APPLICATION NO. : H14/1054/91

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Planning Permission

Reference: H14/1054/91 Received:29-NOV-91 Type:FULL

Name: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

Agent: R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)
Location : Northgate Farm Northgate Pinchbeck Spalding, Lincs

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.

2 The use of the building hereby permitted, shall be limited to Class B1, of the 1987 Town and Country Planning (Use Classes) Order, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, soot, ash, dust or grit.

Reason: To safeguard the amenities of the area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening 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. The trees, shrubs or 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 shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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)

SOUTH HOLLAND DISTRICT COUNCIL

5 There shall be no outside working or storage and all work shall be carried out within the "Existing Grain Drying Store" as shown on the submitted block plan received 29 November 1991.

Reason: To safeguard the amenities of the area.

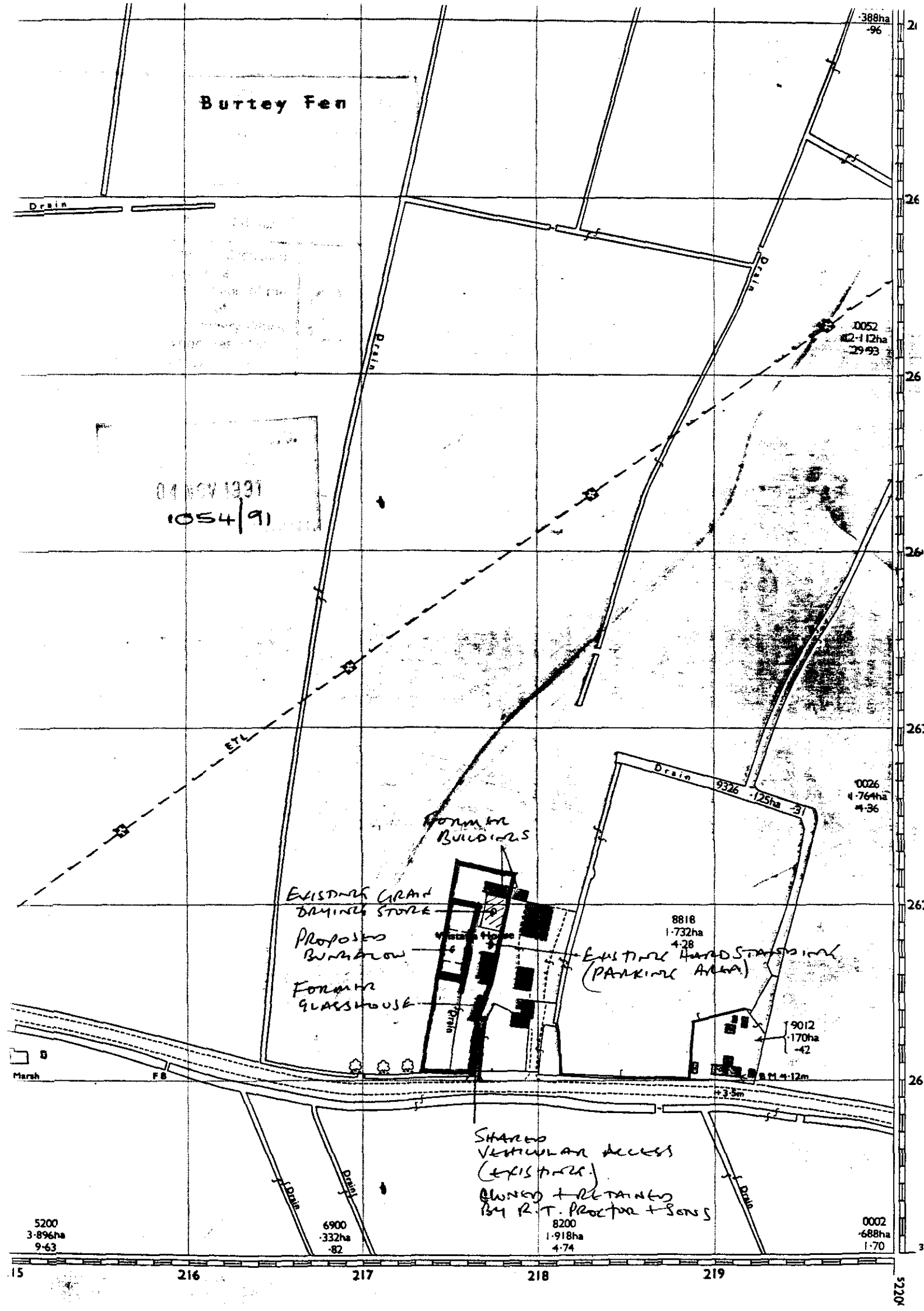
B Smith.

Director of Planning and Building Control Services
23-JAN-92 H14/1054/91

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. See enclosed notes relating to rights of appeal.

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)


Burtey Fen
Drain
Drain
Drain
Drain
Drain
Drain
Drain
ETL
01 NOV 1991
1054/91
·388ha
·96
·0052
12·112ha
·29·93
·0026
1·764ha
4·36
Drain 9326 ·125ha ·31
FORMER BUILDINGS
EXISTING GRAIN DRYING STORE
PROPOSED BUNGALOW
FORMER GLASSHOUSE
Western House
8818
1·732ha
4·28
EXISTING HARDSTANDING (PARKING AREA)
9012
·170ha
·42
B.M. 4·12m
+3·5m
Marsh
FB
SHARED VEHICULAR ACCESS (EXISTING) OWNED + RETAINED BY R.T. PROCTOR + SONS
5200
3·896ha
9·63
6900
·332ha
·82
8200
1·918ha
4·74
0002
·688ha
1·70
215
216
217
218
219
5220

PLANNING APPLICATION

For office use only

Application No. H14/1037/91

Date Registered 29 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GEEST INDUSTRIES LTD
WEST MARSH ROAD
SPALDING
LINCS
PE11 2BB
Tel. No. (0775) 761111

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

GEEST PROPERTIES LTD
WEST MARSH ROAD
SPALDING
LINCS.
PE11 2BB
Tel. No. (0775) 76111
(Personal contact name) MR. S.C. BARNES

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 10 + 11, CRESSWELL CLOSE, BENNER ROAD INDUSTRIAL ESTATE
PINCHBECK.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO FORM PACKING AREA AND AMENITY BLOCK FOR GREENS
CRESSWELL CLOSE, PINCHBECK.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £368.00 If you consider no fee is payable include a written explanation instead.

Signed. J Barnes Date. 28/10/91 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: NIL . 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 — NO .

5. GENERAL INFORMATION Please complete each section

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

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? — EXISTING HARDSTANDING

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 — EXISTING.

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

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	NO	→ 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.	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. SEE ACCOMPANYING NOTES.

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?	APPLICANT AND APPLICANTS WIFE.	APPLICANT + ONE OTHER.	NIL
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	ALL TRANSFERRED WITH BUSINESS — NO CHANGES.		
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	POURING, DRYING AND CURING FIBROUS PLASTER PRODUCTS IN RUBBER AND FIBREGLASS MOULDS		
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	NONE PROPOSED		
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	UNIT 2. STUMPS LANE. SPALDING. LINCS. LEASE EXPIRES 9TH JANUARY 1992. (ENTIRE STUMPS LANE PREMISES CURRENTLY FOR SALE INCL. UNIT 2).		
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)	PARKING REQUIREMENTS WILL BE MINIMAL. EXISTING CONCRETE HARDSTANDING MORE THAN ADEQUATE.		
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)	MAX 2 — 6 SMALL VEHICLES PER DAY.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	DRY, DAMAGED AND WASTE MATERIALS REMOVED BY SKIP.		
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?	LEVEL ACCESS TO EXG. BLDG.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page o[illegible] when necessary.

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.** 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: State Date notice served:

R.T. PROCTOR & SONS. C/O WILLIAM H. BROWN. 4.11.91.
16. SHEEPMARKET / SPALDING LINCS..

Signed ..... (~~Applicant~~/Agent) Date 4.11.91.

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 4.11.91

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 £ 92...

Receipt Issued ..... No. 2121

Date First Received .....

REGISTRATION

REFERENCE ..H14/1054/91.....

Cross-Ref .....R.....RL...

Date 5/11/91.

NEW
VALIDATION - 8.11.91

Date 6/11/91.

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 ☑ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92.. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 12.11...

Index Sheets 126. OS Nos ..... Grid Ref 531780 180170

Ward ...Parish ...Bexley...

TR Rural	☒	CA	☒	Grade
TR Bypass	☒	LB		
Level crossing	☒	TPO		
Footpath	☑	Other:		

Inside IBD .NO Inside LP Area.NO.

Linked to site.....Ref..... Linked to property.....Ref.91.46145

Planning Records:
Earlier apps

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:
date:

Residents notified on site visit:

Case Officer Conclusions (issues)

Large concrete + asbestos sheet to be need for working.
Brick built buildings to Pass garage
dwelling to be on part of existing hotel - agreement

Case Officer Recommendations (summary) Farm House to East - 'For Sale' Landscaping
(details overleaf) Open Landings Fencing Scheme Required

Delegation
Recommended approvals - Confirmed by Case Officer:

Departure from policy Yes ---- No ----

Ward member request Yes ---- No ----

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No ----
Yes
Yes ----
[Reason:

Other circumstances needing Committee decision

Yes ---- Flagged by Senior Officer
Signed ..... No ----

[Reason:

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic.

No ---- Nil fees (not first Submission) Yes ----

ANY ONE OF ABOVE Other info. viz:
Signed .....

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

Delegation confirmed by Senior Officer
.....

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

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

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 :

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

Information satisfactory/~~unsatisfactory~~

Further direction - details:

N/A

Amended description:

Reconsultations required -
Parish Council ✓ ~~Amended~~ Additional plan + details attached
Ward Members ✓ " " " " received
Residents
Advertise
Other

New valid date 29.11.91

Re-Registered ✓ 3/12/91 3/12/91
Ack/Reception/Filesheet Put plan + letter in 3/12/91
Consultation 3/12/91

BRIAN 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: H14/1054/91 Type: FULL

Applicant:Mr John Bryan
Tel:0775 722393

Agent:R N Cowling
0775 723836

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)
Location: Northgate Farm
Northgate
Pinchbeck
Spalding, Lincs

Valid date: 29-NOV-91
Target dates:
To case officer 04-DEC-91
Inspected by 09-DEC-91
Extra contacts 14-DEC-91
Report if not clear by 03-JAN-92

Terminal date: 24-JAN-92
Target Committee: 02-JAN-92
Report deadline: 19-DEC-91

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

RE-CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	03-DEC-91	17-DEC-91
Cllr T Bray 0775 323794 (Of	03-DEC-91	17-DEC-91
Cllr Mrs P J Buffham	03-DEC-91	17-DEC-91

Comments L.C.C. - Obs attached of JS CB 21.1.92
~~plan taken CB Sketch see H/A/13 dated 12/12/91~~
Owner/occupier, 'Wisteria House', Northgate, Pinchbeck
09-DEC-91 23-DEC-91

BRIAN SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1054/91 Type: FULL

Applicant: Mr John Bryan Agent: R N Cowling
Tel: 0775 722393 0775 723836

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)
Location: Northgate Farm
Northgate
Pinchbeck
Spalding, Lincs

Valid date: 26-NOV-91 Terminal date: 31-JAN-92
Target dates: Target Committee: 10-DEC-91
To case officer 13-NOV-91 Report deadline: 26-NOV-91
Inspected by 18-NOV-91
Extra contacts 23-NOV-91 Case Officer:
Report if not clear by 13-DEC-91 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	15-NOV-91	29-NOV-91
Cllr T Bray	0775 323794 (Of	15-NOV-91	29-NOV-91
Cllr Mrs P J Buffham		15-NOV-91	29-NOV-91

Further information in support of applications submitted by Mr.J. Bryan in respect of:-

(1) Change of Use of existing Farm Building (grain drying store) to Light Industry (plaster mouldings) and

(2) Outline application for the erection of a new dwelling on the site of (1) at Northgate Farm, Northgate, Pinchbeck, Spalding, Lincs.

The applicant, Mr. John Bryan has been established as a self-employed painter and decorator in Spalding since 1964 and is currently trading as 'John Bryan Decor' from his business/home premises at 43, Holbeach Road, Spalding, Lincs. From the same premises he provides a retail service to the D.I.Y. home decorator.

Over the years the applicant has become well known for high quality workmanship and has been involved in the restoration and redecoration of many larger and historical premises including works to fine plaster mouldings, cornices and similar embellishments, resulting initially in his need to purchase the necessary finished materials from specialist outlets. Such an arrangement often involved time delays and in cases of repair and partial reinstatements, difficulty in obtaining the exact match to the existing profiles.

With the growing call and need for such materials the applicant decided to look into setting up his own manufacturing process for plaster mouldings, and in 1986 opened a manufacturing unit at Unit 2, Stumps Lane, Spalding, (locally known as the Homeimprova Centre) where he has been successful in manufacturing and selling to the trade and to the general public a wide range of items including cornices, ceiling roses, corbels, dado rails, fire surrounds, etc. Unfortunately the Stumps Lane, Spalding premises are in the process of being sold and the applicant's lease expires on 9th January, 1992. This situation has caused him to look for alternative premises to continue, without interruption, his plaster mouldings operations.

Because the manufacturing process needs to be carefully monitored during drying and curing, an essential part of the applicant's brief is to have his residence on the site of the manufacturing unit. This will enable him to fully supervise manufacture, to deal with any emergencies and not least to ensure security of the premises at night and during other non-operational periods.

04 NOV 1991
1054/91

cont/over

After extensive searching for suitable premises, he has been offered a site at Northgate Farm, Northgate, Pinchbeck complete with a modern concrete framed building, size 60'0" x 45'0", built as a grain drying store but now disused.

The Applicant's operations will cause no disturbance to neighbouring properties, noise and pollution levels being virtually non-existant and traffic flows being very low, the latter involving only the delivery of raw materials and the despatch of the finished products.

Together with general landscaping it is proposed to screen the east boundary of the site with fencing or tree planting to the Planning Authority's approval.

Access to and exit from the site will be via an existing vehicular access from Northgate over which the applicant will enjoy a 'right of way' to his site.

To assist the Officers and the Planning Committee of the South Holland District Council in assessing the extent of the applicant's operations, arrangements can be made for them to visit his present facilities when any matters of concern can be discussed at first hand.

In view of the above submissions it can be seen that the applicant's needs are of an urgent nature and that the two applications, namely:-

1. Change of Use of existing Farm Building (grain drying store) to Light Industry (plaster mouldings),

and

2. Outline application for the erection of a new bungalow on the site of 1.

should be considered as one since each is dependent upon the other.

The applicant will be happy to supply any additional information that may be required by the South Holland District Council Planning Authority in order to bring these applications to a satisfactory conclusion.

BRIAN 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: H14/1054/91

Applicant: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

Agent: R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)
Location: Northgate Farm
Northgate
Pinchbeck
Spalding, Lincs

Type: FULL

Date received: 04-NOV-91

06-NOV-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

The enclosed certificate relating to ownership needs to be completed where marked.

The site area relating to the change of use only needs to be clearly defined in red excluding the dwelling and access, which needs to be edged blue.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 8.11.91

OUR REF: JC/SS.

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H14/1054/91
Grain Drier to Light Industrial (Plaster Mouldings), Northgate, Pinchbeck

I write further to a meeting with the applicant and would confirm that whilst the proposed operation would appear to meet a light industrial classification the following details should be clarified in writing:-

1. Description of the processes including mould manufacture, production methods etc.

2. Details of any activities giving rise to emissions to atmosphere of dust, odour, noise etc.

3. Details of any arrestment equipment, screening etc. in respect of (2).

4. Details of storage and method of disposal of waste.

5. General hours of operation.

6. Number and type of vehicles.

Thapman
pp Director of Environmental Services

P.O.

S.H.D.C. PLANNING DEPT.
RECEIVED
11 NOV 1991

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

File Nos.

Acknowledge YES/NO
by
date

BRIAN 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
18 NOV 1991 P.J.
Action of
File Nos.
RBC NHM
OPO BG
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1054/91

Applicant: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

Agent: R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)

Location: Northgate Farm Northgate
Pinchbeck Spalding, Lincs

Type: FULL

Date received: 08-NOV-91

15-NOV-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 25-NOV-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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 of change of use of land.
- No objection as noise & pollution levels are probably non existent
- Have details on traffic flows please
- I feel that a site visit may be necessary in this case

Signed: Pauline Scott

15/11/91

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

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991 64
Attention of
DPO NFM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Files Nos.
Acknowledge YES/NO
by
date

NRA
National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/91/1/SH/242

Dear Sir

PLANNING APPLICATION NOS. H14/1053/91 AND H14/1054/91
ERECTION OF BUNGALOW AND CHANGE OF USE OF EXISTING FARM BUILDING TO LIGHT INDUSTRY AT NORTHGATE FARM, NORTHGATE, PINCHBECK, SPALDING, FOR MR J BRYAN

With regard to the above-mentioned application received on 20 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

/contd...

DR. KEVIN BOND
Regional General Manager

Aquo House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

Ground conditions in this area may be suspect.

2. /contd...

NRA

National Rivers Authority
Anglian Region

GT/91/1/SH/242

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under Schedule 12 of the Water Act 1989 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

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

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Yours faithfully

R F Morgan
Planning Engineer

cc. R N Cowling, 22 Oakley Drive, Spalding, Lincs PE11 2BN - Agent

DES

BRIAN 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: H14/1054/91

Applicant: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

Agent: R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)

Location: Northgate Farm Northgate
Pinchbeck Spalding, Lincs

Type: FULL

Date received: 08-NOV-91

15-NOV-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 30-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
Director of Planning and Building Control Services

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

Reg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991

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

File Nos.

Acknowledge YES/NO
by
date

FOR PARISH COUNCIL USE ONLY

Comments: Recommend refusal on grounds that there is an industrial estate at Wardentree Lane, the site is inappropriate, and will set precedent.

Signed:

W. H Cunningham

Reg 4.

~~I would be glad~~

Please provide a description of the processes involved, including mould manufacture, production methods and materials used. ~~In addition~~ with these give rise ~~to dust~~, odour or noise emissions and ~~how~~ can these ~~be screened~~ reduced. What are the general hours of ~~operation~~

Please confirm whether you make the fibreglass moulds and what materials are involved. Will mould manufacture + plaster moulding manufacture give rise ~~to~~ dust, odour or noise emission + how can these be reduced? What are the general hours of operation? How will the materials be stored? and please confirm that the ~~vehicle~~ traffic flow is as stated on the form + define 'small'.

Please also provide a site layout plan at a scale of 1:200

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

APPLICATION REFERENCE: H14/1054/91 DATE RECEIVED: 08 11 91

APPLICANT: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

AGENT: R N Cowling
22 Oakley Drive
Spalding
Lincs

DESCRIPTION: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)

LOCATION: Northgate Farm, Northgate, Pinchbeck

19 November 1991

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR FURTHER INFORMATION TO BE SUBMITTED

The South Holland District Council are of the opinion that the information contained in the above application for planning permisssion is insufficient to enable the Local Planning Authority to determine the application. Under the provisions of the Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 you are therefore requested to supply the following details:-

Please confirm whether you make the fibreglass moulds and what materials are involved. Will mould manufacture and plaster moulding manufacture give rise to dust, odour or noise emission and how can these be reduced? What are the general hours of operation? How will the materials be stored and please confirm that the traffic flow is as stated on the form and define "small".

Please also provide a site layout plan at a scale of 1:500.

If you have been sent a notice of receipt, the time limit referred to for the determination of the application should be ignored as the time limit will now have to be calculated from the date ~~when I receive the further~~ information required.

SOUTH HOLLAND D.C.
PLAN DEPT
2[illegible] NOV 1991
REF .....

Yours faithfully

Peter Wild

Principal Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number.

R.N. COWLING H.N.C.

Architectural Design and Building Consultant

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

TELEPHONE: SPALDING (0775) 723836

REF: 9128

28th November, 1991

The Director of Planning and Building Control Service,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.

SOUTH HOLLAND D.C.
PLANNING DEPT
29 NOV 1991
REF .....

FOR THE ATTENTION OF MR.P.UDY

Dear Sir,

APPLICATION REF: H14/1054/91
CHANGE OF USE - EXISTING FARM BUILDING
(GRAIN DRYING STORE) TO LIGHT INDUSTRY
(PLASTER MOULDINGS)
NORTHGATE FARM, NORTHGATE, PINCHBECK.
FOR MR. JOHN BRYAN.

Further to your letter dated 19th November, 1991, per copy returned herewith, I have now taken site measurements and enclose herewith as requested 4 copies site plan to a scale of 1:500.

The other matters referred to in your letter have been discussed during a site meeting and inspection at the applicant's existing premises in Stumps Lane, Spalding with Mr.John Chapman (Environmental Health Department) and can be confirmed as follows:-

1. The fibreglass moulds will NOT be manufactured on site.

2. Manufacture of the plaster mouldings will not give rise to any odour or noise emission. Dust emission will be minimal, comprising only that which would normally be produced during the tipping of any powdered material onto a mixing platform. Operators wear face masks to eliminate dust inhalation, and extractor fans will be installed incorporating filters to prevent dust being discharged to the external air.

3. Normal hours of operation will be 0800-1800 hours (Monday-Saturday) plus inspections only during the night by the applicant in person (hence his need for the on site bungalow) to ensure controlled drying and curing of his products.

4. All raw materials and the finished products will be stored within the same building as the manufacturing process. The building is conveniently divided by solid walling into two sections as indicated on the enclosed site plan.

Any damaged items and dry waste by-products will be disposed of by skip, as at the applicant's present premises.

5. It is confirmed that traffic flow both to and from the site will be minimal as stated on the application form and comprise of small vehicles not exceeding 3 tons.

I trust the foregoing responses to your queries will enable you to proceed with this application.

Yours faithfully,

R.N. Cowling

IAN 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: H14/1054/91

Applicant: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

Agent: R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)

Location: Northgate Farm Northgate
Pinchbeck Spalding, Lincs

Type: FULL

Date received: 29-NOV-91

03-DEC-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 18-DEC-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
Director of Planning and Building Control Services

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

PJ

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1991
Attention of
DO NRM
DO BS
ACP
File Nos.
Acknowledge YES/NO
by
date

FOR PARISH COUNCIL USE ONLY

Comments:

Rec. Refusal: See previous plan refd

Signed:

M H Cunningham

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P. Hoy SHDC. Planning Reference H14/1054/91.

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

NORTHGATE FARM, NORTHGATE, PINCHBECK

In order for this proposal to be acceptable I will require alterations to the existing access. However the access is not included within the application site. I shall be pleased if you will request the access to be included in the site in order that the following conditions be attached to any permission:—

(1) The existing access from its junction with Northgate shall be widened to a width of 6m for as far as the access to this site

(2) B12 --- 6m --- 6m,

(3) B14 --- 1/20 --- 6m -- 1/10.

(4) The access for the first 10m from Northgate shall be suitable surfaced to the satisfaction of the L.P.A.

Date 11/12/91

Signed ..... Director of Highways and Planning

B 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: H14/1054/91

Applicant: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

Agent: R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)

Location: Northgate Farm Northgate
Pinchbeck Spalding, Lincs

Type: FULL

Date received: 29-NOV-91

PJ
S.H.D.C. PLANNING DEPT.
RECEIVED
13 DEC 1991
03-DEC-91
File Nos.

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 13-DEC-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

No objections I am satisfied that things are as applicant says.

Signed: Pauline Buffham

13/12/91

Mr R N Cowling
27 Gadsby Drive
Spalding
Lincs
PE11 2BN

M. P J May

PJM/LAB/P147/034/1

16 December 1991

Dear Sir

Change Of Use - Existing Farm Building To Light Industry.

The Lincolnshire County Highways Department have looked at the plans and would like some alterations to be carried out to the access road. This is not within the application site and cannot be conditioned unless you can confirm that the proposed works could be carried out by your client.

I reproduce the four conditions below and would be grateful if you could inform me whether they could be complied with.

1 The existing access from the junction with Northgate shall be widened to a width of 6 metres as far as the access to this site.

2 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved and the effective width of the access at the inner tangent points shall be 6 metres.

3 The gradient of the vehicular access shall not be steeper than 1/20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved, and thereafter not steeper than 1/10.

4 The access for the first 10 metres from Northgate shall be durable surfaced to the satisfaction of the Local Planning Authority.

You state in the description of the application that the use will be light industrial. Would you please confirm that there would be no objection to considering the application, should it be granted planning permission, to Class B1 of the 1987 Town And Country Planning Use Classes Order.

Yours faithfully

P J May
Principal Planning Officer
Development Control

Planning Department
Council Offices
Priory Rd
SPALDING
PE11 2XE.

Ref H14/1054/91
and Ref 1053/91

This letter is take into account both above Ref's.

Attn P J Clay

Dear Sir/Madam

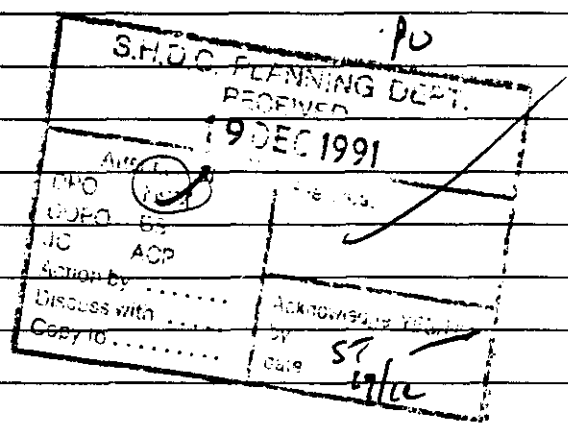
16/12/91

With regard to your letter dated 9/12/91 on the subject of planning application for both change of use of a farm building to a industry type factory, and the erection of a bungalow. We would like to place on record our strong objection to both these item in particular the change of use of the farm building to industrial use.

Our main points of objection are as follows

(a) Ref H14/1054/91

(1) This type of manufacture is normally dirty.
(2) Will increase the traffic on and around the area in particular the next entrance that runs down the side of my property
(3) The operation can be a hazard.
(4) Will spoil the area.
5 Will reduce the value of our property even more
(6) Upset the Natural wildlife (of which there is abundance



(1)

(6) Ref HH/1053/91

Erection of a bungalow.

(1) Will encourage the area to become another fill in area, which we believe is not in the plans of the council for the further growth of the area.

(2) Will overlook our property and destroy the privacy we have enjoyed and was one of the reasons why we bought the house in the first place.

(3) taking into account all the aspect of both application we believe that will contravene the Health and Safety at work regulation.

The above is an example of our objection and if you need to contact us further please send all further letters to our business address where our legal people can deal with this
the address is as follows.

ATT: TERRY FARNORTH.
J MAC A KING & CO LTD
Excelsior Mills
Ripponden
Sowerby Bridge
West YORKSHIRE Tel 0422-823355

Finally may we make a suggestion that might overcome all problem for all parties and that is that Mr Bryan buy our property in that way he won't need to erect a new dwelling etc.

We look forward to your reply. Yours faithfully

TERRY & LYNDA FARNORTH
NISTEZIM HOUSE
NORTHGATE
PINNACLE
SOWERBY

(2)

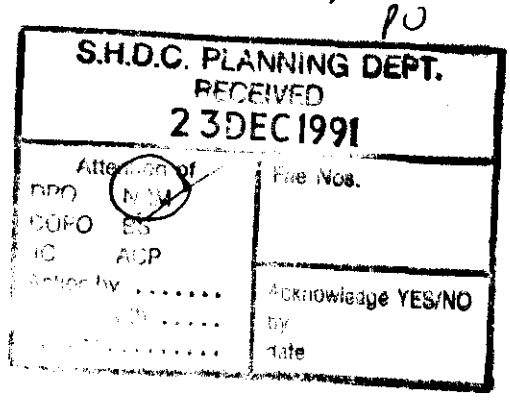
R.N. COWLING H.N.C.

Architectural Design and Building Consultant

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.
TELEPHONE: SPALDING (0775) 723836

REF:9128 21st December, 1991

The Director of Planning and Building Control Services,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincs.
PE11 2XE



FOR THE ATTENTION OF MR.P.J. UDY

Dear Sir,

PROPOSED CHANGE OF USE
EXISTING FARM BUILDING TO LIGHT INDUSTRY
NORTHGATE FARM, NORTHGATE, PINCHBECK.
YOUR REF: PJU/LAB/H14/1054/91

Further to your letter dated 16th December, 1991 I can now confirm agreement to the various matters raised as follows:-

(A) IMPROVEMENTS TO VEHICULAR ACCESS

The existing vehicular access to the site will be retained by the present owners as indicated on the submitted drawings. My client has jointly agreed with them to accept the conditions 1 - 4 inclusive as requested by the Lincolnshire County Highways Department and set out in your letter as follows:-

1. The existing access from its junction with Northgate shall be widened to a width of 6 metres as far as the access to this site.
2. The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 6 metres.
3. The gradient of the vehicular access shall not be steeper than 1/20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1/10.
4. The access for the first 10 metres from Northgate shall be suitably surfaced to the satisfaction of the Local Planning Authority.

(B) In view of the nature of my client's proposed business operations I can confirm that he would have no objection to it's use being restricted, by condition, to Class B1 of the 1987 Town and Country Planning Use Classes Order.

cont/over

In view of the above agreements I trust you will now be in a position to complete your processing of this application.

Yours faithfully,

R.N. Cowling

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H14/1054/91.

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. Address or location

Northgate Farm, Northgate, Pinchbeck

3. Name, classification and number of road

III

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

Full

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

Change of use from farm buildings to light industry (plastic mouldings)

7. Delete as appropriate

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

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

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

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

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

Date: 2-1-92. Signed: [signature]

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 existing access from its junction with Northgate shall be widened to a width of 6m as far as the access to the proposed site

(2) B12 — — — 6m — — — 6m

(3) B14 — — — 1/20 — — 6m — — 1/10m

(4) The access ~~from~~ for the first 10m from the nearside carriageway of Northgate shall be suitably surfaced to the satisfaction of the L.P.A

Delete as appropriate

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

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

(1) To provide adequate access for commercial vehicles in the interests of highway safety

(2) B6

(3) To provide a safe gradient to the access for vehicles to enter and leave the site

(4) To ~~ensure~~ prevent unsuitable material from being deposited on the highway in the interests of highway safety.

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

APPLICATION REFERENCE: H14/1053/91 DATE RECEIVED: 8/11/91

APPLICANT: Mr J Bryan
43 Holbeach Road
Spalding
Lincs

AGENT: R N Cowling
22 Oakley Drive
Spalding
Lincs PE11 2BN

TYPE: Outline

DESCRIPTION: Erection of bungalow in connection with business use

LOCATION: Northgate Farm, Northgate, Pinchbeck

APPLICATION REFERENCE: H14/1054/91 DATE RECEIVED: 29/11/91

APPLICANT: Mr J Bryan
43 Holbeach Road
Spalding
Lincs

AGENT: R N Cowling
22 Oakley Drive
Spalding
Lincs PE11 2BN

TYPE: Full

DESCRIPTION: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)

LOCATION: Northgate Farm, Northgate, Pinchbeck

Parish Council: H14/1053/91

Recommend refusal - Outside I.B.D.

H14/1054/91

Recommend refusal - Industrial estate at Wardentree Lane, inappropriate, set precedent.

Ward Member: H14/1053/91

Have visited applicants current workshops and am happy with nature of work. Wisteria House currently on market.

H14/1054/91

No objections.

County Highways: H14/1053/91

No objections.

H14/1054/91

Request conditions.

Public Objections: One letter received from Wisteria House

H14/1053/91

- Will encourage area to become an infill area.
- Will overlook our property, destroy privacy - one of reasons bought house in first place.
- Applicant could purchase our property, no need to build a bungalow.

H14/1054/91

- This type of manufacture normally dirty.
- Will increase traffic.
- Operation can be a hazard.
- Will spoil area.
- Will reduce value of property.
- Upset natural wildlife (of which there is abundance).
- Will contravene Health & Safety at work regulations.

Information from Applicant:

- Applicant been self-employed painter and decorator since 1964. Also provides retail service to D.I.Y. Home Decorator.
- Has been involved in restoration and redecoration of many large and historical premises, including plaster mouldings, cornices, etc.
- This has led to applicant setting up own manufacturing process for plaster mouldings.
- Existing site's lease expires January, 1992 and are being sold.
- Process needs to be monitored during drying, airing, therefore, necessary for residence on site, also for security.
- Site has modern concrete framed building 60' x 45', disused grain store.
- Operation will not cause disturbance, noise and pollution levels being virtually non-existent and very low traffic flows. (Delivery of raw materials and dispatch of finished goods).
- Propose to screen east boundary.
- Applicant, applicant's wife and one other will work in business.
- 2-6 vehicles per day will visit the site. (3 ton).
- Fibreglass moulds will not be manufactured
- on site.

Working hours - 8 a.m. - 6 p.m.
- Monday-Saturday, plus night inspections.
All storage and manufacture to be carried out within building.

Environmental Health: After meeting with applicant, the proposed operation would appear to meet light industrial classification.

PLANNING POLICIES/DOE ADVICE
P.P.G. 7 - Rural Enterprise and Development.

CONCLUSIONS
1 The site is located adjacent to Wisteria House and is part of an old farm yard, although part of the site incorporates a narrow strip of agricultural land. Wisteria House is currently for sale.
2 Planning Policy Guidance Note 7 advises that the re-use of redundant farm buildings is acceptable and can often cause less disturbance than agriculture. The Environmental Services Department advise that the use could fall within the light industrial definition i.e. a use which can be carried out in a residential area without detriment to the amenity of that area by way of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
3 The applicant currently lives in Holbeach Road and has carried out this business in Stumps Lane since 1986. Although I can appreciate the argument put forward, I am not totally satisfied that it warrants the granting of planning permission for a bungalow which would be contrary to policy. In this respect it has to be recognised that the applicant does not presently reside in close proximity to this existing workshop. I have written to the applicant asking whether he has considered buying the neighbouring house and anticipate having a reply by the day of the Committee.

RECOMMENDATION -

H14/1053/91 - Refuse permission

1 The site outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Department of the Environment Policy Note 4, and is aimed at 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 form a precedent for further similar proposals which would be difficult to resist.

H14/1054/91 - Grant permission

1 The use of the building hereby permitted, shall be limited to Class B1, of the 1987 Town & Country Planning (Use Classes) Order, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

2 SC21 (Landscaping scheme).
3 SC27 (Implementation of planting).
4 There shall be no outside working or storage and all work shall be carried out within the "Existing Grain Drying Store" as shown on the submitted block plan received 29 November, 1991.

Reasons

1 To safeguard the amenities of the area.
2-3 Standard.
4 To safeguard the amenities of the area.

---

57. 1992/93 REVENUE ESTIMATES (Continued)

RESOLVED:

(a) The submitted estimates be approved and referred to the Policy and Resources Committee;

(b) The expanded use of information technology by senior management, the continued work programme on scanning application records into the ODIN system and the replacement of deteriorating mapping and out of date air photographs be cancelled;

(c) All temporary employment contracts be not renewed;

(d) The sale price of miscellaneous items of information be increased and the sale of documents in conjunction with local search enquiries be reintroduced;

(e) The case for corporate involvement in developments of major economic significance be re-examined if and when such cases arise;

(f) The post of Senior Planning Assistant (currently unfilled) remain vacant;

(g) Grant schemes for listed buildings and conservation areas, other than the town schemes for Crowland and Long Sutton, be reduced as detailed in the report; and

(h) The revenue costs of the Market Place pedestrianisation be excluded as it will not be possible to carry out this work within the next financial year.

58. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all Members.

RESOLVED:

(a) Application Granted

Planning permission be granted in respect of the following proposal in accordance with the recommendations of the Director of Planning and Building Control Services as amended, where indicated:-

Plan No. and Applicant	Proposal
H14/1054/91 Mr J Bryan	Change of use from existing farm building (grain drying store) to light industry (plaster mouldings) at Northgate Farm, Northgate, Pinchbeck.

BRIAN 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: H14/1054/91

Applicant: Mr John Bryan
43 Holbeach Road
Spalding
Lincs

Agent: R N Cowling
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Change of use - existing farm building (grain drying store) to light industry (plaster mouldings)

Location: Northgate Farm Northgate
Pinchbeck Spalding, Lincs

Type: FULL

10-FEB-92

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 T Papworth
Wisteria House
Northgate
Pinchbeck
Spalding Lincs

letter posted to business address. 10/2

William H. Brown
AGRICULTURAL
—Land Agents, Valuers & Auctioneers—

18/19 Sheep Market, Spalding, PE11 1BG
Tel: (0775) 722321 Fax: (0775) 711222

Chartered Surveyors: T.H. White, MA, FRICS. FAAV;
S.G.P. Kingston, FRICS. FAAV; J. O'Brien BSc (Agric), FRICS. FAAV;
J.R. Major, BSc, ARICS, FAAV; R.A Hindle, BSc ARICS, FAAV.
Farm Management: Roy Whatton, ARAgS.

Our Ref: NAH/lh/2969
Your Ref: PJU/LAB/H14/1054/91

15th June, 1992

P.J. Udy, Esq.,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Mr. Udy,

Buildings at Northgate, Pinchbeck
Planning Permission Reference: H14/1054/91

I write to confirm our telephone conversation of the 11th June in which I mentioned to you that our client has a gentleman interested in renting the building for the storage of pot plants. I note that the B1 use excludes storage, and that this is covered by B8.

However, I would be grateful if you could confirm whether the existing use of the buildings for agricultural storage would cover the proposed use.

I look forward to your reply.

Yours sincerely,

N.A HARPER
WILLIAM H. BROWN

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1992 PU

New stables need P.P.
as basis from use + not
B8. unless separately used for grain drying brought + for elsewhere

Incorporating
White & Kingston

Offices in: Buckinghamshire, Cambridgeshire, Cheshire, Devon, Edinburgh, Essex, Hertfordshire, Lincolnshire, Norfolk, Nottinghamshire, Somerset, Suffolk, Yorkshire, Wales.

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Mr P Udy

PJU/WL
H14/1054/91
NAH/1h/2969
23rd June 1992

William H Brown
18/19 Sheep Market
Spalding
Lincs
PE11 1BG

For the attention of Mr N Harper

Dear Sir,

Buildings at Northorpe, Pinchbeck, Spalding

The issue as to whether planning permission is required rests on whether the grain store was used as part of a farm holding or not.

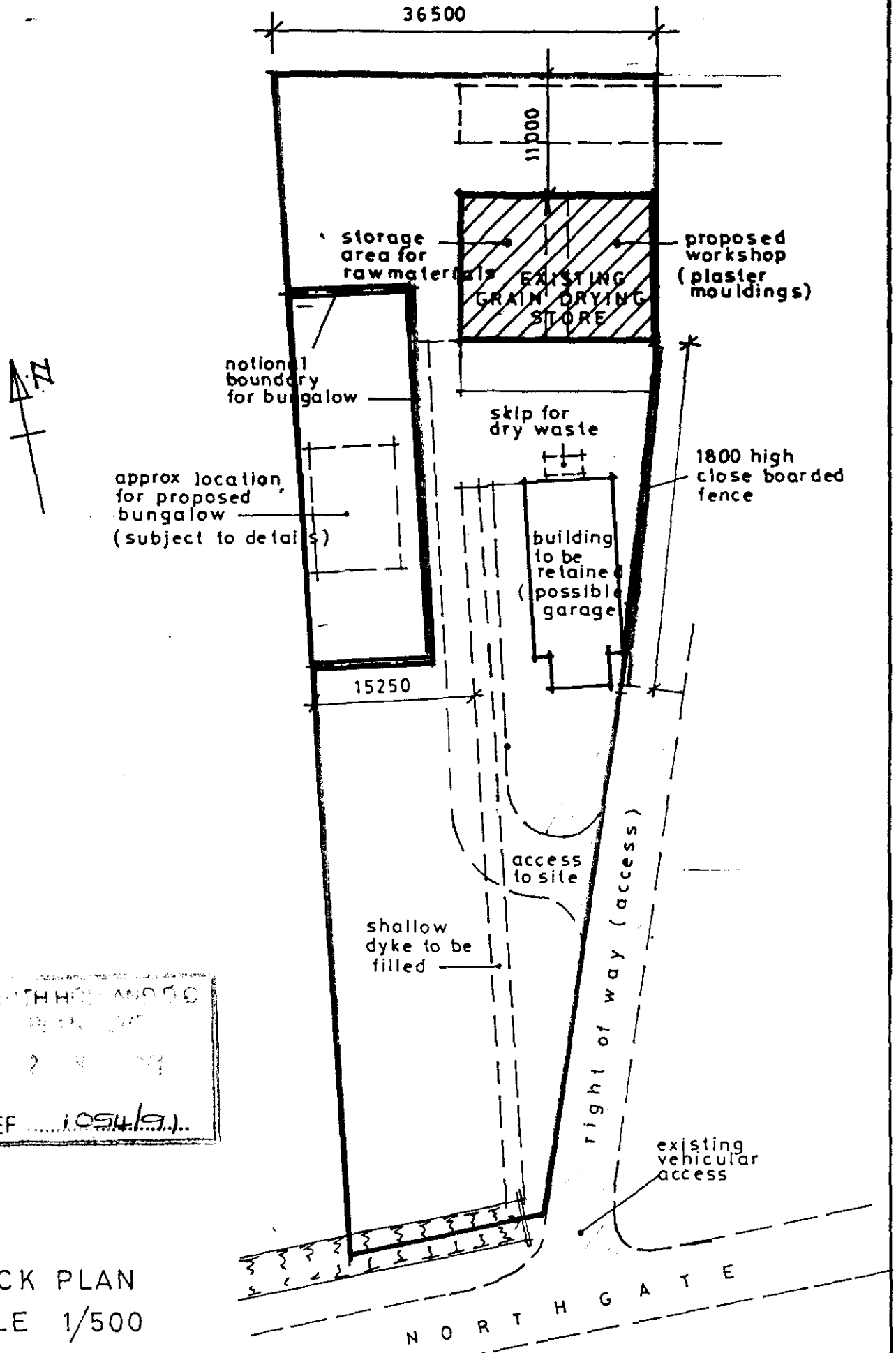
If the building was used to dry grain from the farm holding on which it stands, or stood if it has now been sold off, the use is agricultural and planning permission would seem to be required.

However, if the building was used to dry grain from other farms it is possible the use could be B8 and then planning permission would not be required.

It is my opinion that a change of use would most likely be required but I cannot be certain because I do not know the full planning situation on the site.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)



REF ..... 1054/91 ..

BLOCK PLAN
SCALE 1/500

part northgate farm ~~northgate~~ pinchbeck j bryan esq.

project no 9128 r n cowling 22 oakley drive spalding lincs tel (0775) 723836