Planning Authority and the Highway Authority so that on the submission of proposals for development only precise details need to be negotiated.
- (2) To ensure that those bodies and organisations who are responsible for contributing to the provision of infrastructure or any one else with an interest in the area are aware of the development proposals.

POLICIES RELEVANT TO THE DEVELOPMENT OF WARDENTREE LANE INDUSTRIAL AREA

The following Council policies are applicable in considering the development of this area:-

- (1) The District Council will seek to ensure a high standard of development. All proposals for development will normally be expected to create an interesting, attractive environment, to harmonise with their surroundings and to pay regard to the effect on highways and traffic, to noise and odour pollution to crime prevention, to flood protection, water quality and to any other 'material considerations'.
- (2) The Lincolnshire County Council's Guide to Parking Provision will be used as the basis for judging the acceptability of parking arrangements.
- (3) Development proposals are required to be accompanied by landscaping schemes.
- (4) The release of agricultural land scheduled for development will, as far as practical, be phased so that land remains in agricultural production until it is required for development.
- (5) Major retailing development will normally only be permitted within Spalding town centre.
- (6) Proposals are to take the needs of cyclists into account and have regard to the desirability of providing cycleways.
- (7) Opportunities are to be taken to make greater recreational use of public rights of way and the banks of rivers and drains.
- (8) Proposals for development shall have regard to the desirability of providing, extending and linking recreational footpaths.

2.1 POLICY DOCUMENTS RELEVANT TO DEVELOPMENT

Development must conform to the standards and criteria laid down in the following policy documents:-

Lincolnshire County Council - Development Road Layout Guide 1990 and 1985 (part 2)

Lincolnshire County Council - A Guide to Parking Provision 1986.

2.2 OTHER REQUIREMENTS

All development proposed must comply with all necessary licences, permits and controls eg. building regulations, control of advertisements, Drainage Board bye-laws, and statutory undertaker requirements.

There are no Listed Buildings or trees protected by a Tree Preservation Order within the area covered by the development brief. However there is a requirement that existing trees and hedgerows will be retained as far as practically possible.

2.3 CONTEXT PROVIDED BY THE SPALDING AND PINCHBECK LOCAL PLAN (REVIEW)

In stating that Wardentree Lane is the principal location for new industrial development the Plan (Review) recognises the area's advantageous location between the existing A16 (T) and the Spalding by-pass which has been further enhanced by major road improvements to Wardentree Lane itself. (Plan No. 1) Land to the south side of Wardentree Lane, bounded by the Vernatts Drain and Spalding Road, already has the benefit of a substantial amount of infrastructure provision and includes land with the benefit of planning permission and established industrial premises. The Plan (Review) takes advantage of the existing investment in road and utilities infrastructure and envisages a connection of Enterprise Way to Spalding Road, relieving the southern end of Pinchbeck village, in the vicinity of Wardentree Lane, of some of the environmentally damaging aspects of road traffic. It will also provide easier access to and from the major residential areas of Spalding, overcoming the perceptions of remoteness of many local businesses and provides locations for business and offices use.

The area to the north of the improved Wardentree Lane, particularly towards the link road will also enjoy good access to the Spalding by-pass and the local road network. It is envisaged that this area, may be suitable to accommodate the trends of modern industry towards high quality, environmentally attractive, well located, and high profile locations.

Policy ID1 of the Plan (Review) requires the preparation of a development guidance brief to co-ordinate the provision of roads and utility services, to ensure the planned release of agricultural land and the phasing of development, appropriate land use zonings and satisfactory comprehensive development.

3 DEVELOPMENT REQUIREMENTS

3.1 OVERALL PATTERN OF DEVELOPMENT

A network of major industrial estate roads are required to ensure a satisfactory comprehensive layout of development. Provision is also made for a footpath/cycleway extending from Vernatts Bridge into the industrial areas as part of a long term proposal. Major landscaping is provided in the most sensitive locations. Importantly, the range of uses acceptable in the vicinity of the junction of the new industrial road and Spalding Road and at the westernmost end of Wardentree Lane are clearly defined. These overall requirements are dealt with more fully below.

3.2 THE ROAD NETWORK

To the south of Wardentree Lane, Benner Road/Enterprise Way is extended westwards crossing the disused Spalding to Boston Railway Line and linking with Spalding Road with a traffic roundabout. Pudding Lane is extended southwards to link into this new road establishing a network of major industrial estate roads in this area.

To the north of Wardentree Lane the traffic roundabout at Gateway makes specific provision for an industrial estate road access and a new road looping eastwards is shown to connect to the new roundabout at Wardentree Lane and the by-pass link road.

The road network is illustrated on Plan No. 2.

The construction, width, detailed alignment and junction arrangements must be agreed with the highway authority. Special attention needs to be given to the alignment of the Enterprise Way Link Road close to its junction with Pinchbeck Road. Particular attention needs to be paid to landscaping in this area. Developers are advised to liaise with the Local Planning Authority.

3.3 FOOTPATHS/CYCLEWAYS/RECREATIONAL WAYS

The Wardentree Lane area is the Districts most important employment area and a footpath/cycleway link to it from the town centre and adjoining residential areas to provide a safe and convenient access to it for pedestrians and cyclists is a policy of the Council contained in the Spalding and Pinchbeck Local Plan (Review). Public footpaths alongside the rivers and main drains are also an important part of the Councils recreation strategy. Developers of land abutting these areas must have regard to these policies.

3.4 LANDSCAPING

Major landscaping schemes are required in the most sensitive locations as illustrated on plan No 2.

- 1) At the junction of the link road and Spalding Road
Although industrial uses already exist in this location a special landscaping treatment is required to soften the impact of development on existing residential development to achieve a visual break between Spalding and Pinchbeck, to make an attractive entrance into the industrial area and to provide a suitable setting for specific types of uses (see 4.0 below). This landscaping will be maintainable by the landowners/

developers and development proposals will be subject to appropriate planning conditions.

- 2) Alongside footpath/cycleways and recreational footpaths
In order to provide an attractive setting for users of these facilities and to provide interest both within, and as a backcloth to the industrial area, a five metre tree belt shall be provided along their length. Drainage Board requirements must be complied with. Tree planting which is associated with footpaths/cycleways and recreational footpaths that form part of the Council's overall strategy will be maintainable by the District Council subject to its adoption procedures.

- 3) Adjacent to the Wardentree Lane - Spalding by-pass link road and alongside the Blue Gowt Drain up to the Hillsdown factory

The area of land located to the north side of Wardentree lane adjacent to the link road is a prominent one and an important 'gateway' to Spalding and Pinchbeck. It is a requirement that substantial tree planting takes place in this location.

Development alongside the Blue Gowt Drain will be intrusive into the open countryside and visible from the by-pass. It is therefore, a requirement that substantial tree planting takes place in this location. Drainage Board requirements must be complied with.

- 4) Adjacent to Wardentree Lane between "Two Hoots" and Hillsdown (Area A)

In this area identified as Area 'A' on Plan No. 2, more specific development principles have been established. These are shown on Plan No. 3. Landscaping requirements are:-

- 1 Along the western and southern boundaries, an earth bank 2 metres high and 10 metres wide at its base planted with trees and shrubs should be provided as a pre-requisite to any development taking place.
- 2 Substantial tree planting shall be provided along the northern boundary (Blue Gowt Drain).
- 3 Structural landscaping of the site as development proceeds.

In these locations landscaping will be maintainable by owners/developers. Proposals for development will be subject to appropriate planning conditions.

A high standard of landscaping must be achieved in the areas specified above. Details of tree planting and landscaping proposals must be agreed with the Local Planning Authority on the submission of proposals for development. All landscaped areas which may be eligible for adoption by the District Council must be clearly identified on any submitted proposals. A commuted sum will be payable broadly based on the costs (at current prices) to the District Council of 10 years maintenance.

Elsewhere, along the major industrial estate roads and to the frontage of Wardentree Lane tree planting, landscaping and their subsequent maintenance would be a normal requirement of any detailed planning consent.

ACCEPTABLE LAND USES

- 1) Near to the junction of the Link Road and Spalding Road Due to the proximity of residential properties, notwithstanding the presence of some existing industry, the range of acceptable uses is limited to those which would not unduly affect residential amenities. Suitable uses may include:
 - garden centre
 - hotel/motel
 - conference facilities
 - offices
 - car showrooms
 - leisure facilities: ten pin bowling, indoor tennis, health and fitness centre
 - light industrial: premises for light assembly falling within use classes B1

- 2) South of Wardentree Lane South of Wardentree Lane apart from the area identified above a range of uses which could include offices and uses within B1, B2 and B8 and other industrial uses, may be suitable.

- 3) North of Wardentree Lane (excluding Area A) This undeveloped area is particularly well located to the by-pass and enjoys open views to the north across The Blue Gowt Drain to open countryside. The Local Planning Authority envisages that this area would be a 'business park' development with a quality image. The density of development would be low and provision of landscaping high. The presence of the Blue Gowt Drain provides the opportunity for water features.

- 4) Area A Specific development principles apply to this area which are shown on Plan No. 3 viz:-
 - 1 The north eastern one third of the site is suitable for general industry or storage and distribution provided the buildings are so sited and so designed that all activity and noise emanating from the site is shielded from the south west.
 - 2 The remaining two-thirds of the site are suitable for Class B1 Business (essentially offices, other than financial/professional, research and development of products/processes or any light industrial process) as defined in the Town and County Planning (Use Classes) Order 1987.
 - 3 The south western one-third of the site shall be served only by the western most access point along Wardentree Lane and the north eastern two-thirds of the site shall be served only by the access next to Hillsdown.
 - 4 All buildings on the south western two-thirds of the site shall be sited so as to shield any activities emanating from the north eastern one-third of the site.

5.0 PHASING

For the purposes of phasing the area covered by this development brief

consists of two distinct areas: South of Wardentree Lane and north of Wardentree Lane.

To the south of Wardentree Lane the road link to Spalding Road is provided as a first phase in the development of this area subject to be to any requirement of the Highway Authority.

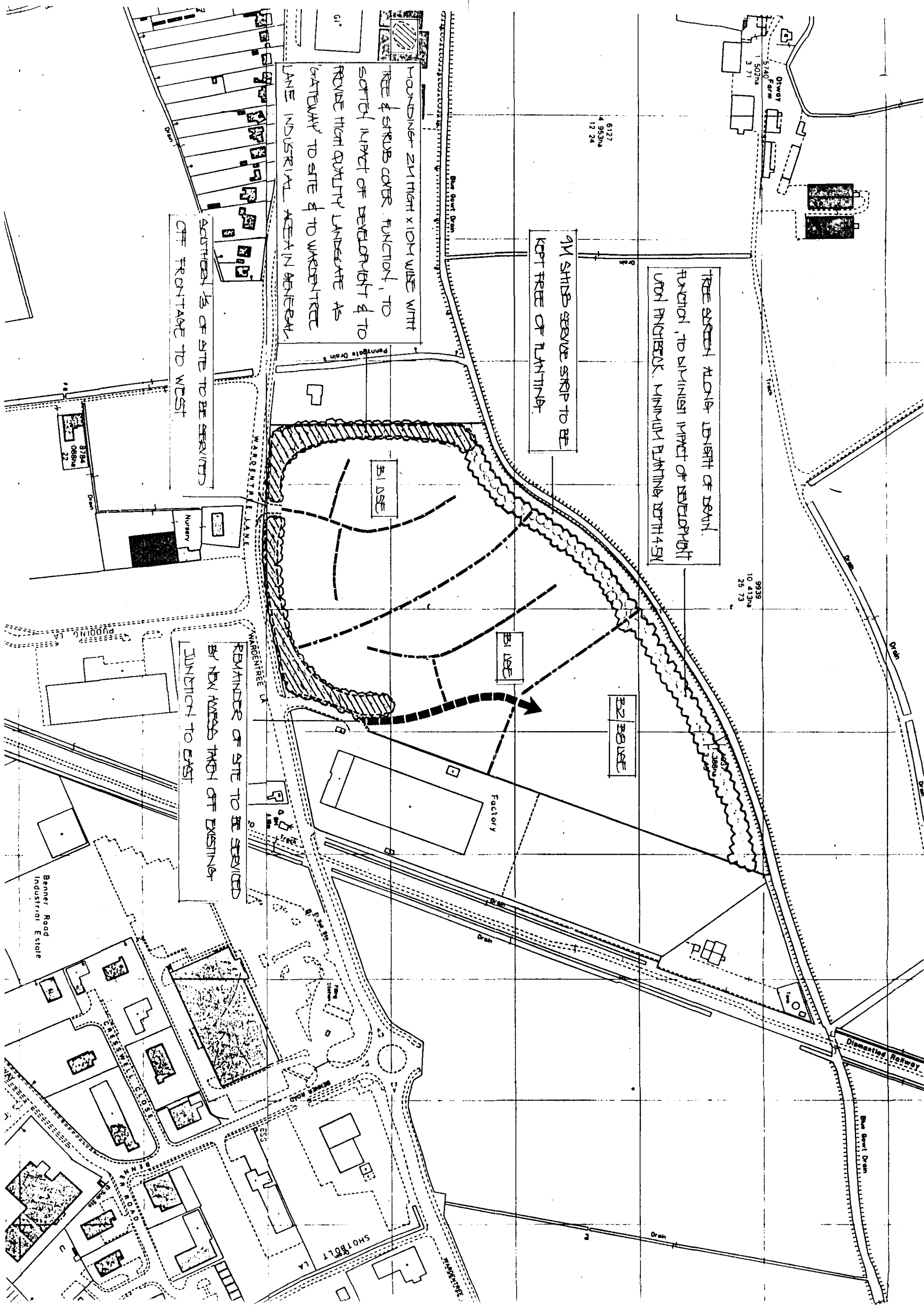
It is recognised that the area of land so opened up for development development will be sufficient for a number of years. As a Local Planning Authority, the District Council is greatly concerned with the loss of agricultural land and does not wish to see land with the benefit of any planning permission remain undeveloped and uncultivated. Proposals for development must, therefore, satisfy the Local Planning Authority that adequate arrangements have been to keep land in agricultural production until such time as individual sites are required for development. Developers must be prepared to enter into binding obligations to this effect. All proposals for development must clearly indicate a likely phasing of development.

However, land to the north is similarly productive agricultural land, and the Local Planning Authority would similarly require arrangements to prevent the premature loss of agricultural land.

The north of Wardentree Lane is promoted as a 'business park' as Spalding and the District has not succeeded in attracting 'modern' industrial development and lacks a suitably high profile site. This area could fulfil these requirements.

6.0 REVISION OF THIS BRIEF

The timescale of the development within the identified area may be expected to spread out over a number of years. The Local Planning Authority reserves the right to review this development brief after a period of time in the light of changes in the market situation, in planning standards, or in the context of relevant statutory plans as they are updated. In these circumstances, the Local Planning Authority will consult the affected parties.



OBJECTION

GATEWAYS
65, WARDENTREE,
LANE

Ref: JR/LE

PINCHBECK

18th August 1993

SPALDING
PE11 3UF

Mr B Smith
Planning and Building
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

S.H.D.C. PLANNING DEPT. RECEIVED 20 AUG 1993	
Attention of DPO NRM DPO BS JC ACP	File nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date 5/8

Recd by Hand

Dear Sir,

Thank you for your letter of August 4th 1993 with reference to Planning Application H14/0701/93.

Of course we object to this further development in Wardentree Lane as we have to every application since 1989 though we have never been listened to.

We were present at a recent planning meeting and were disgusted at the unwillingness of the committee to even listen to your reference to objections; so any objection would appear pointless.

However we do require you to note our objection and to make the council aware of our strong objection to this further development.

Furthermore we would make it clear that we are seeking an immediate meeting with the council officials to discuss the whole situation with regard to the Wardentree Lane development.

Yours sincerely,

J Richardson
J Richardson

Mr & Mrs J Richardson

PINCHBECK PARISH COUNCIL

W. H. CUNNINGHAM
Clerk to the Council
17 ROTTEN ROW
PINCHBECK SPALDING PE11 3RQ
Telephone 0775 723838

August 17, 1993

Planning Application No. H14/0701/93

Recommend refusal on the grounds similar to those expressed previously, ie that there should be no further development in the area marked "A" to the north of Hallsdown factory until all the industrial area land to the south is occupied.

W. H. Cunningham

PS: Members could not relate Certificate 1 being signed that none of the land is part of an agricultural holding, yet on 5 General Information the existing use of the land is entered as "Agriculture". Is there an explanation for this contradiction?

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



Application no: H14/0701/93

Applicant: Mr J E Nickols
New House
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs

Description: Commercial and industrial development

Location: Wardentree Lane Pinchbeck
Spalding Lincs

Type: OUTLINE

Date received: 26-JUL-93

03-AUG-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 17-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
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

S.H.D.C. PLANNING DEPT.	
RECEIVED	
18 AUG 1993	
APPROVED BY	DATE
DOPO 95	
CC AGP	
APPROVED BY	
DATE	
OFFICER	

Comments:

See attached note.

Signed:

A handwritten signature in cursive script, appearing to read "M. Parker & Sons Ltd".

0701193

TREE SCREEN ALONG LENGTH OF ROAD.
FUNCTION, TO MINIMIZE IMPACT OF INDUSTRIAL
LAND FRONTAGE. MINIMUM PLANTING WIDTH 10'.

9M STRIPS SERVICE STRIP TO BE
KEPT FREE OF PLANTING.

PLANTING 24" (MIN) x 10" (DEEP) WITH TREE
& SHRUB COVER. FUNCTION, TO SCREEN IMPACT
OF DEVELOPMENT & TO PROVIDE HIGH QUALITY
LANDSCAPE TO 'ENTRANCE' OF INDUSTRIAL AREA.

SOUTHERN 1/2 OF SITE TO BE SERVICED
OFF FRONTAGE TO WEST.

REMAINDER OF SITE TO BE SERVICED
BY NEW ACCESS TAKEN OFF EXISTING
JUNCTION TO EAST.

Factory

52' 25' 0" 0.00

51' 0" 0.00

51' 0" 0.00

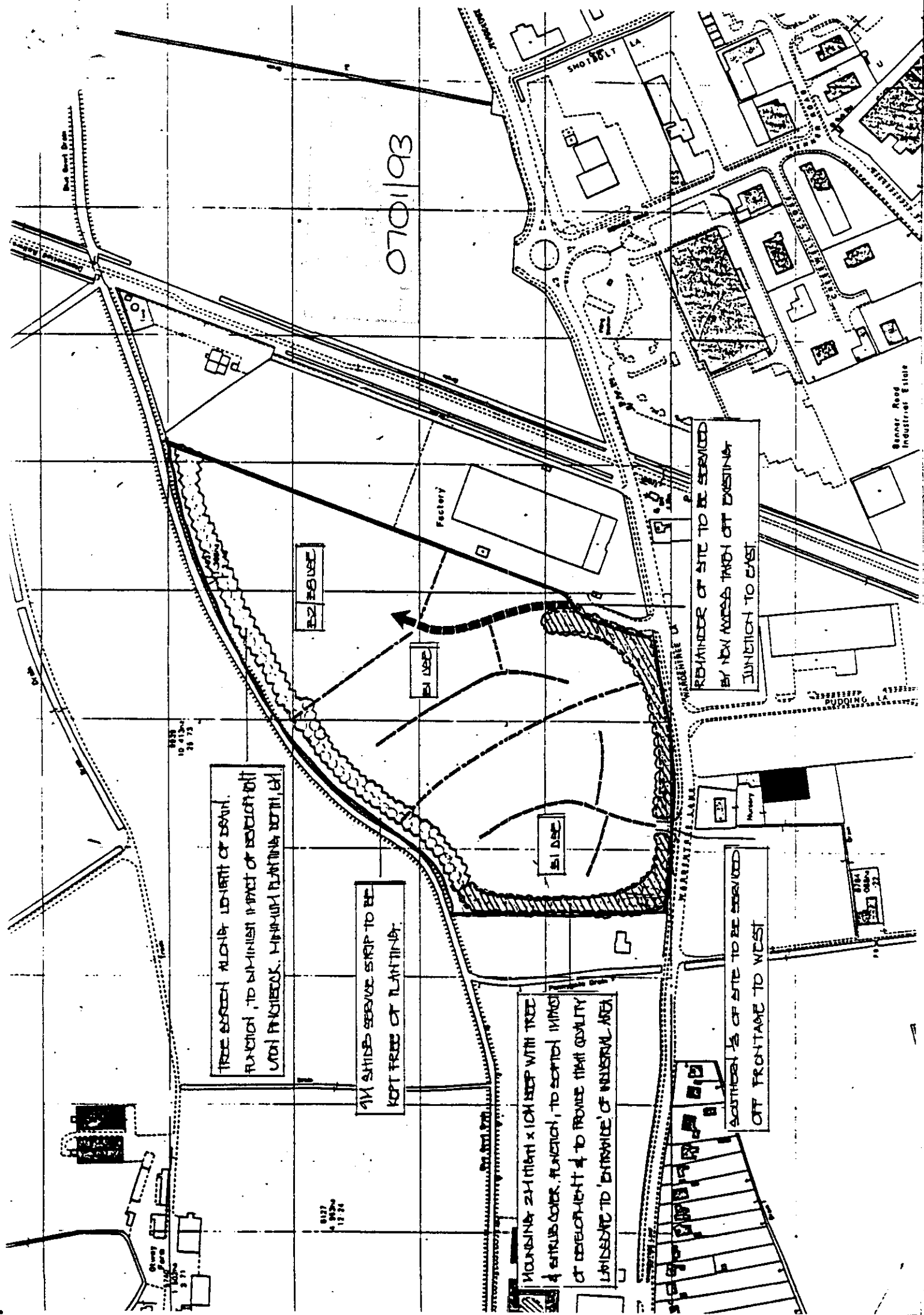
52' 25' 0" 0.00

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52' 25' 0" 0.00

52' 25' 0" 0.00



LINCOLNSHIRE COUNTY COUNCIL
DE. ARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H14/0701/93

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal				vertical		
	2	5	0	2	5	1

2. Address or location

WARDEN TREE LANE, RINGBEEK

3. Name, classification and number of road

LLC

4. Date application referred

5-8-93

5. State whether outline, detailed application etc.

OL

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

COMMERCIAL & INDUSTRIAL DEVELOPMENT

NB/ Access via Hellsdown requires outlining in red !!!

7. 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:—

Delete as
appropriate

~~a. Does not wish to restrict the grant of permission.~~

☒ b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date: 6-8-93

Signed:

Emmerson
Director of Highways and Planning

CONDITIONS: —

Delete as appropriate

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

(1) The access to this site shall be via the two existing access points on Warden Tree Lane which incorporate right turn lanes. No new vehicular or pedestrian access shall be formed onto Warden Tree Lane.

(2) The accesses shall, prior to the commencement of development be provided with visibility splays of 45m x 120m.

(3) C1

(4) C2(a) — No building — — — —

(5) C4

(6) F1

(7) F5

(8) F6

(9) C3

Delete as appropriate

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

(1) B6

(2) B4

(3) C1

(4) C2(a) — — — — position of the buildings — — — —

(5) C4

(6) F1

Warden Tree Lane

(7) F5

(8) F6

(9) L3

Fr - NAME Mr. Mrs. P.J. Boffin
ADDRESS WARD MEMBER
Tel no 640464

Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...

S.H.D.C. PLANNING DEPT. RECEIVED 16 AUG 1993		PJ
Attention of	File nos.	
DPO NRM		
DOPO BS		
JO ACP		
Action by	Acknowledge YES/NO	
Discuss with	BY	
Copy to	DATE	

COMMENTS ON APPLICATION

APPLICATION NO : H 14/0701/93

SUBJECT : Commercial / Industrial Development

My comments are as follows...

Warden Tree Lane

In view of the sensitivity of the site & the ^{noise} problems which have been encountered by residents of the neighbouring property, I hope care will be taken with this development in a) the positioning of the factory/business sites (considered as hopefully jobs will be created) & b) the screening & landscaping

Pauline Boffin

16/8/93

* Sorry this reaches you after the 10th August. Having been on holiday last week this is my first opportunity to comment.

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

PLANNING APPLICATIONS

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

H02/0581/93

David Wilson Homes Ltd OUTLINE
Residential development.
Land off Barbers Drive, Crowland,
Peterborough.

H09/0718/93

Lincolnshire County Council OUTLINE
Residential development.
Former Highways Sub Depot, Haligate,
Holbeach, Spalding, Lincs.

H16/0700/93

Allison Homes FULL
Residential development - 20 dwellings
comprising of 2 and 3 bed detached,
semi-detached and terraced units.
Land off St Annes Way, Spalding, Lincs.

The following applications do not accord with the provisions of the relevant Development Plan.

H05/0689/93

Temples Transport FULL
Change of use of agricultural land to
haulage yard including means of access
Land off Fleet Road, Fleet, Spalding,
Lincs.

H14/0701/93

Mr J. E. Nickols OUTLINE
Commercial and industrial development.
Wardentree Lane, Pinchbeck, Spalding,
Lincs.

The following proposals 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.

H04/0692/93

J. R. Lovell Esq FULL
Change of use from insurance/estate
agency to retail sale and repair of scale
model cars and accessories.
First floor: 13 Market Place, Donington,
Spalding, Lincs.

H04/0697/93

B. Smith & Co FULL
External alterations to offices.
23/24/24A Market Place, Donington,
Spalding, Lincs.

H08/0651/93

V. E. Miller LISTED BUILDING
Place 12 shutters to existing windows.
The Bell Inn, 83 High Street, Gosberton,
Spalding, Lincs.

H11/0686/93

Alliance & Leicester BS FULL
Installation of an automatic teller
machine (ATM).
14 Market Place, Long Sutton, Spalding,
Lincs.

H13/0730/93

Moulton Harrox Educational OUTLINE
Residential development.
Broad Lane, Moulton, Spalding, Lincs.

H16/0698/93

Shop & Store Dev Ltd FULL
Demolition and rebuild single retail unit.
5 Hall Place, Spalding, Lincs.

H16/0699/93

Shop & Store Dev Ltd CONS AREA
DEMOLITION
Demolition of existing shop.
5 Hall Place, Spalding, Lincs.

H16/0717/93

Miss E. J. Plummer FULL
Provision of new shop front.
"Pinguin", 10 Station Street, Spalding,
Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.



B. SMITH

Director of Planning and
Building Control Services

August 6, 1993.

604 WVN 4831 187/507 SG6-8

LINCOLNSHIRE COUNTY COUNCIL
(WHAPLODE - STOCKWELL GATE)
(RESTRICTED ROADS) ORDER 1993

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council has made an Order under Sections 82(2) and 83(2) of the Road Traffic Regulation Act 1984, the effect of which will be to impose a 30 mph speed limit on the following lengths of road in Whaplode:

Stockwell Gate - from the A151 generally northwards for about 930 metres.

Bush Meadow Lane - from Stockwell Gate, southwards for about 100 metres.

Road leading off Stockwell Gate, north-westwards for

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on vans, shop windows, signboards etc.

Tel: Mike Taylor
(0664) 480410
anytime or (0602) 899951 (evenings)
49800 GVVN

Are you selling your property?

Then contact Zoe on 0775 725484 for friendly, helpful advice

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MODULE Cabbage and Cauliflower plants for sale. R. Bratley (Quadrant) Ltd. Tel Spalding 840322. 800,000 Leak Plants, early and late varieties. Mr. I. Knight, Laurels, Marriots Gate, Lutton, Long Sutton, Spalding. Tel 0406 362356.

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The following 3 advertisements are from 3 ladies living in Russia. They want to write to people to find out more about our culture and country. We will forward replies free of charge.

LARISA, 24, artist, blonde, green eyes, loves music, sport, dogs. Quiet, tender, seeks intelligent, attractive, strong gent for friendly correspondence and romance. Reply to Box No AL8211.

SUZANNA, 24, musician, slim, cheerful, charming loves theatre, travel, animals, cooking. Seeks kind attractive, reliable male. Reply to Box No AL8222.

OKSANA, 27, engineer of water protection, pretty, slim, grey eyes, loves children, countryside, travel, seeks a GSOH, reliable male for friendship. Reply to Box No AL8223.

MALE, 24, tall, slim, shy, caring, NS, GSOH, looking for single, fit, active female. 18-28, for outings, f-ship, poss romance. Reply to Box No AL8224.

WOULD Alan, who replied to Box No SP8149, Bourne Seafood area, please contact the box number below as he did not give his telephone number in the letter to the lady concerned. Reply to Box No SP8251.

ROMANTIC lady, 49, good-hearted and sincere, seeks male, 49-54, for TLC and f-ship. Must be romantic. Photo please. Reply to Box No SP8254.

WELL-established male, seeks attractive, well dressed, slim lady, 45-55, interests: eating out, theatre, country life, poss lasting f-ship. NS. Reply to Box No SP8237.

24-year-old blonde male, seeks single female for f-ship, outings, poss romance. Photo please. Reply to Box No SP8241.

SINGLE female, 25, seeks male, 28-38, for fun, f-ship, poss r-ship, must like children, smoker, GSOH, ALA. Photo app. Reply to Box No SP8246.

ARE you a gent, 50+, waiting to be pampered by lady with GSOH. I have no ties, enjoy most things, am a great cook. Make my day, answer the ad and let me spoil you. Reply to Box No SP8253.

HARDWORKING outgoing guy, 29, various interests, looking for fun-loving lady for f-ship. Photo please. Reply to Box No SP8255.

GENT, 41, with personality, GSOH, smoker, seeks lady 30-46, for outings, cinema, view lasting loving companionship. Stamford, Melton, Oakham areas. Reply to Box No SP8257.

LONELY widow, 46, GSOH, seeks caring male, 45-55, for f-ship, poss romance. Reply to Box No SP8233.

LADY, 53, NS, wishes to meet gent, 50-58, for f-ship, outings, poss romance. Reply to Box No SP8217.

FEMALE, 25, new to area, looking for a big-hearted male, 25-30, for f-ship, poss romance, ALA. Reply to Box No SP8291.

WANTED: Female pillion. GSOH, for male, 25, to share the good times. Photo ensures reply. Single mums welcome. Reply to Box No SP8232.

MACLAREN pram/pushchair, combi, blue, with brand new mattress, £45 ono. Tel 0780 481078.

USED colour TV, complete with stand, Hitachi model CPT22 with remote control, 21". £45. Tel 0773 241934.

CINDIGO baby bouncer, hangs on doorway or ceiling, £8 ono. tel 0778 393092.

MIDI hi-fi with belt driven turntable, twin cass and 3-way band tuner, graphic equal, 1 year old, as new, £40 ono. Tel 0536 707778.

ACTION Force hovercraft, good condition, £7. Tel 0572 813279.

SONY stereo music centre, radio, record, cass, player/recorder with pair free standing dble speakers, good working order, £45. Tel 0780 740292.

PAIR interior doors, obscure class. 6 5/8" x 7

PAIR 195 game bag pair. Tel 0780 481078.

PORTABLE gas, 4 bar, 0572 7

KLIPPAN months, 4 guarantee head hug

£30. tel 0778 393092.

HMS Victor paints, an 0572 813279.

MOSES 6 frilled val quilt cover £10 ono. 0-3 YEAR

0-3 YEAR Tel 0778

10 LEAT the lot. 1 NAVY M folding 0778 393

MAMMA

Sell-it

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H14/0701/93

Description: Commercial and industrial
development

Location: Wardentree Lane
Pinchbeck
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 27-AUG-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

06-AUG-93

S O U T H



H O L L A N D

DISTRICT COUNCIL

APPLICATION REFERENCE: H14/0701/93 DATE RECEIVED: 02-SEP-93

TYPE: Outline

DESCRIPTION: Commercial and industrial development

LOCATION: Wardentree Lane, Pinchbeck

APPLICANT: Mr J E Nickols

AGENT: M Parker & Sons Ltd.

REASON FOR COMMITTEE CONSIDERATION

Objections received.

RECOMMENDATION

Subject to the applicant entering a Section 106 agreement to landscape and pre-plot the boundaries of the site, as shown on the development brief, before development commences in accordance with an agreed landscaping scheme, authorise the Director of Planning & Building Control Services to grant permission subject to conditions.

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

FILE COPY



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3017
Date received : 26-JUL-93

Received from

M Parker & Sons Ltd

Address

St John's Road
Spalding
Lincs

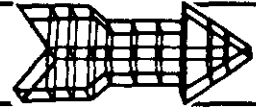
Fee paid	£ 3000.00
VAT	£ 0.00

Total received £ 3000.00

Cash/Cheque : Cheque

Signed.....*S.A. Hicks*.....
(Authorised Collector)

M PARKER & SONS LIMITED



Builders & Contractors

St. Johns Road, Spalding, Lincolnshire. PE11 1JX

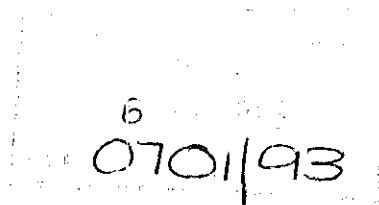
Telephone: (0775) 724777, FAX: 0775 762171

Your Ref.

Our Ref. EJS/JAA

District Planning Officer,
South Holland District Council,
Priory Road,
Spalding.

23.7.93



Dear Sir,

Industrial Land, Wardentree Lane, Spalding.

We enclose the following drawings and documents relating to our outline planning application for commercial and industrial development.

4 Copies of the block plan.

4 Copies of the planning application form.

Certificate A.

A cheque for £3,000.

Although we are prepared to abide by the conditions set by your committee, we reserve the right at detailed planning stage, subject to the final agreed use of the land, to reapply for the removal of the earth bank in part.

Yours faithfully,
M. Parker & Sons Limited,

E.J. Saunders

E.J. Saunders R.I.B.A.
Company Architect.

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



Application no: H14/0701/93

Applicant: Mr J E Nickols
New House
Wardentree Lane
Pinchbeck
Spalding Lincs

Agent: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs

Description: Commercial and industrial development

Location: Wardentree Lane Pinchbeck
Spalding Lincs

Type: OUTLINE

21-MAR-94

Dear Sir/Madam,

PLANNING APPLICATION

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

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mr & Mrs Richardson
65 Wardentree Lane
Spalding
Lincs
PE11 3UF

Brian Barber Associates Ltd,
3 Albion Place
Northampton
NN1 1UD.

J D Lynch
Mercia House
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Mr P J Udy

PJU/JK/M14/0701/92,
328.2 & M14/0753/92

8 March, 1994

Dear Sir

Mr J E Nicholls, Wardentree Lane, Pinchbeck

I refer to your meeting with my Planning Assistant, Mr Udy, on 24 February, 1994.

The reason for the bund is to soften the impact of the development and to provide a high quality landscape. It is considered important that the development is substantially screened, owing to its proximity to residential properties to the west. Turning to your clients proposal to erect a building on land which he wishes to retain. I consider that the revised bund layout shown on Plan A6/1 say visually appear acceptable, but I am concerned about the loss of the bund which would be contrary to the Development Brief and contrary to the recently signed 106 Agreement. I therefore consider the bund should remain. I appreciate that the bund if erected in its approved position will be close to the proposed position of the building, but I suggest that the building's position could be changed. Would it be possible to hand the layout of the site so that the drive is on the bund side, rather than on the eastern side?

The site at Money Bridge Lane, which you also mentioned during your meeting, was granted residential consent on a restricted plot, in order to protect the character of the area by preventing the re-development of the small corrugated iron bungalow with a large "mansion". You suggested that your client wishes to move the dwelling backwards, away from the highway in order to gain the necessary distance between the dwelling and the electricity pylon and its cables. I advise that a reasonable extension of the site rearwards will be looked at with an open mind and so long as the proposed building is acceptable in design, the application has a good chance of being acceptable.

/Cont...

Finally, a new rectory for Crowland was discussed when you suggested that the site should be on the Kissing Ground. Following your most recent conversation with my Senior Planning Assistant, Mr Roberts, I advise that it is unlikely the proposed site could be supported by the Council, owing to it being within the boundary of the ancient monument.

Yours faithfully

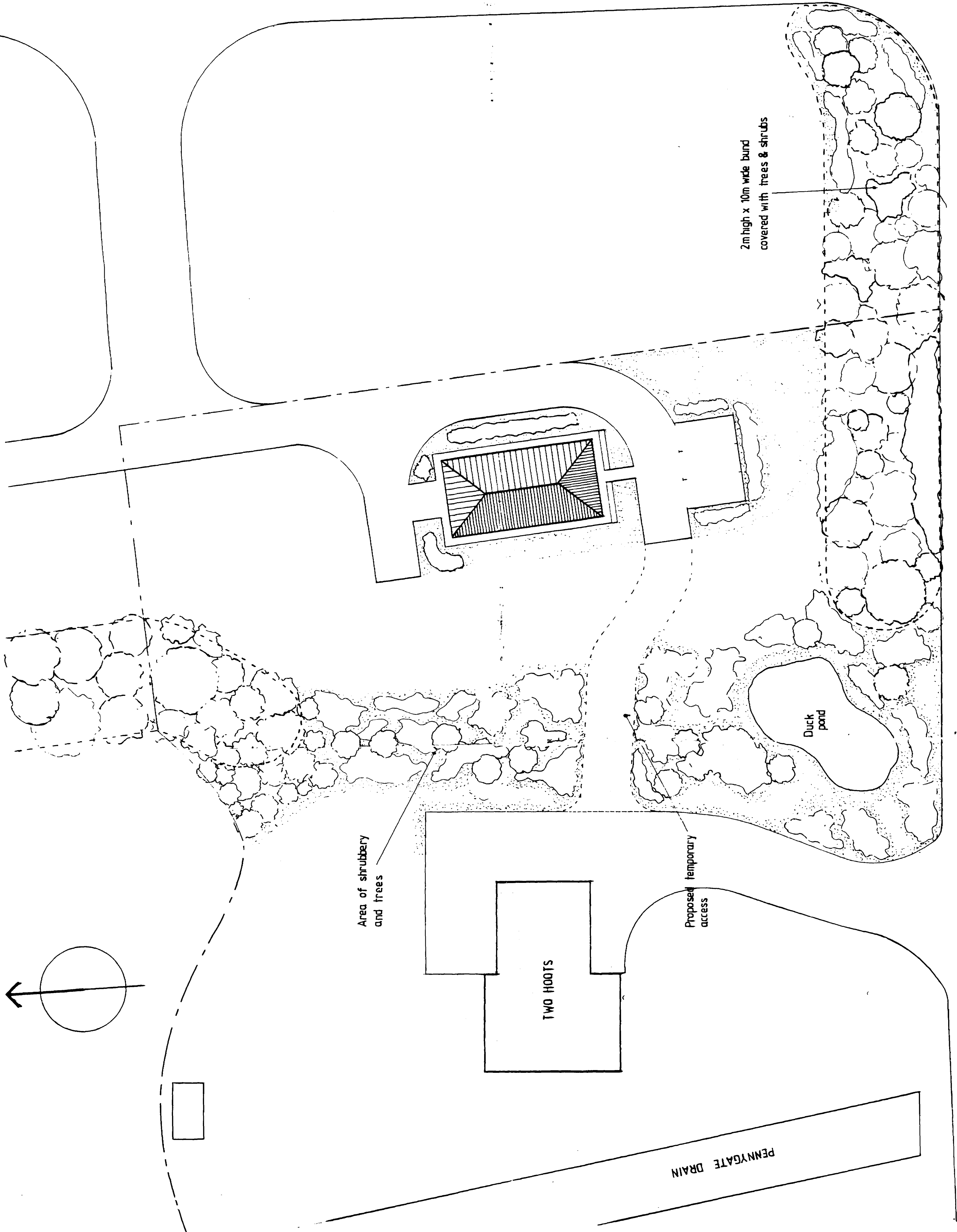


N. R. MIDLEN

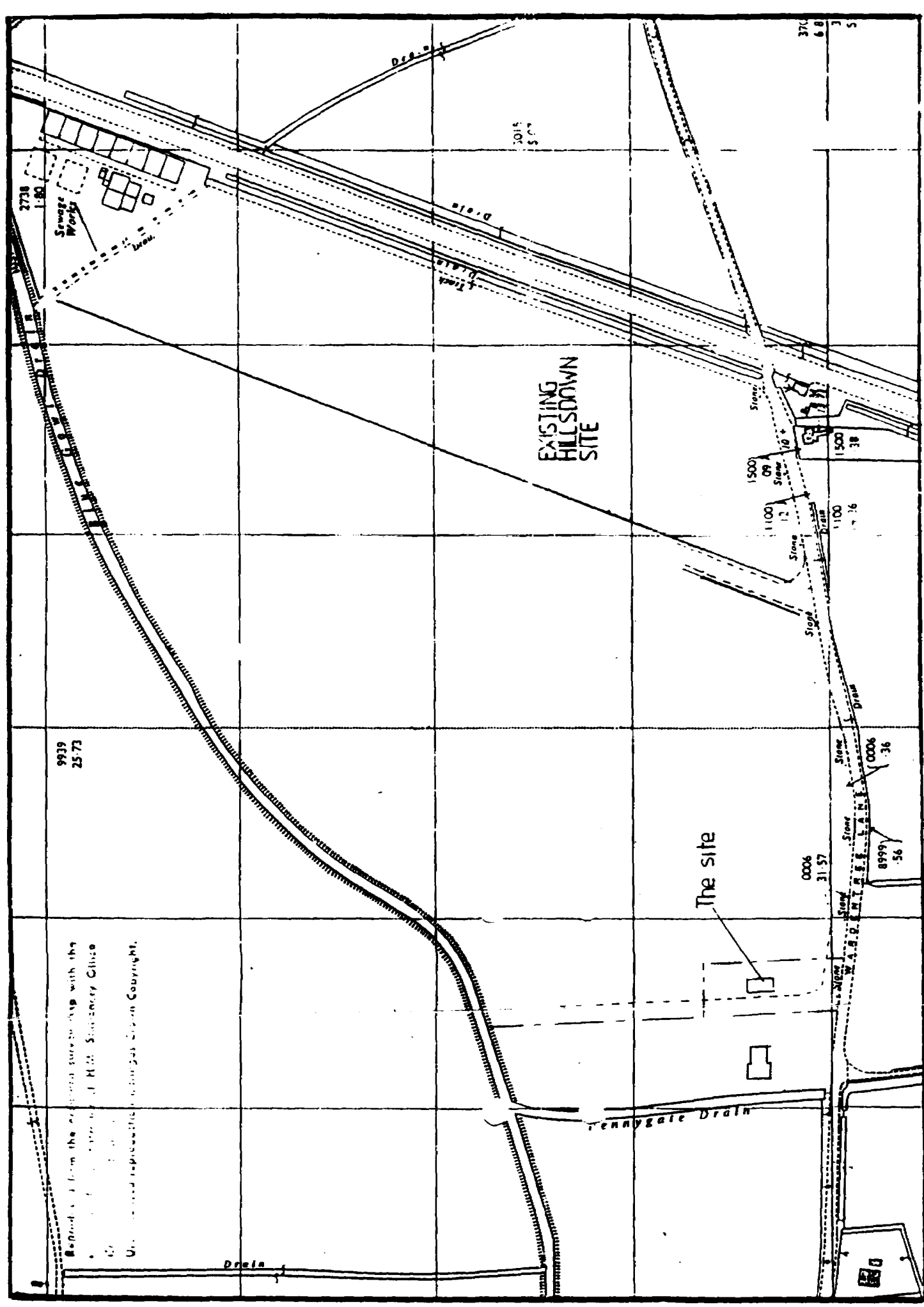
Principal Planning Officer (Development Control)

The General Contractor is to check all dimensions on site and report discrepancies to the architect.
All details shown on this drawing including foundations are to be checked on site. The contractor is to ensure that the work is carried out in accordance with the specifications and that the work is completed in a timely manner. Any variations to the design must be approved by the architect in writing.
Architects to that design amendments to be considered. Site surveys are recommended in respect of foundation to establish specific site conditions before foundation work is undertaken.

revision
Revision to bund layout
9/2/94

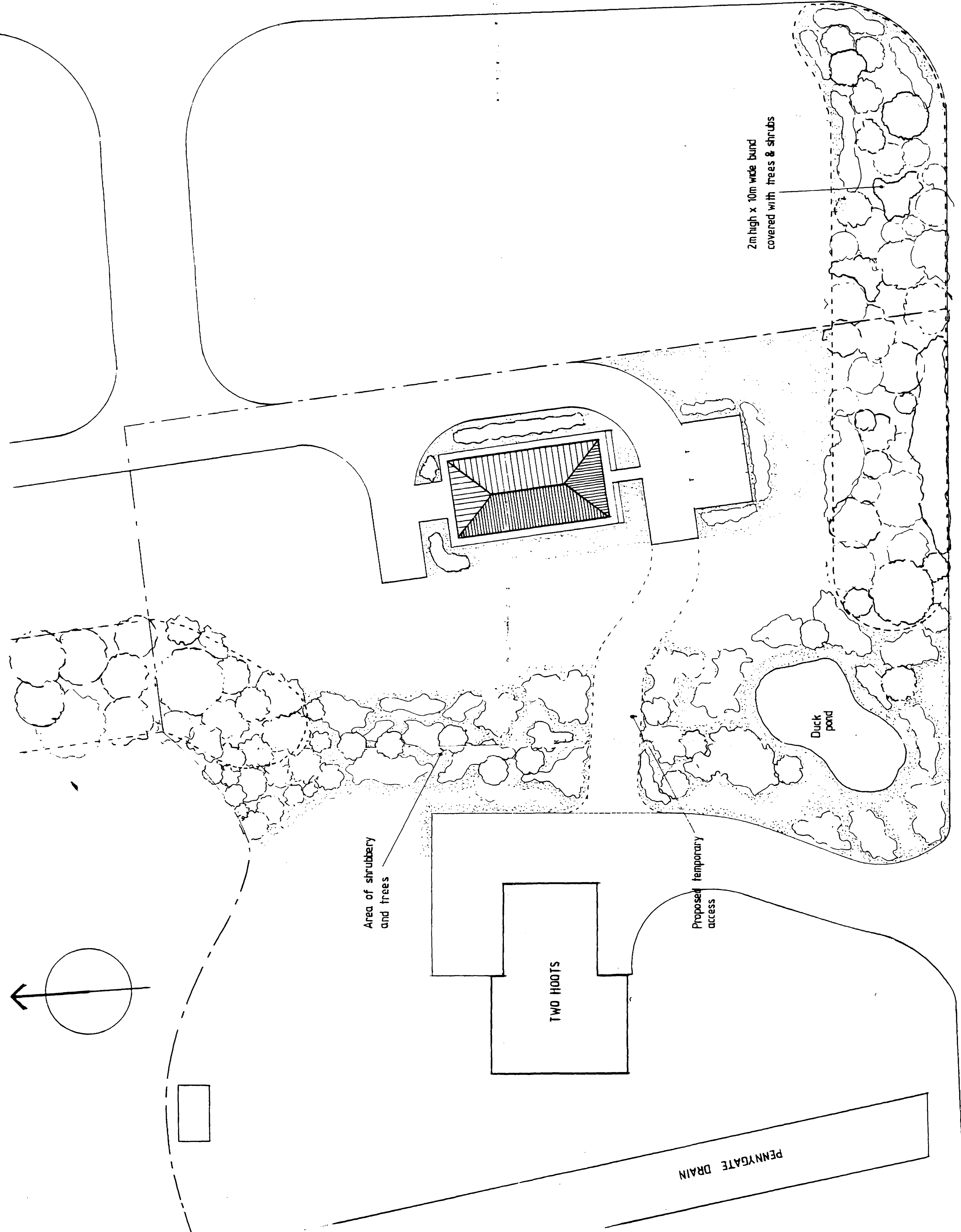
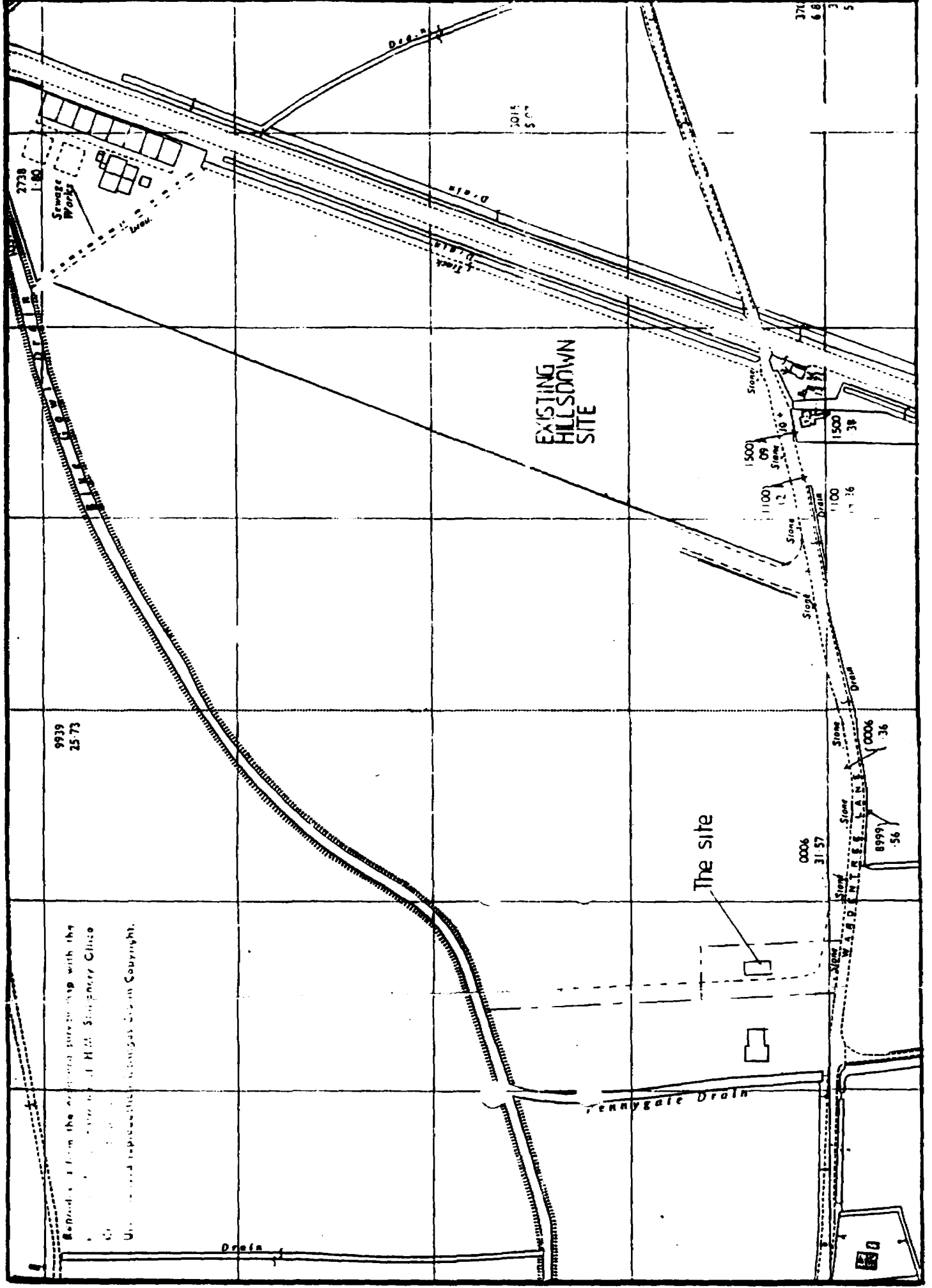


WARDEN TREE LANE

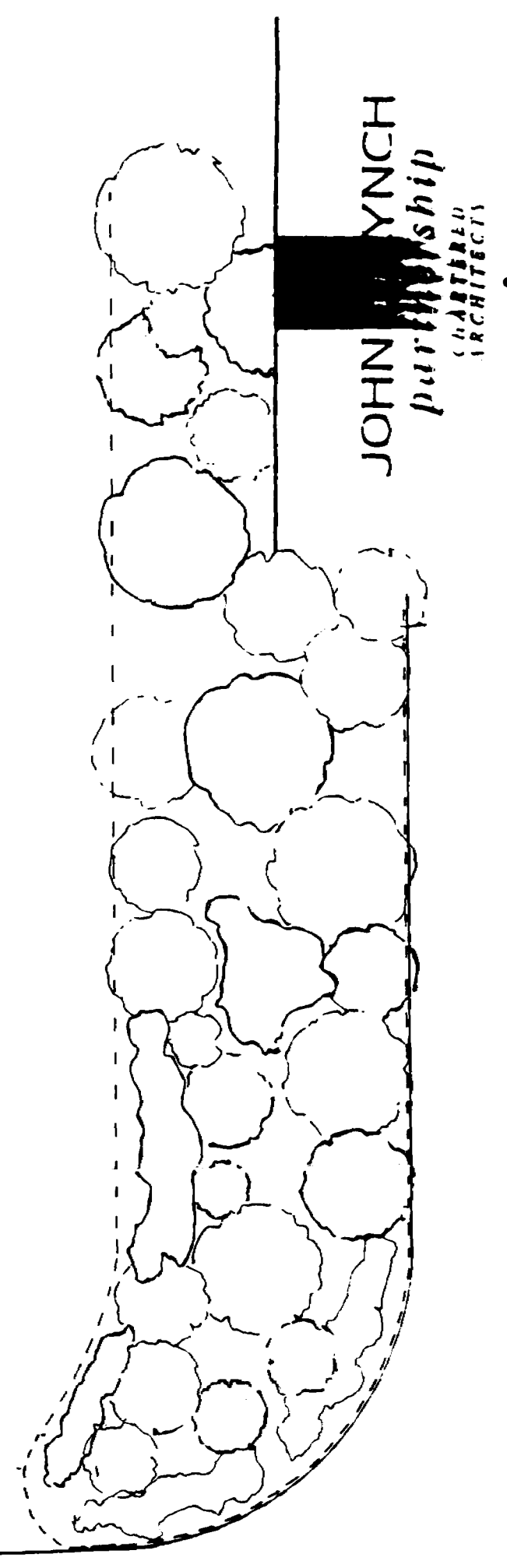


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The General Contractor is to check all dimensions on site and report the repairs to the architect
All details shown on this drawing including foundations are the responsibility of the architect
The architect is not responsible for any conditions which may be discovered during construction unless reported to the Architect or that design amendments are considered. Site surveys are recommended in respect of conditions to establish specific site conditions before foundation work is undertaken

revision date
Revision to bund layout 9/2/94



LOCATION PLAN 1:2500



WARDEN TREE LANE

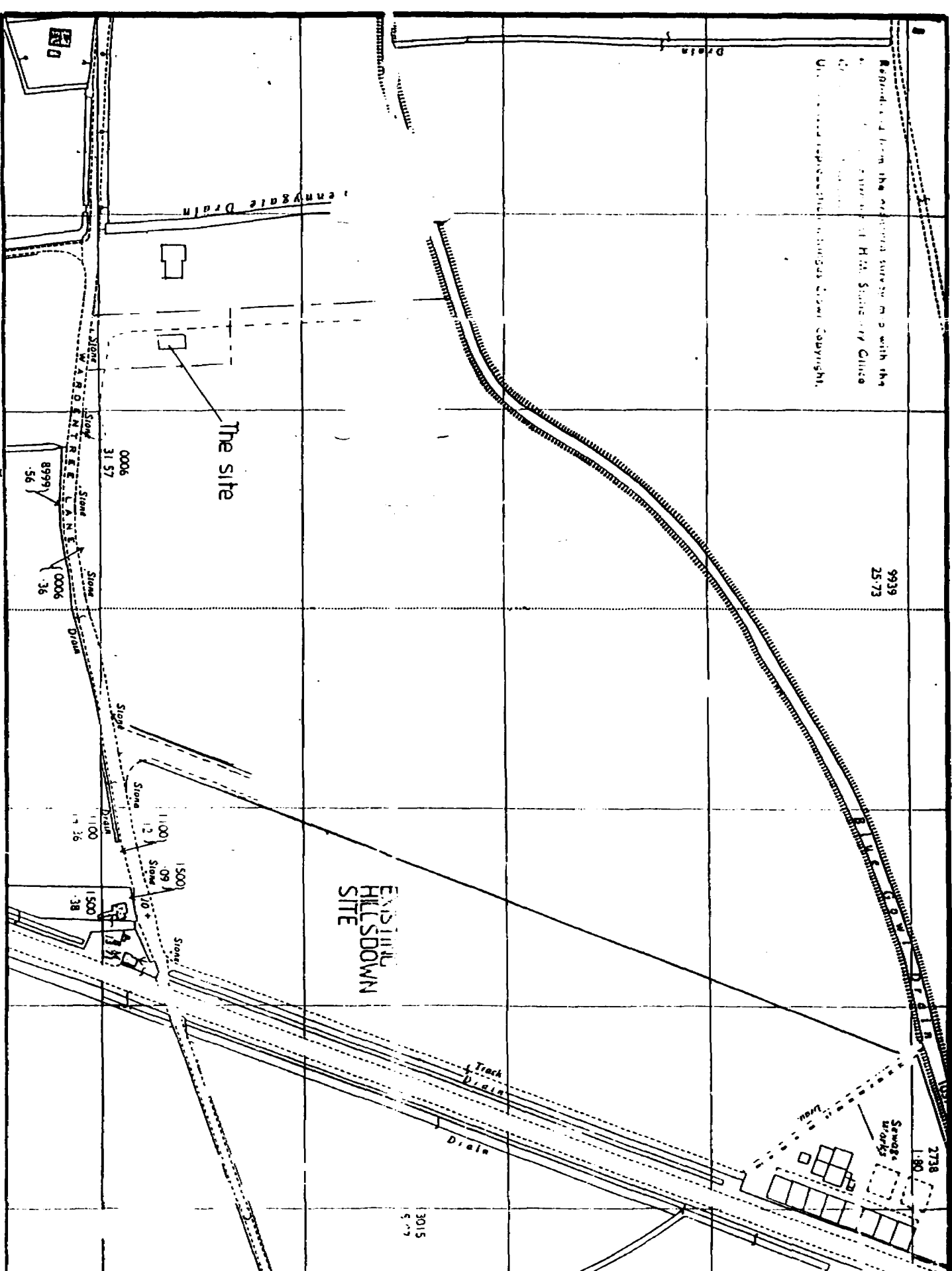
Project/Submitting
New development, Warden Tree Lane,
Spalding for Mr Nickols

scale	date	drawn
1:200	1/94	NRII
project no	drawing no	revisions
1249	AL/1	1

notes

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The General Contractor is to check all dimensions on site at report dates against the architect
All details shown on this drawing including foundations are to be checked and approved by the architect before construction
Responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the architect in that design amendments are to be considered. Soil surveys are recommended in respect of conditions to establish specific site conditions before foundation work is undertaken

PERMISSION



J. D. Lynch

Mr. Nickolls, W.T.L.

wants to keep part of site.

why do we want bank, south here
not one

what's thoughts in plans

Marebridge Lane

Small chase to back to rear
+ moving back of dwelling, towards
refugee, etc.

Conclusion

look at A.M. border - implications
advice

J.C. Usually no
parks but but the
6 protected
dwellings
nearby