PLICATION NO. : H14 0788 92

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0788/92

Applicant: A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs PE11 3RB

Agent: A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs PE11 3RB

Description: Change of use from haulage yard to coal storage area (extg use of office, garage & store incl. delivery & sale)

Location: New House
Dozens Bank
West Pinchbeck
Spalding Lincs

Type: FULL

Date received: 22-JUL-92

NOTICE OF NON-DETERMINATION

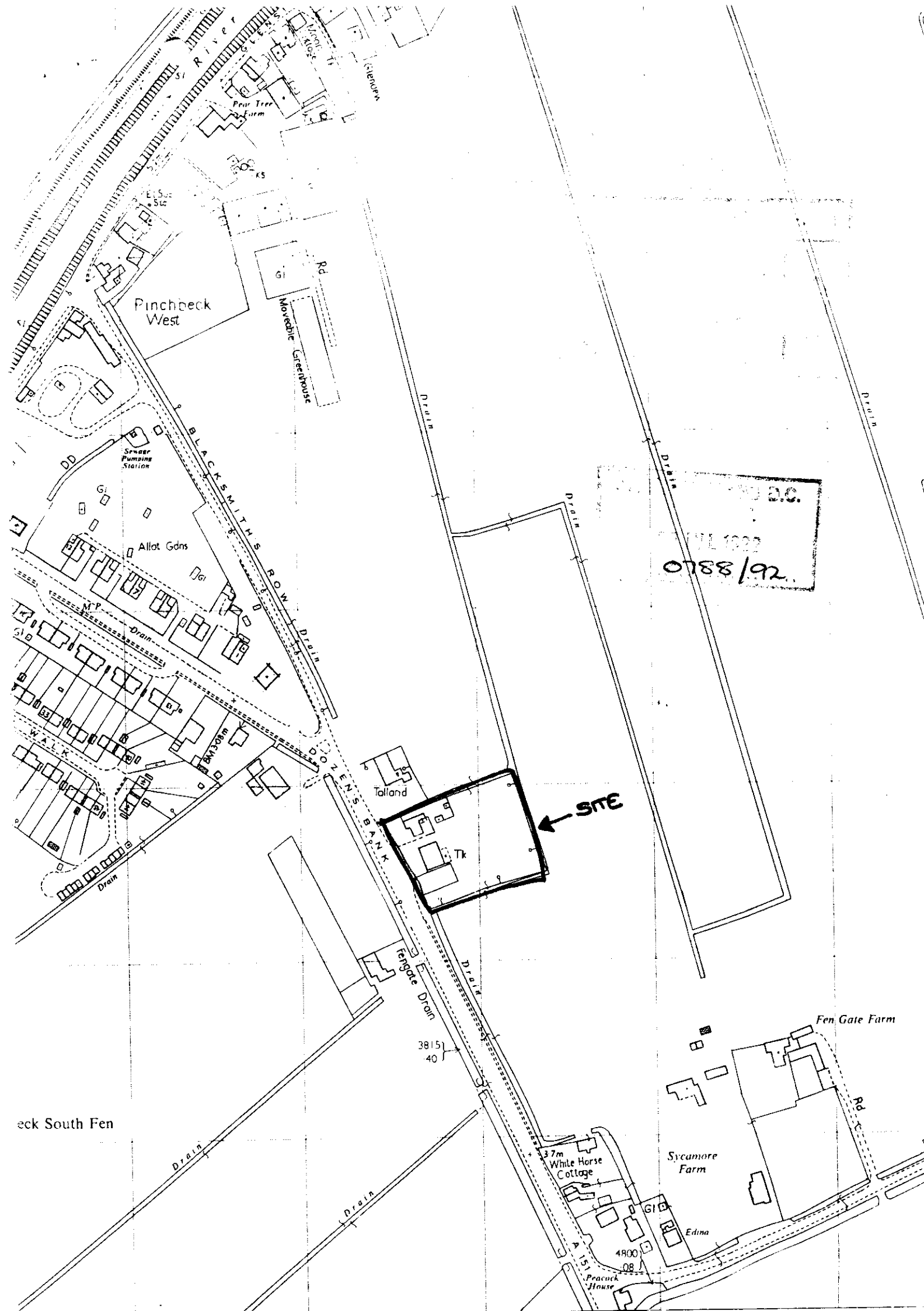
South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

25-JAN-95

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



River
Glendew
Pear Tree Farm
Pinchbeck West
Moveable Greenhouse
Rd
Gl
Sewage Pumping Station
BLACKSMITHS ROW
Allot Gdns
Drain
WALK
BM 3.08m
DOZENS BANK
Talland
Tk
SITE
Fengate Drain
3815
40
Fen Gate Farm
Rd
eck South Fen
3.7m
White Horse Cottage
Sycamore Farm
Edina
4800
08
A 151
Peacock House
0788/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0788/92

Date Registered 22 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

A. J. HANSARD
40 KNIGHT ST
PINCHBECK . SPALDING
LINCS PE11 3RB

Tel. No. SPALDING 722200

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE (PREVIOUS PLANNING REF H14 68 OF 81)

NEW HOUSE DOZENS BANK WEST PINCHBECK SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM HAULAGE YARD TO COAL STORAGE AREA, WITH USE OF EXISTING OFFICE, GARAGE, AND STORAGE SHED, ~~AND~~ WITH DELIVERY AND SALE OF COAL ETC FROM YARD

Please complete

Signed... A Hansard ..... Date 20.7.92 .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £110 (If you consider no fee is payable include a written explanation instead.)

Previous application No.

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area [ ] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
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.

GENERAL HAULAGE

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road	✓	
or		
B. There will be a new or altered access to a public road		➡ If so, name of road: Will there be— Individual access(es) New estate road
C. What provision will be made for garages or parking within the site?		

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

YARD HAS DYKE ON THREE SIDES.

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:
Mains sewer [ ] Cesspool [ ] Septic tank [✓]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	YES	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. ANY LANDSCAPING, IE. TREE PLANTING / FENCING WILL BE DONE TO KEEP YARD FROM PUBLIC VIEW AND STOP ANY POSSIBLE DUST CONTAMINATION OF SURROUNDINGS.

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

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

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

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

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ 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?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
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?	State Yes or No: NO		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	YARD AT 40 KNIGHT ST, PINCHBECK IS ABOUT 1/3 ACRE. WILL BE OFFERED FOR SALE		
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)	2 DELIVERY VEHICLES WORKING FROM YARD. OCCASIONAL TIPPER DELIVERING FUEL APPROX 1-3 PER WEEK		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	TRADE REFUSE IE: COAL SCREENINGS ARE DISPOSED OF BY TAKING TO POWER STATIONS.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

WE HAVE HAD A COAL YARD AT THE PRESENT ADDRESS FOR OVER 30 YEARS AND HAVE HAD NO COMPLAINTS ABOUT DUST OR NOISE POLLUTION.
WE ALSO FEEL THAT THE WAY THE VILLAGE IS GROWING, AND THE RATE HOUSES ARE BEING BUILT THAT WE SHALL SOON BE HEMMED IN BY HOUSES WHICH MAY EVENTUALLY LEAD TO PROBLEMS SO WE FEEL WE WOULD LIKE TO MOVE OUR BUSINESS TO A MORE OPEN AREA BEFORE THE SITUATION EXISTS.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

PROSPECTIVE PURCHASER.

2. **OWNERSHIP OF THE SITE**

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

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

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: J. GOTOBED.

Address of owner at which notice was served:

J. GOTOBED
NEW HOUSE
DOZENS BANK
WEST PINCHBECK
SPALDING
LINCS.

State Date notice served:
20-7-92

Signed ..... (Applicant / ~~Agent~~) Date 20-7-92

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

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

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PJM 1:500 Block Plan for landscaping DR 29/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

Met applicant 20/10/92.

He agrees to agreements mentioned in letter
viz: no coal yard at Finchbeck + tie home to garage etc

JC 20/10

He is happy enough with details
Hons. subject to Hons of we. + agreement.

3-8

Mr Hansard phoned re what appears to be a standard letter from B Regs may be necessary. Phoned him back 4-8 after finding file + put him thro to B/Regs PM 4-8-92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: [illegible]
date: [illegible]

[illegible]

Case Officer Conclusions (issues)

[illegible]

Case Officer Recommendations (summary)
(details overleaf)

GRANT [illegible]
REFUSE But [illegible]

[illegible]

Recommended approvals -

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

ALL OF ABOVE

Recommended refusals -

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

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P1453

Date First Received 22 JUL 1992

REGISTRATION

REFERENCE H14/0788/92

Cross-Ref N/A R

Date 23/7/92

VALIDATION Date.....

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets [illegible] OS Nos ..... Grid Ref [illegible]

Ward N Parish [illegible]

Inside IBD [illegible] Inside LP Area [illegible]

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade

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

Planning Records:
Earlier apps 6/5/91

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0788/92 Type: FULL

Applicant: A J Hansard
Tel: 722200

Agent: A J Hansard
722200

Description: Change of use from haulage yard to coal storage area (extg use of office, garage & store incl. delivery & sale)

Location: New House
Dozens Bank
West Pinchbeck
Spalding Lincs

Valid date: 22-JUL-92
Target dates:
To case officer 27-JUL-92
Inspected by 01-AUG-92
Extra contacts 06-AUG-92
Report if not clear by 26-AUG-92

Terminal date: 16-SEP-92
Target Committee: 15-SEP-92
Report deadline: 01-SEP-92

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	27-JUL-92	10-AUG-92
Cllr B Chappell	0775 87 381	27-JUL-92	10-AUG-92
Dir of Environmental		03-AUG-92	17-AUG-92

Note 6/8 →
LCC – Obs Attached [illegible] 13/8/92
~~[illegible] 6/8/92~~

24th JANUARY 1995 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0163/90 Mr & Mrs Wright	PJU	Non-Determined as recommended.
2	H07/0696/90 Mr & Mrs Day	DJR	Non-Determined as recommended.
3	H14/0313/92 Mr D W Lewis	PJU	Non-Determined as recommended.
4	H14/0788/92 A J Hansard	DJR	Non-Determined as recommended.
5	H16/0154/94 Brookhouse Ptnr	DJR	Refused plus letter to Highways as recommended.
9	H14/0442/94 Mr & Mrs Newham	DJR	Non-Determined as recommended.
10	H16/0877/94 Mr M Yousefian	PJU	Grant as recommended.
12	H13/0964/94 G C H Smith esq	DMG	Grant as recommended.
14	H11/0980/94 Patterns Tpt	DMG	Refused plus enforcement action as recommended. Ltr to applicants explaining that enforcement action has been authorised which will require them to cease using the site for business and reinstate it. It will take a little time for the notice to be served, but they should consider their future action urgently as when it does come into effect only 2 weeks will be given.
17	H04/0990/94 Dray Building Ltd	PJU	Grant as recommended. Add condition re surfacing of rear footpath (Not on Minutes)
21	H23/1082/94 S Goodison	JB	Grant as recommended.
23	H16/1108/94 Mr & Mrs Brown	DMG	Grant as recommended.
25	H13/1133/94 Tinsley Foods Ltd	DMG	Deferred to consider latest representations received.
25	H13/1156/94 Tinsley Foods Ltd	JB	Application Withdrawn.
27	H16/1140/94 MJL Welding and Fabrication	DJR	DPBCS Auth as recommended.
29	H22/1144/94 Mr & Mrs Browne	DMG	Refused as recommended.
30	H14/1145/94 Mr Baker and Mrs Goodman	PJU	Grant as recommended.

31	H14/1150/94 Rooke Agencies Ltd	DJR	Grant as recommended.
33	H14/1151/94 Fast Fruit Distr	PJU	Grant as recommended.
35	H16/1159/94 Mr G Russell	DJR	Refused as recommended.
37	H17/1163/94 Guttridge Services	DJR	DPBCS Auth as recommended, but note pulic representation expiry date.

Date: 25th Jan 95

Signed: .....

N Midlen
Principal Planning Officer

OUTSTANDING PLANNING APPLICATIONS

Number	Applicant	Case Offr	Remarks
H16/0163/90	Mr & Mrs Wright Swindlers Drove, Low Fulney	PJU	Sect 106 Agreement. Letter from agents Sep 93 requesting observations on possible amendments to application. Responded Oct 93 saying new application would be required. Ltr from agents Oct 93 saying will take immediate instructions. Reminder ltr sent by admin Sep 94 **Ltr drafted Nov 94 (Attached).** Ack ltr from agent Nov 94 saying will contact applicants. No response from applicants.
H07/0696/90	Mr & Mrs Day Alfiston Lodge North Road, Gedney Hill	DJR	Sect 106 Agreement. Letter to agents Jan 93 re mortgage agreement. Chase up letter sent 1 Aug 94. Letter from agents 3 Aug 94 saying will respond by 22 Aug 94. **Letter drafted Nov 94 (Attached).** No response from applicants
H13/1009/90	Messrs Bingham Mill Marsh Road, Moulton Seas End	DMG	Sect 278 Agreement. Letter to agents Mar 93 asking for update. phone update from Hix & Sons Apr 93 saying meeting highways and will fwd plans asp after meeting. Ltr from agents 6 Jul 94 confirming details now submitted. 19 Oct 94 - update from highways - Highways ltr to agents 21 Jul 94 requesting amdts to submitted details.
H03/0082/92	Abbey Life Assurance Ltd Littleworth Drove Deeping St Nicholas	PJU	Sect 278/106 obligations. Ltr agent Jul 93 suggested amendments to obligations. Sect 278 Agreement - Amended draft obligations forwarded to agents Aug 93. Highways agreed details for improvements to A16 on 10 Mar 94 and awaiting amendments to new road. Sect 106 Obligation - Ltr recd by admin from solicitors Oct 93 saying awaiting clients approval. Admin received phone call from agent Oct 94 requesting copy of agreement
H03/0193/92	Scottish Life Assurance Co Littleworth Drove Deeping St Nicholas	PJU	As H03/0082/92.

H14/0313/92	Mr D W Lewis The Delph Tongue End Road	PJU	Sect 106 obligation after negotiations. Ltr to admin Jun 93 in response to questions received from applicant. Reminder ltr sent by admin Jul 94 **Ltr drafted Nov 94 (Attached)** No response from applicants.
H02/0755/92	Mr P Tansley Cloot Drove Crowland	DJR	Sect 278 obligation. Ltr to agent Jul 93 re dispute over highways requirements. Ltr to agents Aug 94 requesting update. Ltr from agents Aug 94 confirming ltr sent to Highways agreeing to 278 agreement. 19 Oct 94 - update from Highways - Draft agreement sent 20 Sep 94.
H14/0788/92	A J Hansard New House Dozens Bank	DJR	Sect 106 obligation. Memo to admin Dec 92 confirming applicant willing to enter into agreement. Memo to admin Aug 94 requesing update. Memo from admin Aug 94 - Mr Hansard still trying to sell his existing property. **Letter drafted (Attached)**

APPLICATION REFERENCE: H14/0788/92 DATE RECEIVED: 22-JUL-92

TYPE: Full

DESCRIPTION: Change of use from haulage yard to coal storage area (existing use of office, garage and store including delivery and sale).

LOCATION: New House, Dozens Bank, West Pinchbeck.

APPLICANT: A J Hansard AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 24 JAN 1995

REPORT

1 The application was considered at the Planning Committee Meeting on 18 November 1992. It was resolved that the Director of Planning and Building Control Services be authorised to grant permission upon the applicants first entering into a Section 106 Planning Obligation, to restrict occupation of the site and ensure cessation of the use of an existing coal yard in Pinchbeck.

2 To date the applicant has not signed the Agreement, nor responded to a letter dated 14 November 1994 asking whether or not he wished to continue with the application. In that letter the applicant was advised that the application would be brought before the Planning Committee with a recommendation that the application be filed away as Non-Determined, unless a response to my letter was received within 28 days. No response has been received.

RECOMMENDATION

That the application be filed away as Non-Determined.

Mr A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs
PE11 3RB

Mr N R Midlen

ST/H14/0786/92

14 November 1994

Dear Mr Hansard,

OUTSTANDING PLANNING APPLICATION AND SECTION 106 LEGAL OBLIGATION
CHANGE OF USE FROM HAULAGE YARD TO COAL STORAGE AREA AT NEW HOUSE, DOZENS BANK, WEST PINCHBECK, SPALDING, LINCS.

It would appear that the last correspondence with regards to the above application is a memo from the Administration Department in August 94 saying that you are still trying to sell your existing property and have not yet signed the Planning Obligation document.

As no further correspondence has been received since then and as we cannot hold this application in abeyance for an indefinite period it would be appreciated if you could indicate whether you wish to continue with this application or have this application withdrawn. If you do wish to continue with this application your response should include a positive timetable for the completion of the Section 106 obligation.

If I do not hear from you within **28 days** from the date of this letter it will be assumed that you do not wish to continue with this application. This application will then be brought before the **24th January 95** Planning Committee with a recommendation that a certificate of non-determination be issued.

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

Yours faithfully,

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services
FAO Mr. D. Roberts

OUR REF: PBP/PK/PL.665

YOUR REF: DJR/JJ/H14/0788/92

Date: 11th August, 1994

SUBJECT: **CHANGE OF USE TO COAL YARD, ETC. DOZENS BANK, WEST PINCHBECK FOR MR A J HANSARD - SECTION 106 PLANNING OBLIGATION**

Further to your memorandum dated 1st August, 1994 relating to the above, I write to advise you that Mr Hansard has not yet signed the Planning Obligation document. Mr Hansard is still trying to sell his existing property before completing the purchase of the property at Dozens Bank, West Pinchbeck.

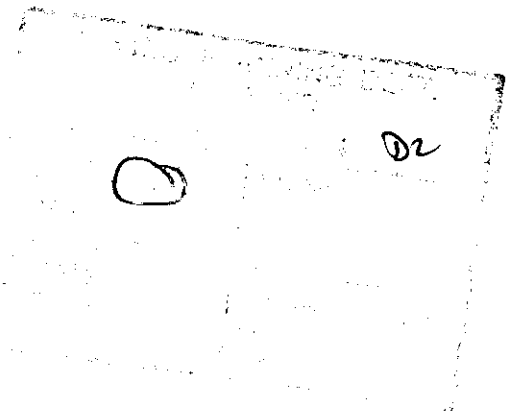
Director of Administration

9-8-94

I Saw a Mr Sparrow re a proposal on this site for agricultural machinery Sales.

I think As doubtful that Mr Hansard will complete the purchase of the property

PJM 12-8



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration
FAO: J Berridge

Our Ref: DJR/JJ H14/0788/92

Your Ref:

Date: 01 Aug 1994

CHANGE OF USE TO COAL YARD ETC, DOZENS BANK, WEST PINCHBECK FOR MR A J HANSARD (SECTION 106 PLANNING OBLIGATION).

Further to my memorandum of December 1992. I would be pleased to learn if Mr Hansard has yet signed the planning obligation documents. Please advise me if there are any problems.

N Midlen
Principal Planning Officer
Development Control

Mr A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs
PE11 3RB

Mr D J Roberts

DJR/LAB
H14/0788/92

8 December 1992

Dear Sir
Change Of Use To Coal Yard etc, Dozens Bank, West Pinchbeck.

Thank you for your letter dated 29 November 1992. I have discussed the points raised in your letter with the County Highways Department's representative. He confirms that there will be no conflict between your intended pattern of use and the conditions referred to.

Also I enclose a copy of the approved layout plan as requested.

I trust this is satisfactory.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration F.A.O Miss J Berridge

REF: DJR/LAE/H14/0788/92

REF:

DATE: 8 December 1992

SUBJECT: Change Of Use To Coal Yard etc., Dozens Bank, West Pinchbeck For Mr A J Hansard.

Further to my memorandum of 23 November 1992 I can confirm that the applicant has now supplied written confirmation that he is willing to enter into the planning obligation.

Director of Planning and Building Control Services

Mr A J Hansard,
40 Knight Street,
Pinchbeck,
Spalding,
Lincs.
PE11 3RB.

Mr D Roberts

DJR/JJ H14/0788/92

26 Nov 1992

Dear Sir,

CHANGE OF USE TO COAL YARD ETC, DOZENS BANK, WEST PINCHBECK.

This is to confirm that the above application was considered at the Council's Planning Committee meeting on 18th November 1992. It was resolved as follows:

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 (i) restricting the occupation of the existing dwelling on the site to the owner, manager or an employee of the proposed coal yard; and (ii) ensuring cessation of the use of the existing coal yard at Knight Street, the Director of Planning and Building Control Services be authorised to grant planning permission in accordance with his recommendation.

The recommendation included the following conditions:

1. The site shall be laid out and subsequently operated in accordance with the details shown on the submitted plan, dated 20th October 1992, including the hours of use stated thereon.

2. There shall be no loading/unloading operations carried out on the area of land between the existing buildings and Dozens Bank.

3. The area at the rear of the building shall be made available for loading, unloading parking and turning within the site.

I would request that you supply written confirmation that you are willing to enter into the planning obligation whereupon I shall commence preparation of the necessary documentation.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H14/0788/92

Your Ref:

Date: 23 Nov 1992

H14/0788/92 - A J HANSARD
CHANGE OF USE FROM HAULAGE YARD TO COAL STORAGE AREA, NEW HOUSE, DOZENS BANK, WEST PINCHBECK.

With reference to the above, it was resolved at the Planning Committee of 18th November, 1992 that planning permission be granted, subject to the applicants first entering into a planning obligation under the provisions of Section 106.

In order that you may prepare the necessary documentation, please find enclosed:-

1. Six 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red.

2. A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

849. PLANNING APPLICATIONS (Continued)

(f) **Application Approved Subject to Planning Obligation**

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 (i) restricting the occupation of the existing dwelling on the site to the owner, manager or an employee of the proposed coal yard; and (ii) ensuring cessation of the use of the existing coal yard at Knight Street, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H14/0788/92 A J Hansard	Change of use from haulage yard to coal storage area (existing use of office, garage and store including delivery and sale) at New House, Dozens Bank, West Pinchbeck.

(g) **Applications Not Determined**

The Director of Planning and Building Control Services reported that appeals had now been received against the non determination of the following applications. In order to formulate the Council's case at appeal the Director of Planning and Building Control Services submitted a report on each application, and it was agreed that, if the applications had been considered, planning permission would have been refused in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant		Proposal
H09/0773/91 Hey & Croft Limited	O.A.	Residential development (renewal of outline planning permission H09/0764/88) at Marsh Road, Holbeach Hurn.
H09/1109/91 Hey & Croft Limited		Reserved matters relating to residential development Phases I, II & III comprising 35 detached dwellings with garages on land between Marsh Road/Low Road, Holbeach Hurn.
H09/0267/92 Hey & Croft Limited		Formation of vehicular access to housing estate at Marsh Road, Holbeach Hurn.
H09/0563/92 Hey & Croft Limited		Residential development - 35 dwellings at Marsh Road, Holbeach Hurn.

(It was also agreed that the amended proposals now received should be submitted as a fresh application, the application to be submitted to the Plans Sub-Committee for consideration in detail, following which the application be referred back to this Committee for determination.)

(O.A. denotes outline application.)

(Councillors M D Booth, N I Capes, B Chappell, C F Fisher, B A Paul and G Teale left the meeting at this juncture.)

Pinchbeck, and have had no complaints. Feel that this site will soon be 'hemmed in' with houses so would like to move business to a more open area.
- Hours of operation will be Monday to Saturday - 8am to 6 pm, and closed on Sundays.

PLANNING ISSUES

1 Site situated on southern edge of village. Previously used for lorry operation. Site includes a house and range of commercial buildings and disused petrol pumps.

2 Main issue is whether the site is suitable for this alternative commercial use in terms of effect on amenities of location and nearby dwellings.

CONCLUSIONS

1 Given that the site has previously been used for lorry operation, it is considered that the proposed use can be made acceptable.

2 In this respect detailed plans have been submitted showing the intended layout: this shows coal storage area along two boundaries at the rear of the site, suitably fenced off and not to exceed 2 metres in height. Ample lorry/car parking/manoeuvring space exists.

3 The applicant has verbally agreed to enter into a planning obligation to tie the occupancy of the house to the business, and to cease the use of the existing Knight Street site as a coal yard. Environmental Services have indicated that they have no objections to the detailed plans subject to conditions.

APPLICATION REFERENCE: H14/0788/92 DATE RECEIVED: 22 July 1992

APPLICANT: A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincolnshire
PE11 3RB

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
18 NOV 1992

TYPE: Full

DESCRIPTION: Change of use from haulage yard to coal storage area (existing use of office, garage and store including delivery and sale)

LOCATION: New House, Dozens Bank, West Pinchbeck, Spalding

Parish Council: Recommend approval with observation that this area was included for residential development during your review in 1989.

County Highways: Request conditions.

Environmental Services: Site far from ideal; a bungalow immediately to north, but there is some established tree screening. Would suggest the applicant be requested to indicate how site will operate.

Information from Applicant: Summarised:
- Presently operate from Knight Street,

APPLICATION REFERENCE: H14/0788/92 DATE RECEIVED: 22 July 1992

APPLICANT: A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincolnshire
PE11 3RB

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 92

TYPE: Full

DESCRIPTION: Change of use from haulage yard to coal storage area (existing use of office, garage and store including delivery and sale)

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- Presently operate from Knight Street,

Pinchbeck, and have had no complaints. Feel that this site will soon be 'hemmed in' with houses so would like to move business to a more open area.
- Hours of operation will be Monday to Saturday - 8am to 6 pm, and closed on Sundays.

PLANNING ISSUES

1 Site situated on southern edge of village. Previously used for lorry operation. Site includes a house and range of commercial buildings and disused petrol pumps.

2 Main issue is whether the site is suitable for this alternative commercial use in terms of effect on amenities of location and nearby dwellings.

CONCLUSIONS

1 Given that the site has previously been used for lorry operation, it is considered that the proposed use can be made acceptable.

2 In this respect detailed plans have been submitted showing the intended layout: this shows coal storage area along two boundaries at the rear of the site, suitably fenced off and not to exceed 2 metres in height. Ample lorry/car parking/manoeuvring space exists.

3 The applicant has verbally agreed to enter into a planning obligation to tie the occupancy of the house to the business, and to cease the use of the existing Knight Street site as a coal yard. Environmental Services have indicated that they have no objections to the detailed plans subject to conditions.

RECOMMENDATION -

A That subject to the applicant entering into a planning obligation to:

(i) Tie the occupancy of the dwelling on site to the business and;

(ii) Cease the use of the Knight Street site as a coal yard.

B The Director of Planning and Building Control Services be authorised to grant permission, subject to the following conditions:

1 The site shall be laid out and subsequently operated in accordance with the details shown on the submitted plan, dated 20 October 1992, including the hours of use stated thereon.

2 There shall be no loading/unloading operations carried out on the area of land between the existing buildings and Dozens Bank.

3 The area at the rear of the building shall be made available for loading, unloading parking and turning within the site.

Reasons

1 To ensure a satisfactory development in the interests of safeguarding the amenities of the locality.

2 To ensure vehicles do not reverse on or off the busy Class I County Road in the interests of highway safety.

3 F7.

Mr A J Hansard,
40 Knight Street,
Pinchbeck,
Spalding,
Lincs
PE11 3RB.

Mr D Roberts

DJR/JJ H14/0788/92

18 Sep 1992

Dear Sir,

CHANGE OF USE TO COAL YARD ETC, DOZENS BANK, WEST PINCHBECK.

Further to our recent meeting to discuss the above proposal. This is to request the submission of accurately scaled block plans to show the following.

- Proposed layout of the site, to include details of all outside storage areas; parking/manoeuvreing areas and hoppers etc.

- Confirmation that coal will not be stored or stacked to a height exceeding 2 metres.

- Details of all means of enclosure for storage purposes, and details of site screening and landscaping.

- Details of the use of all buildings on site.

- Details of any measures to be taken to control dust.

- Your intended hours of operation from the site for weekdays and Saturdays.

As we discussed, if my Committee is minded to grant permission it will be likely that it will require you to sign a legal agreement to ensure the following:-

i) That the use of the existing site in Knight Street will be permanently discontinued.

ii) That the occupancy of the house at Dozens Bank remains tied to the coal yard business on the adjacent site.

(See amended plan)

As we discussed the requested information etc. is in order that I can make a full assessment of the proposal and in order that it stands the best possible chance of obtaining a favourable decision.

I look forward to hearing from you in the near future on the matters raised.

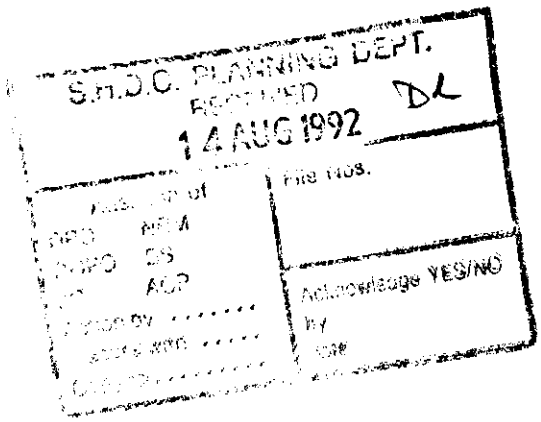
Yours faithfully

N Midlen
Principal Planning Officer
Development Control

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

NRA

National Rivers Authority
Anglian Region



13 August 1992 Our Ref: GT/92/1/SH/0217

Dear Sir

PLANNING APPLICATION NO H14/0788/92
FOR PROPOSED C/U FROM HAULAGE TO COAL STORAGE AREA
AT NEW HOUSE, DOZENS BANK, PINCHBECK FOR A J HANSARD

With regard to the above-mentioned application received on 31 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

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

Yours faithfully

R F Morgan
Planning Engineer

cc: A J Hansard
40 Knight Street
Pinchbeck
SPALDING
Lincs PE11 3RB

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 51 3100
Fax: 0522 51 2927

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.8.92

OUR REF: JC/SS/PC

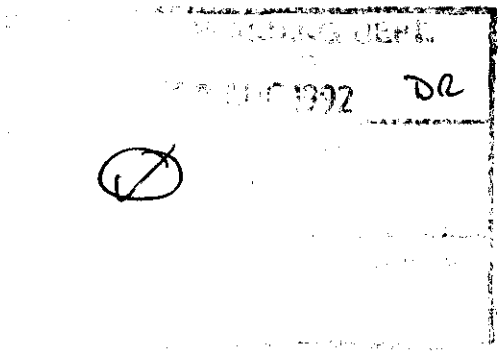
TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H14/0788/92
Coal Yard, Dozens Bank, West Pinchbeck

The site is far from ideal for this purpose with there being a bungalow immediately to the north, albeit there is some established tree screening.

In the circumstances I would suggest that the applicant be requested to indicate how the site will operate.

Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE:
OUR REF: JC/SS
TO: DISTRICT PLANNING OFFICER YOUR REF: H14/0788/92

Re: Proposal Coal Yard - Environmental Considerations

The above proposals may have some effect on the environment or may be affected by neighbouring activity or potential development nearby. To assist us could you please arrange, through the applicant or otherwise, for the following information to be provided.

From the Applicant

A.1. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties.

A.2. Site layout giving details of proposed
i) construction and use of buildings
ii) **construction of road and yard surfaces**
iii) loading/unloading areas.

A.3. Activities to be undertaken on site including hours of operation of respective activities.

A.4. General hours of operation envisaged. X

A.5. ~~Number and type of vehicles and hours of operation.~~ Submitted

A.6. ~~B.S. 4142 1990 noise assessment including~~ details of all types of plant and equipment to be used, ~~noise levels at appropriate noise sensitive boundaries relative to the operation~~ and siting of such plant and equipment ~~together with details of frequency spectrum as appropriate.~~

A.7. Details of any noise attenuation measures to be implemented including construction and performance of any screening, enclosure etc., in relation to A6.

A.8. On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell etc. X

A.9. Detailed information on methods of disposal of noxious wastes.

A.10. Details of noxious or hazardous materials to be used/stored on site.

From Planning Dept

P.12. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties and declaring any relevant outstanding planning consents for development on or near to the applicant site as indicated on site plan.

P.13. Any further relevant environmental technical data provided by the applicant or others.

P.14. Copies of any relevant objections received.

Chief Environmental Health Officer

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) There shall be no loading / unloading operations carried out on the area of land between the existing buildings and Dozens Bank.

(2) The area at the rear of the building shall be made available for loading, unloading parking and turning within the site

Delete as appropriate

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

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

(1) To ensure vehicles do not reverse on or off the busy Class I County Road in the interests of highway safety

(2) F7.

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

BRIAN SMI Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0788/92

Applicant: A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs PE11 3RB

Agent: A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs PE11 3RB

Description: Change of use from haulage yard to coal storage area (extg use of office, garage & store incl. delivery & sale)

Location: New House Dozens Bank
West Pinchbeck Spalding Lincs

Type: FULL

Date received: 22-JUL-92

27-JUL-92

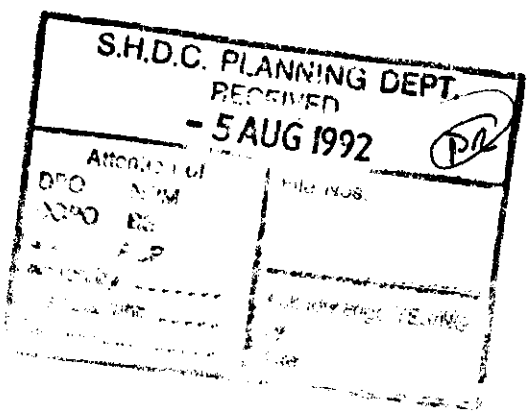
Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-AUG-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ



FOR PARISH COUNCIL USE ONLY

Comments:
Recommend approval with observation that this area was included for residential development during your review in 1989.

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
02 DEC 1992 DL

Attention of
DPO NBM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YLS/HC
by 2/12 ST
date

Mr D.Roberts
Planning & Building Control Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

A.J.HANSARD
40 KNIGHT STREET
PINCHBECK
SPALDING
LINCS
PE11 3RB

Ref DJR/JJ H14/0788/92

29th NOVEMBER 1992

In reply to your letter dated 26-11-92,I have a query in relation to condition No 2,ie: No loading/unloading operations carried out on the area of land between the existing buildings and Dozens Bank.

The query being,on my plan submitted to you you will see one of the existing buildings is to be used for the stocking of,and sale of pre-packed fuels,does the loading of customers cars come under this condition or are you just talking of open sack loading? Also as my stocks of pre-packed fuel are planned to be stored in this building so I will need to load my own vehicle up from time to time, will this also come under this condition?

The above query being answered I would like to confirm that I am willing to agree with the planning obligation.

Please may I have either the original, or copies of the plans I gave you as I have no copy of my own to work by.

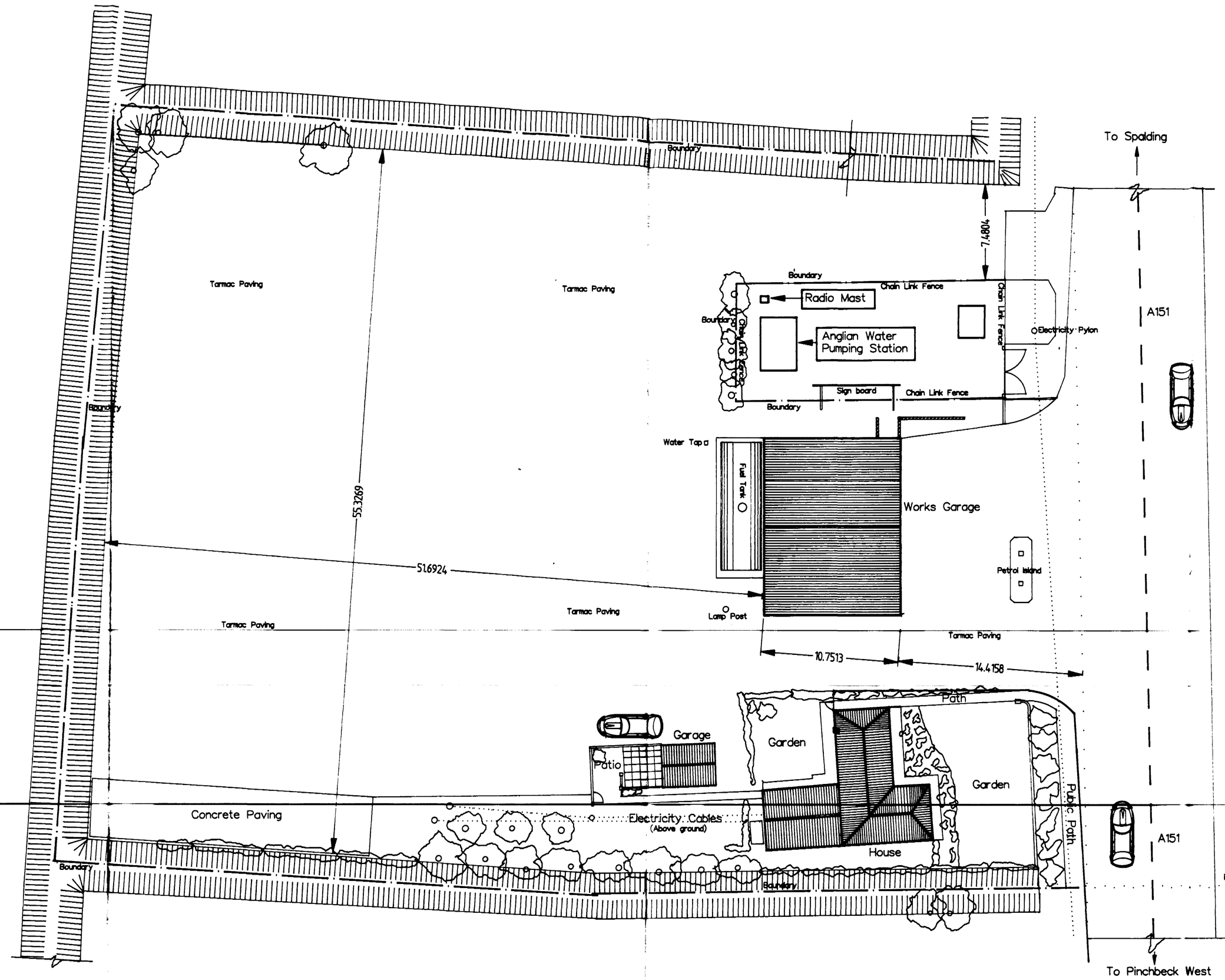
Yours faithfully

A.J.HANSARD.

OK. only
3/12

Customer cars - plus occasional loading of own vehicle

Discuss with C. Biggs on 3/12



Revision:

Notes:

Key:

Client:
Mr A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs.
PE11 3RB

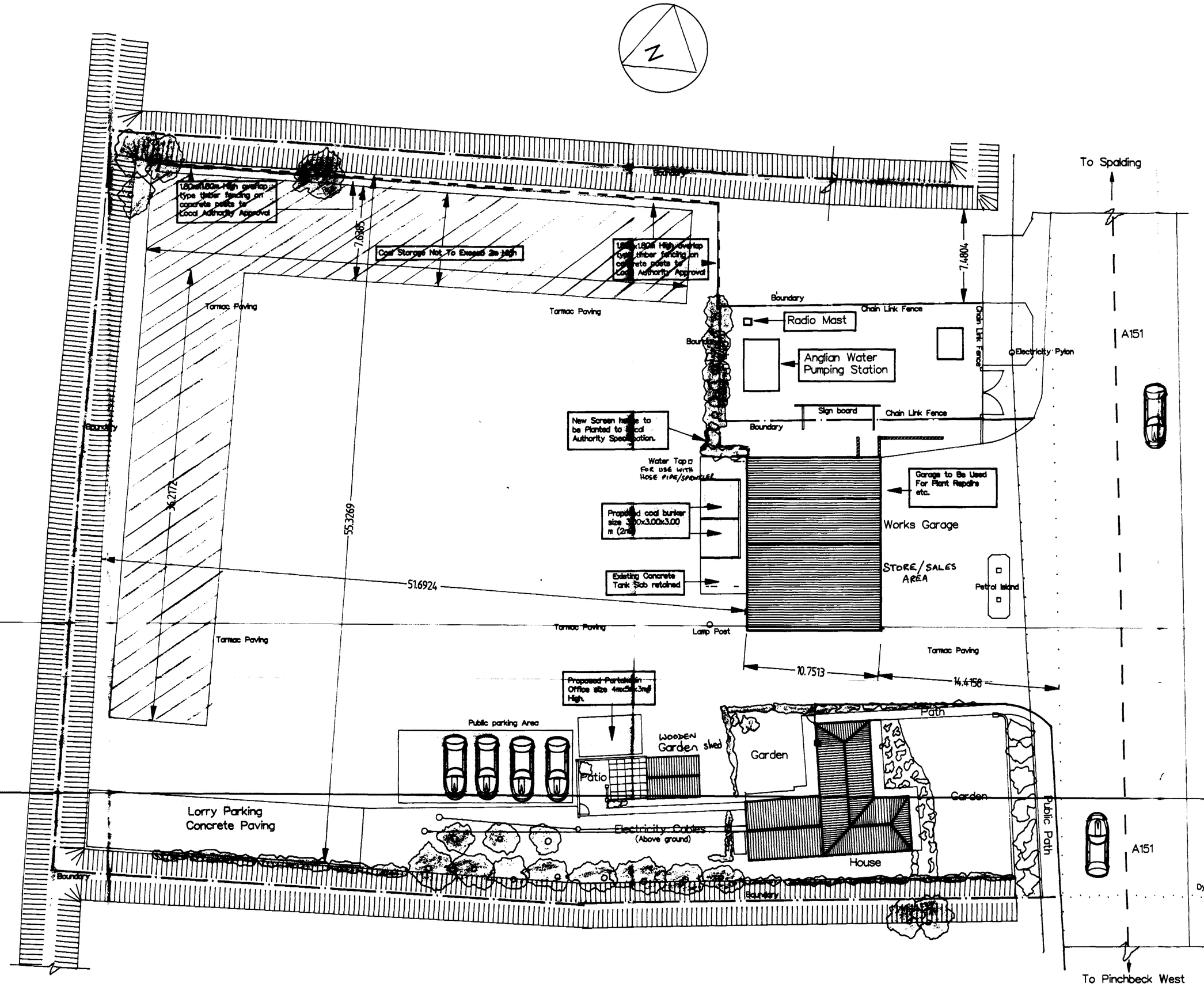
Project:
Change of Use to Coal Yard,etc
Dozens Bank,West Pinchbeck.

Drawing:
Existing Site plan

Roffe and Moses Partnership
7 Scotgate, Stamford,Lincs.
Tel:078065431 Fax:078051373

Drawing No: 001
Scale: 1/200 | Date: 06/10/92 | Drawn:MER

H14/0788/92
S.H.D.C. PLANNING DEPT.
RECEIVED
20 OCT 1992
Attention of
DEC NRM
DUPO BS
IC ACP
Action by .....
Discuss with .....
Check to .....
File Nos.
Acknowledge (ES/NO)
by
date



Revision:

Notes:

INSIDE WOODEN OVERLAP FENCING WILL BE A CORRUGATED IRON FUEL RETAINING FENCE MAX HEIGHT 5FT.

HOURS OF OPERATION
MON — SAT 8AM — 6PM
CLOSED ON SUNDAYS

POSTS ON PERIMETER FENCE SHOULD READ CONCRETE/WOODEN.

Key:

Client:
Mr A J Hansard
40 Knight Street
Pinchbeck
Spalding
Lincs.
PE11 3RB

Project:
Change of Use to Coal Yard,etc
Dozens Bank,West Pinchbeck.

Drawing:
Proposed Site Plan

Roffe and Moses Partnership
7 Scotgate, Stamford,Lincs.
Tel:078065431 Fax:078051373

Drawing No: 002
Scale: 1/200 | Date: 06/10/92 | Drawn:MER

1+14/0788/92
S.H.D.C. PLANNING DEPT.
RECEIVED
20 OCT 1992
Attention of
DPO NRM
DOPO BS
JC ACP
File Nos