F N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0972/91 Received: 11-OCT-91 Type: FULL

Name: Watson Backus Machinery Ltd.
6 Cresswell Close
Benner Road Ind. Estate
Wardentree Lane
Pinchbeck

Agent: M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Extension to offices

Location : 6 Cresswell Close Benner Road Ind. Estate
Wardentree Lane Pinchbeck

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
22-NOV-91

H14/0972/91

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.

22/11

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14 | 0972 | 91

Date Registered 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

WATSON BACKUS LIMITED
6 CRESSWELL CLOSE
BENNER ROAD INDUSTRIAL ESTSTE
WARDENTREE LANE
Pinchbeck.Spalding.PE113TZ

Tel. No. 760056

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

M.E.Cresswell. S.A.A.T.
Architectural Design
Horseshoe Brisge
Spalding. Lioncs PE11 3JA.
Tel. No. 72 3656.
(Personal contact name) Mary Cresswell.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot no 6,Cresswell Close,Benner Road Industrial Estate Pinchbeck.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to offices.

OFFICE COPY

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £83.60 If you consider no fee is payable include a written explanation instead.

Signed M E Cresswell Date. 10th October 1991...

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 Certificate

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 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: 53.5 sq. metres

B. Please state size of any new structure:- (a) max. height: 3.65 metres

(b) max. length: 5.76 metres

(c) max. width: 6.60 metres

C. Please state type and colour of materials for facing external walls: MULTON BUFF FACINGS & GREEN CLADDING.

D. Please state type and colour of roofing materials. AUTUMN ANCHOR CENTURION ROOF TILES

5. GENERAL INFORMATION Please complete each section

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

MACHINE ASSEMBLY PLANT, PART. STORE & OFFICES

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?

NO CHANGE

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 — S.W. SEWER

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

C. Please state whether a land drain will be affected — NO.

D. Foul sewerage will be disposed of to:

Mains sewer ☑ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	→ If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. ☐ → Date: Consultee(s):

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

Continue on separate sheet if necessary. PLANT for ASSEMBLY of AGRICULTURAL PROCESSING MACHINES.

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 297 sq. m. Previous total gross floorspace 265.9 sq. m.

This new total includes the following net floorspace:

Retail sq. m. Office 17.2 sq. m. Industrial 176.8 sq. m. Warehousing 4.8.2 sq. m.

Other 1.32 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?	5 2	2 1	
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	ASSEMBLY OF AGRICULTURAL AND HORTICULTURAL MACHINERY & LIFTING & PROCESSING CROPS.		
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: YES		
If so, please explain the relationship	EXTENDED OFFICE SPACE		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	✓		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	NO CHANGE		
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: NO		
What provision is being made for access to the premises for the disabled?	N/A		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	OWNERS

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (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.

State Name and address of owner:
THE DISTRICT SECRETARY
SOUTH HOLLAND D.C.
PRIORY ROAD, SPALDING.

State Date notice served:
10 OCTOBER 1991.

Signed ..... (~~Applicant~~/Agent) Date 10.10.91

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 10.10.91

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.

State Name and address of tenant:

State Date notice served:

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46

Receipt Issued 11/10 No. P64

Date First Received 11 OCT 1991

REGISTRATION

REFERENCE H14/0972/91

Cross-Ref B14/0564/91

Date 14/10/88

VALIDATION Date 15/10/91

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

Site area ..... No. of dwellings ..... Floorspace 33.5m

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 £ 46 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 18.10

Index Sheets 164 OS Nos ..... Grid Ref 525320 324540

Ward M Parish P'BECK

Inside IBD NO Inside LP Area YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: Grade

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

Planning Records:
Earlier apps
736/89
365/86

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJM
date: 28-10-91

Residents notified on site visit: No.

Case Officer Conclusions (issues)

Extension to part of building at a grassed corner of turning head. Design ok, 3 windows at boundary 1.8m leylandia on boundary. Merlins on adjacent site

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

		Confirmed by Case Officer:
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 ..... [Reason:	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
..... 19/11

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

Grant permission - DM 11-12-91

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

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 :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PJH 24-10-91

Publicity : General
Departure
Setting of LB Viz

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 :

Neighbour undated

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

B N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0972/91 Type: FULL

Applicant: Watson Backus Machinery Ltd. Agent: M E Cresswell
Tel: 0775 760056 0775 723656

Description: Extension to offices

Location: 6 Cresswell Close
Benner Road Ind. Estate
Wardentree Lane
Pinchbeck

Valid date: 11-OCT-91 Terminal date: 06-DEC-91
Target dates: Target Committee:
To case officer 16-OCT-91 21/22 Report deadline:
Inspected by 21-OCT-91
Extra contacts 26-OCT-91 Case Officer:
Report if not clear by 15-NOV-91 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 33.5 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	21-OCT-91	04-NOV-91	Approve
Cllr T Bray 0775 323794 (Of	21-OCT-91	04-NOV-91	
Cllr Mrs P J Buffham	21-OCT-91	04-NOV-91	N. objections

L.C.C No objections to CS 23-10-91

MEMORANDUM

From: The District Secretary

To: The Planning Officer

Our Ref: REA/LST/AT.1916

Your Ref:

Date: 21st August, 1991

SUBJECT: PLOT 6, CRESSWELL CLOSE, PINCHBECK - WATSON BACCHUS MACHINERY LIMITED

You will recall that under Minute 489/91 the Policy & Resources Committee agreed to the partial relaxation of a covenant in the conveyance of the sale of this plot subject to planning permission being granted for the erection of a small extension to the existing premises. There is no point in me instructing the District Valuer to negotiate terms for this relaxation until I know that planning permission has been granted and I should therefore be pleased if you would let me know when this has taken place. I understand that an application is to be submitted shortly.

RC

District Secretary

Has an app been received

S.H.D.C. PLANNING DEPT.
RECEIVED
22 AUG 1991
Attention of
DPO
DOPO
JC ACP
Action by
Discuss with
Copy to

ST - how can we be sure not to forget this?
MM 23/8

B. N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
28 OCT 1991
File Nos. PW
Attention of NRM
DPO BS
DDPO ACP
JC
Action by .....
Discuss with .....
Reply to .....
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0972/91

Applicant: Watson Backus Machinery Ltd.
6 Cresswell Close
Benner Road Ind. Estate
Wardentree Lane
Pinchbeck

Agent: M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Extension to offices

Location: 6 Cresswell Close Benner Road Ind. Estate
Wardentree Lane Pinchbeck

Type: FULL

Date received: 11-OCT-91

21-OCT-91

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 31-OCT-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
District Planning Officer

No objections

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

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

Signed:

Pauline Buffham.

28-10-91

AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
3 29 OCT 1991

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

File Nos.
PU

Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0972/91

Applicant: Watson Backus Machinery Ltd.
6 Cresswell Close
Benner Road Ind. Estate
Wardentree Lane
Pinchbeck

Agent: M E Cresswell
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Extension to offices

Location: 6 Cresswell Close Benner Road Ind. Estate
Wardentree Lane Pinchbeck

Type: FULL

Date received: 11-OCT-91

21-OCT-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 05-NOV-91. 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
District Planning Officer

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

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

M A Pennington

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Nigel Midlen
Principal Planner
Development Control

TO: Director of Administration

OUR REF: PJU/LAB/H14/0972/91

YOUR REF: REA/LST/AT.1916

DATE: 25 November 1991

SUBJECT: Plot 6 Cresswell Close, Pinchbeck - Watson Bacchus Machinery Limited.

I refer to your memo dated 21 August 1991.

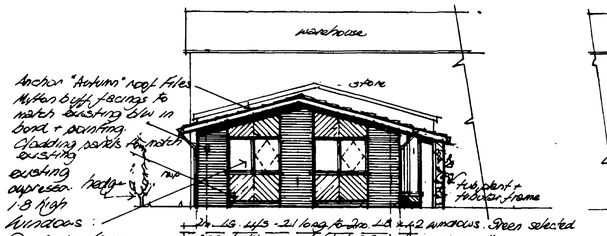
I can confirm that planning permission was granted for this proposal and the decision notice went out today.

N R Midlen
Principal Planning Officer
Development Control

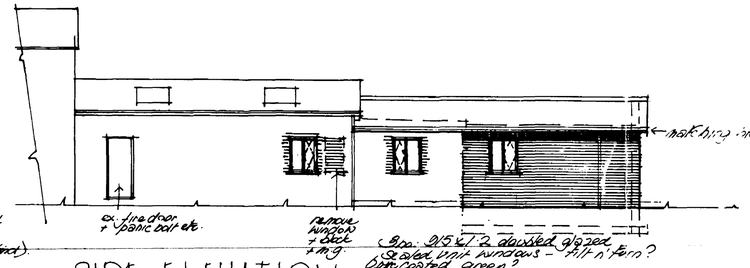
I Adrian Brotherton re Landmark application concerned about mechanics of determination suggested speaks to C Briggs

I Mr Watson Cresswell close Anchor Autumn roof tile approved. Redland Regent is very similar, same profile + colours slightly different dimension but would have difference unless in trade. OK because basically just a name change without an amendment. If was a change = colour or profile would want an amendment.

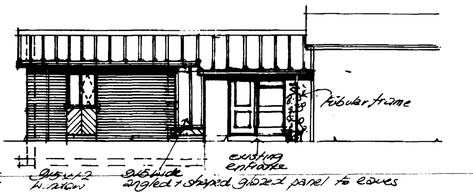
6-1-95



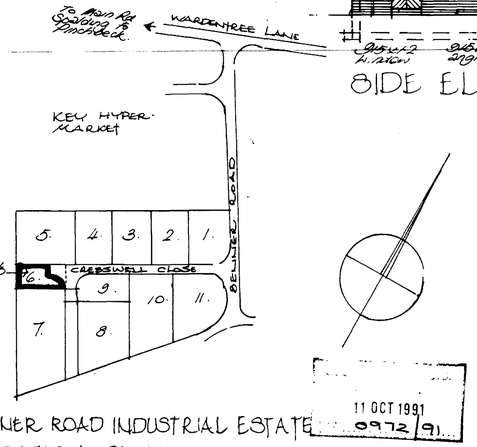
FRONT ELEVATION · east ·



SIDE ELEVATION · south ·

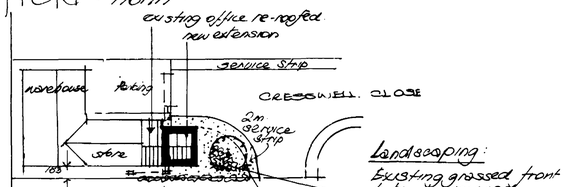


SIDE ELEVATION · north ·



BENNER ROAD INDUSTRIAL ESTATE
LOCATION PLAN 1:2500

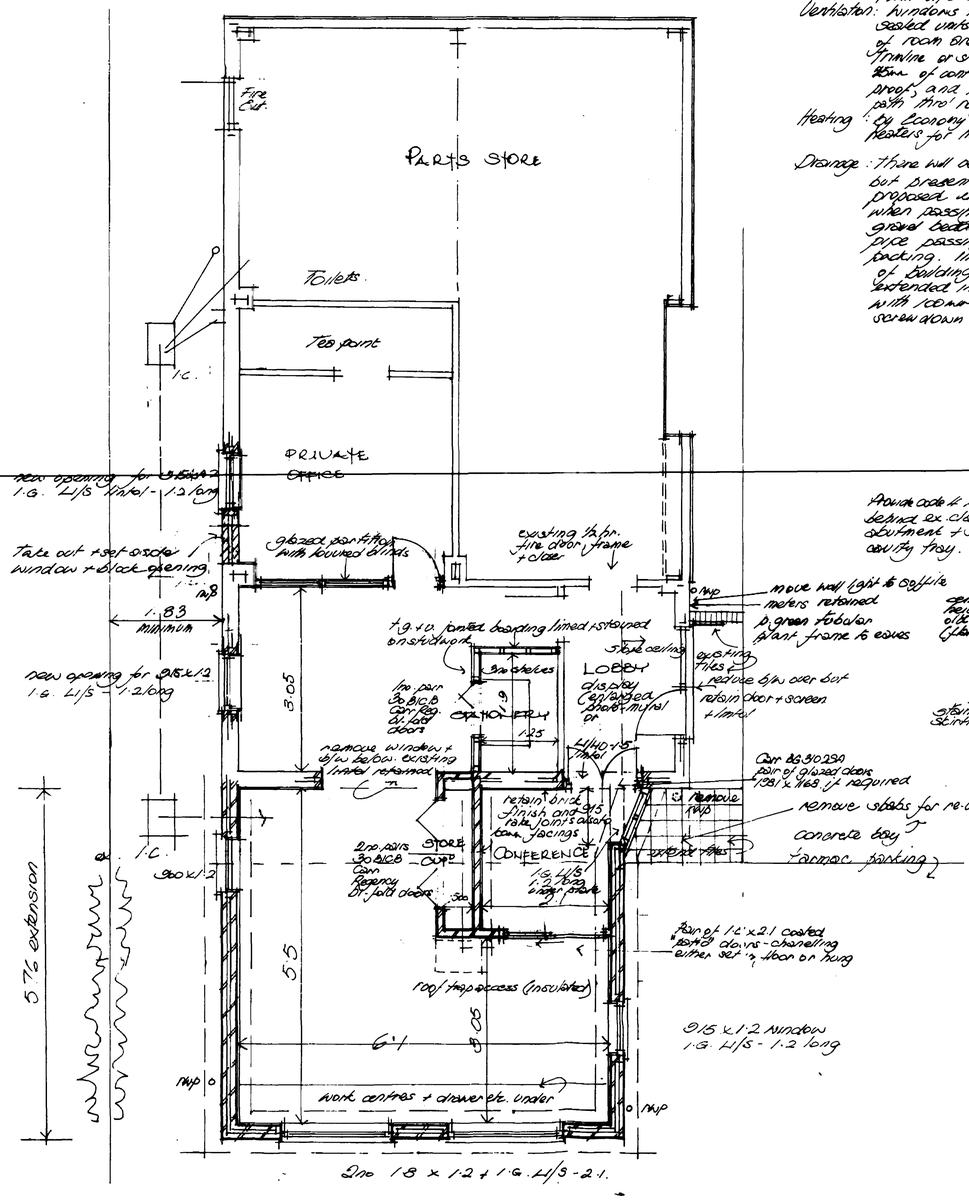
11 OCT 1991
0972/91

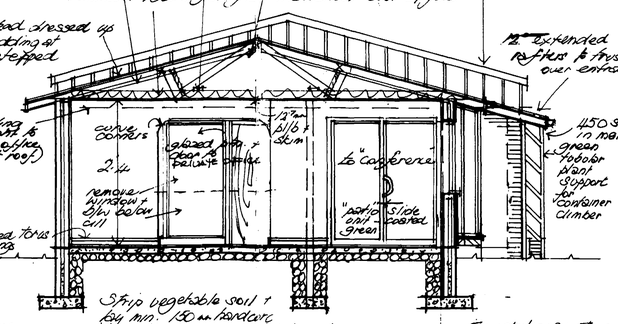


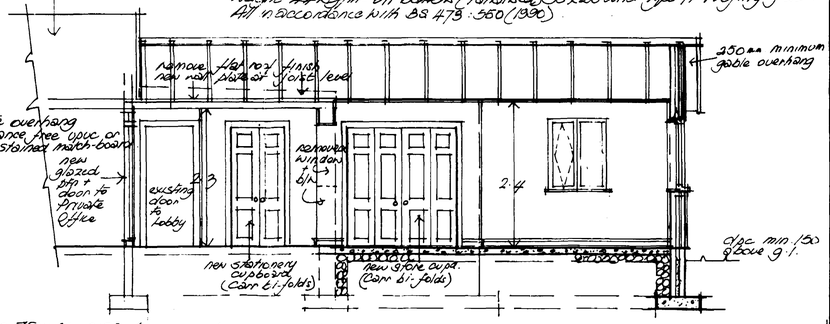
BLOCK PLAN 1:500

Landscaping:
Existing grassed front to be landscaped with group of shrubs: (hardy + wind resistant) e.g.
1. Elaeagnus pungens "maculata" evergreen 3 Litre
2. Cornus alba sibirica 3 Litre
3. Hebe salicifolia "variegata" 3 Litre
+ with standard Acer tree + Escallonia "Donard Seedling" (min 6m from

Roof: Provide prefabricated Trussed roof at 600 ctrs by Harrison Trusses (Fink) all in accordance with B.S. 5268 Pt 3 1985 to 15° pitch and 6.1 clear span. Roof members 50x100 and provide bracing to internal members with rafter diagonal bracing, rafter & ceiling binders, rafter bracing, lateral restraint noggings & purlins and lateral restraint straps (3 x 30 x 900 galv. m.s) connecting roof plate + walls at min 2m ctrs.
Tiles: Anchor Centurion low pitch roof tile "Autumn" with double perpetual 75 lap to 15° pitch: size 385 x 226 with minimum 100 head lap - weight 44 kg/m² on battens (treated) 38 x 25 and type 1F roofing felt. All in accordance with BS 473 : 560 (1990)



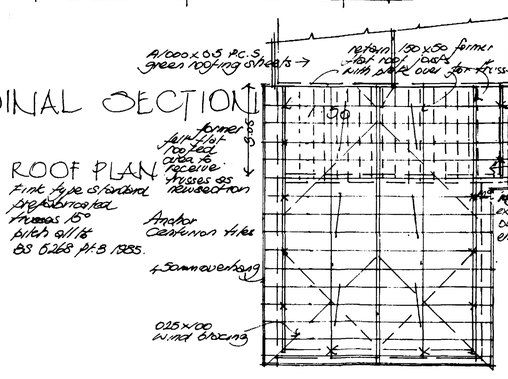




Strip vegetable soil + dig min. 150 mm hardcore bed blinded + consolidated. lay 100mm clap concrete o/66 / 250kg micron dpm forming a continuous layer with wall dpc. lay Celotex 25mm PF/125 rigid urethane foam insulation board with vapour check formed up at perimeter, + secured with s/n noggin. lay overall 18mm t+g flooring grade chipboard. Leave cloths at perimeters for services. All to achieve 0.45 w/m²k insulation value.

SECTION : 1:50

Foundations: Fit existing - 750 x 230 C15P to approved strata under cavity walls - 500 x 250 under 100 mm load bearing walls. Where pfa walls are not carried down to foundation, thicken raft to 450 x 330. Minimum ground cover 450mm.
Walls: Milton Buff facings (100 w) 60mm cavity with 100 mm insulite block inner leaf with integral 32mm insulation all to achieve 0.44 W/m²K "U" value. Close cavities at eaves. Board rear + existing b/w with "Turfix" DPC abuts DPC b/w below ground level with weak cavity fill to within 150 of g.l. All openings in b/w to be insulated to "U" value 1.2 W/m.k² with insulated lintels, cills + jambs (Mastik + Thermabate or similar cavity closer). As indicated, provide diagonal vent or light green P.C.S cladding sheets above + below windows with cavity reduced to set brickwork back to receive cladding to step over d.p.c. Fix wall ties at 900 c/c 450 vertically (300 vertically to unbonded joints.



LONGITUDINAL SECTION

ROOF PLAN
Fink type of standard prefabricated trusses 15° pitch all to BS 5268 Pt 3 1985.

PROPOSED OFFICE EXTENSION to UNIT 6 CRESSWELL CLOSE · BENNER ROAD INDUSTRIAL ESTATE · PINCHBECK · SPALDING for WATSON BACKUS MACHINERY LIMITED.
Scales: 1:100 and 1:50. Date: October 8 1991. Dwg no. 450/3.

M.E. CRESSWELL G.A.I.T.
ARCHITECTURAL DESIGN
HORSEMOOR BRIDGE
SPALDING LINCS PE11 3JA.