APPLICATION NO. : H14/1195/92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/1195/92 Received:16-NOV-92 Type:OUTLINE

Name: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Description: Industrial/storage/hotel and car showrooms.(Use Classes B1,B2,B8 and C1)
Location : East of Spalding Road Field nos. 7572 and 9352 Pinchbeck Spalding Lincs

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

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

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

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

attractiveness of the environment;

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

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

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

3 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be direct connection from it to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

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

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

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

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

6 The proposed road shall be constructed right up to the eastern boundary of the site and make a satisfactory connection with the adjoining development.

Reason: In the interests of safe and adequate highway design.

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

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using A16 Spalding Road, Pinchbeck.

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

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

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

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

10 The proposed development shall not commence until the details of the proposed junction of the industrial estate road and the A16 have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

11 No access shall be made from the development to the existing A16 trunk road unless and until the proposed junction with the A16 and industrial estate road has been constructed and opened to traffic.

Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

12 The development shall be carried out in accordance with the approved development brief.

Reason: To ensure a satisfactory development.

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

13 The submitted landscaping scheme shall make provision for substantial strategic planting between Spalding Road and Moortoft Lane; at the site frontage with the A16; along the link road between the A16 and Enterprise Way; and adjoining the site boundaries with residential properties, and such planting shall be carried out before any of the industrial or commercial activities are commenced to be operated.

Reason: In the interests of the amenities of the locality.

The applicants are advised that this permission does not convey specific approval to the zoning details shown on the submitted plans.

This permission does not extend to approve the highway details as shown on the submitted plans.

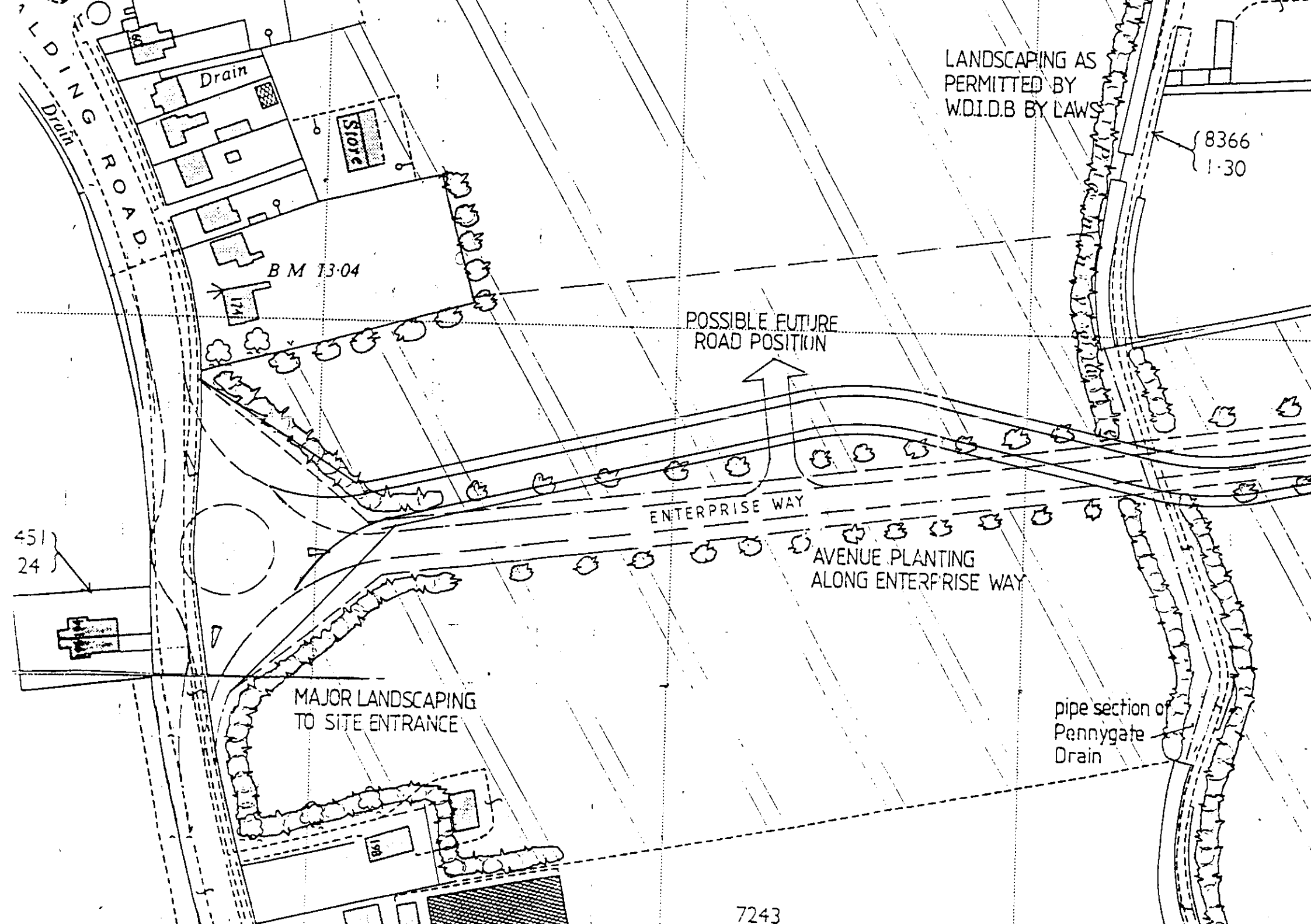
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or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

Director of Planning and Building Control Services
11-JAN-94 H14/1195/92

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)


LANDSCAPING AS
PERMITTED BY
W.D.I.D.B BY LAWS
8366
1·30
Drain
Store
B M 13·04
POSSIBLE FUTURE
ROAD POSITION
ENTERPRISE WAY
AVENUE PLANTING
ALONG ENTERPRISE WAY
451
24
MAJOR LANDSCAPING
TO SITE ENTRANCE
pipe section of
Pennygate
Drain
7243

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1195/92

Date Registered 16 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD,
S19, BROADGATE,
WESTON HILLS,
NR. SPALDING

Tel. No. 0406 380532

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

FIELD NOS 7572 AND 9352 EAST OF SPALDING ROAD,
PINCHBECK

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ZONED INDUSTRIAL DEVELOPMENT TO INCLUDE
B1, B2, B8, C1 AND CAR SHOWROOMS

Please complete

Signed ..... Date 16/11/92

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £ 2760 *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 Certificate**

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

Please state Site Area 10.8 (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: Not known at present

4. A. If building works are proposed, other than residential, please state extra floorspace 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. 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: A16 Spalding 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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of } to Surface Water Sewer and Pennygate Drain

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	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.		→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary. See Supporting Letter.

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?	To be submitted at a future date.		
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 ☐		
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 ☐		
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)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 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: John Huntsman & Stephen Grundy c/o Northgate, Pinchbeck

State Date notice served: 16/11/92

Signed ..... (Applicant/~~Agent~~) Date 16/11/92

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 16/11/92.

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 .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PDM 24-11
DR 25/11

		Requested	Sent
Extra Publicity:	Departure	24-11 (2 copies please)	01-DEC-92
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:	Dept of Transport	24-11	01-NOV-92
	Environmental Serv.	24-11	27-NOV-92
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....	.....	.....
	Other: British Gas. MAFF	✓ ✓	Order No 27-NOV-92 27-NOV-92

Case Officer

DR

Recorded on board:

18/12

Met Mr & Mrs Stangen of 198. in office

Long discussion over proposal

They were concerned over certain aspects - Advised to write me

ADMIN RECORD SHEET

Initial

Submitted Fee £ 2760

Receipt Issued P1936

Date first Rec'd 16 NOV 1992

Registration

Reference H14/1195/92

Cross-Ref N/A

Date 17/11

Validation

TYPE OUTLINE

Earliest permission

Site area 10·8

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 2760

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 164

OS No's

Grid ref 524790 394600

Ward RM

Parish PIRBECK

Inside IBD NO

Inside LP area YES

TR Rural YES
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref 951

Linked to property

Ref

Planning Records:
Earlier apps

(1196/92 350/90) ← current

1168/89
910/94
487/89

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION ASSESSMENT

Resident Consults → 154+158+160+162+164+166+168+170+172+174+198+167+169+'Lucerna' (all spelling pls)
DONE.
SENT 07-DEC-92 Moortoft House – Moretoft Lane.
(+ do one extra Forgill to hand deliver to dwelling shown on attached plan)

Notes for Case Officer

Site Inspection | **Accuracy** | **Neighbours** | **Boundaries**

Site features | **Other**

Green footage onto A.16. – Between dwellings + van hire
2 dwellings opposite Roundabout
Low thorn hedgeon footage.

Inspected by DR
Date 4/12

Notice posted by GS
Date 1/12/92

Site Studdee Moortoft Lane
which is little more than a
cart track in this
location. Near carpet of houses fronting Main Road
fire site: But some commercial buildings + near already
Vacant cottage on Moortoft Lane.
Considerable thought needed over portion of various uses
if this is to be encouraged.

Resident Notices required

Sent | **Delivered**

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy	.....
Ward Member request	.....
Recommend approval against material objection	.....
Other circumstance viz:	.....

Change to Committee recorded

DELEGATED

Case Officer	.....
Senior Officer	.....

Case Officer Recommendation

Approve ✓ Refuse

Signed DZ 24/12

See attached schedule of condition

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

Works later ✓

FILE COPY

Christie & Co,
Alan House,
Clumber Street,
Nottingham.
NG1 3ED.

Mr D Roberts

SAW/NRM/JJ
H14/1195/92
SS/tag/090697
17 June 1997

Dear Sir,

LAND AT THE ENTERPRISE PARK, PINCHBECK, SPALDING.

Further to your letter dated 9th June 1997 in respect of the above site. I can advise that outline planning permission was granted under reference H14/1195/92 for industrial/storage/hotel and car showrooms (Use Classes B1, B2, B8 and C1). This permission has now lapsed in that more than 3 years have expired since the date of the decision notice. Reserved matters approval cannot therefore be submitted within time.

The land in question is zoned in the Local Plan for employment uses. The Local Plan has no firm policies either for or against the development mentioned in your letter. However, the Local Plan does state that where social or community uses have a town wide or greater catchment area, locations in or adjacent to town centres would normally be preferred. Under the circumstances, it may be advisable for an outline planning application to be submitted to ascertain whether or not the proposed use is acceptable in this location. I would remind you however that there are dwellings relatively close to the site and the protection of their amenities would require consideration. I hope this is of assistance.

Yours faithfully

N Midlen
Development Control Manager

CHRISTIE & CO

SURVEYORS, VALUERS & AGENTS

Alan House
Clumber Street
Nottingham NG1 3ED
Tel: 0115 948 3100
Fax: 0115 948 3865
E Mail: nottingham@christieco.co.uk
DX 71[illegible]903 Nottingham 2

Offices at:
London, Birmingham, Bristol, Edinburgh, Exeter, Glasgow, Ipswich, Leeds, Manchester, Milton Keynes, Newcastle, Winchester

SHDC
11 JUN 1997
Housing & Planning
Received

D 59

E Mail: spencers@christieco.co.uk

Strictly Private & Confidential

David Roberts
Planning and Development Department
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

Our ref: SS/tag/090697

9 June 1997

Dear Mr Roberts

Following our conversation regarding Enterprise Park, I would be grateful for your confirmation of the permission relating to the proposed Hotel Site on the junction of Pinchbeck Road and Enterprise Way.

Furthermore, it would be useful to have comment regarding the Authority's opinion on the possibility of a licensed unit more geared to food and drink than accommodation and whether the Authority has policies strictly in favour of or against this type of use in this area.

I look forward to hearing from you as soon as possible.

Yours sincerely

Sam Spencer
Licensed Property Value
Christie & Co
Nottingham

JC. 16/6/97

Land Zoned employment uses. ~~[illegible]~~ in local plan.
P. 80 local plan
2nd Para
no policies for or against as such
Preference to site close to town.

H14/1195/92

Directors
D B Rugg *Chairman*
K R Eakin *Deputy Chairman*
C J Day *Managing Director*
S C Guesford *Finance and Company Secretary*
N J Cockburn
S J Ferguson
J Hill
S R Hughes
G S Knowles
I M Lock
I A Martin
A H McArthur
J Owen
J K Patrick
P J Ryan
J D Troup
C Wellstead
C P Woollam
D B Wrightson *and*
P H R Gwyn *Group Chairman*

Associate Directors
D R Beecham
D J Blythe
A W Bower
R C Campany
J P H Collins
I W R Colquhoun
A J Crocker
K Evans
A I Evans
I R Garrood
A D Goldie
K J L Goldsmith
T J Gooding
C D Hall
J N Hardwick
C Harrison Pinder
T Hawtin
R A Hulyer
C D Lickley
R D Lunn
R H McKechnie
R J Mellamphy
I Moralee
T J Moxon
T M Norman
D R Owen
S R Page
M M Sheehan
B M Sheldon
J C A Shorthouse
G K Sims
P C Steward
P H Taylor
N D Thomas
T E Turner
J F M Wickens
G S Wild
I C Wilkie

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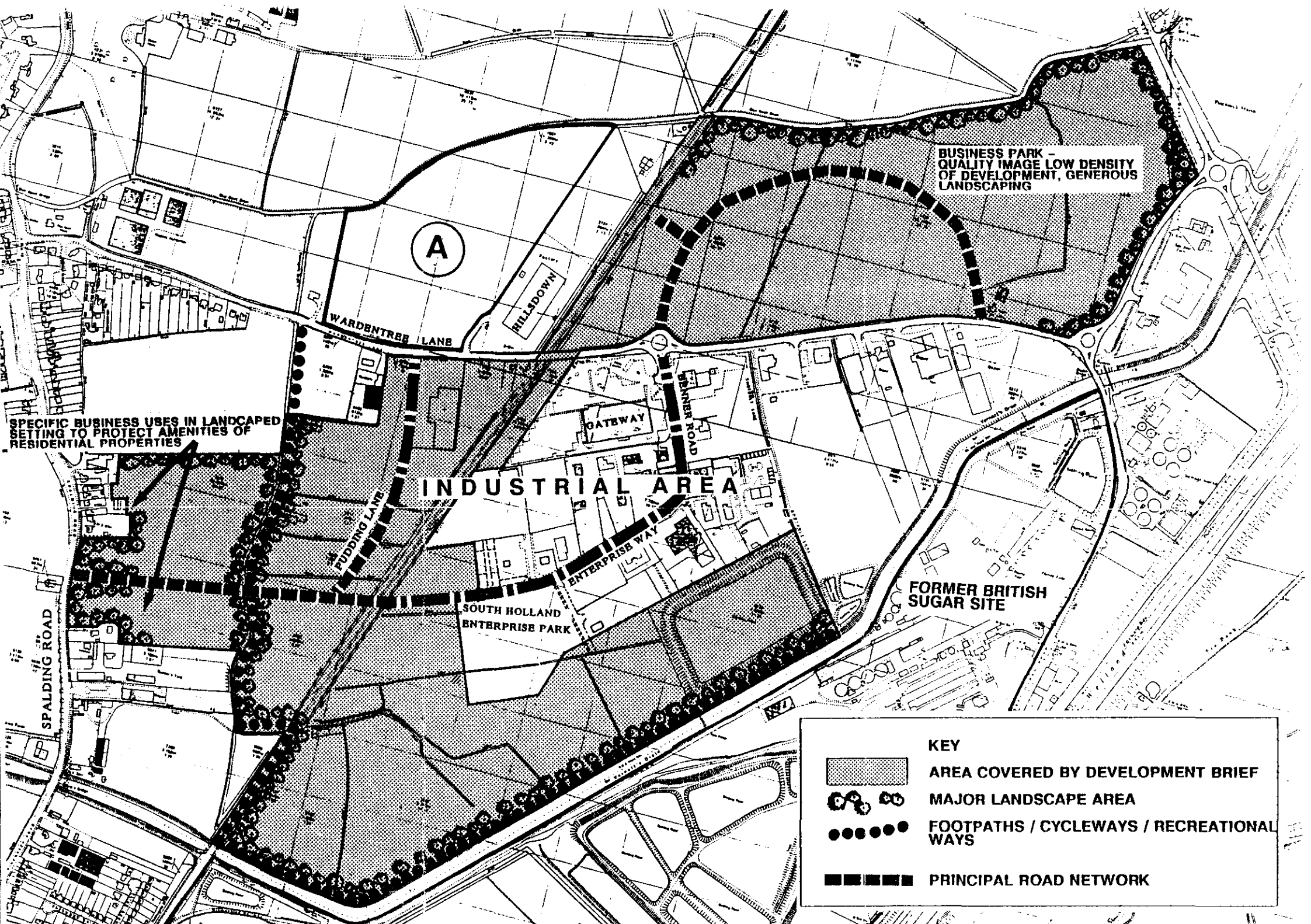
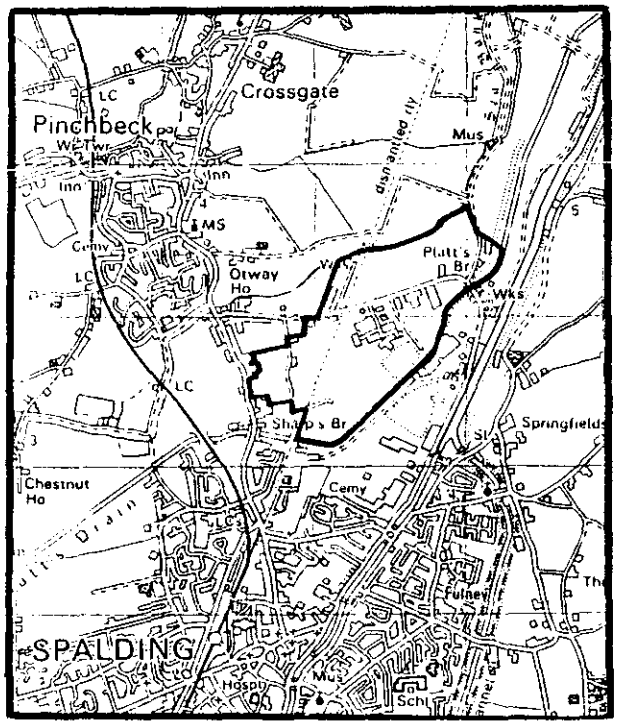
Christie Owen & Davies plc. No. 453594 England. Registered Office 50 Victoria Street, London SW1H 0NW. A member of Christie Group plc


A
BUSINESS PARK – QUALITY IMAGE LOW DENSITY OF DEVELOPMENT, GENEROUS LANDSCAPING
WARDENTREE LANE
HILLSDOWN
SPECIFIC BUSINESS USES IN LANDCAPED SETTING TO PROTECT AMENITIES OF RESIDENTIAL PROPERTIES
GATEWAY
BENNER ROAD
INDUSTRIAL AREA
PUDDING LANE
ENTERPRISE WAY
SOUTH HOLLAND ENTERPRISE PARK
FORMER BRITISH SUGAR SITE
SPALDING ROAD
A17
KEY
AREA COVERED BY DEVELOPMENT BRIEF
MAJOR LANDSCAPE AREA
FOOTPATHS / CYCLEWAYS / RECREATIONAL WAYS
PRINCIPAL ROAD NETWORK

SOUTH HOLLAND DISTRICT COUNCIL

SPALDING & PINCHBECK LOCAL PLAN (REVIEW)

A DEVELOPMENT BRIEF FOR THE WARDENTREE LANE AREA



YOUR COMMENTS PLEASE.....

It is the policy of the District Council to promote the development of this area as the Districts major employment centre. The purpose is to provide more jobs, reduce the number of people travelling outside the District to work and to reduce the number of local young people who leave the District to find suitable employment.

This was decided after a public consultation exercise held in 1991. It was also decided that Enterprise Way would eventually link to Spalding Road, Pinchbeck.

What has to be decided in more detail is how the area will be developed in the future. The District Council is preparing what is known as a Development Brief to guide development and the plan over the page shows what it has in mind:-

* The area around Spalding Road to be enhanced by substantial landscaping. Specific business uses that can exist satisfactorily side by side with existing dwellings will be located here.
* The area to the north of Wardentree Lane to be developed as a "business park" with emphasis on quality buildings, set within a generously landscaped area.
* Other details are shown on the plan.

Before agreeing a Development Brief the District Council will take your views into account. Please let them know what you think by writing to:-

Brian Smith
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

(Or by sending him the completed form at the back of this leaflet by 22nd February 1993.)

In addition to this, the council is thinking about allowing business development in the area marked (A) on the plan and will think carefully about the type of activities that could go on there.
What are your views on this?

PLEASE TICK HERE

1) I think the development of area (A) IS NOT acceptable. ☐
2) I think the development of area (A) IS acceptable. ☐
3) I think the development of area (A) IS acceptable BUT only for the following activities..... ☐

I would like to make the following comments on the development of the Wardentree Lane area.....

Your name and address.....

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pri oad, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/1195/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0300/94 Received:25-MAR-94 Type:CONDITION COMPLIANCE

Name: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs

Description: Landscaping

Location : East of Spalding Road Field Nos 7572 & 9352
Pinchbeck Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The applicants are advised that this consent does not authorise the entrance signs or flagpoles.

The applicants are advised that the precise terms of Condition No. 13 of H14/1195/92 insofar as they relate to understorey planting along the entire length of the industrial link roadway will not be enforced providing the extra planting shown beyond the original application site boundaries is carried out at the same time as the remainder of the strategic planting along the link road as all details on Drawing No. SC0030/01 dated February 1994.

The applicants are advised that this consent in relation to H14/1195/92 only partially discharges the requirements of Condition 2 (4). It will still be necessary for further submissions to be made in relation to individual units and buildings within the overall development site.

sgd B SMITH
Director of Planning and Building Control Services

17-JUN-94 H14/0300/94

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
C[illegible]cil Offices,
P[illegible]y Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/1195/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0071/94 Received:21-JAN-94 Type:CONDITION COMPLIANCE

Name: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs

Description: Details of the proposed junction of the industrial estate and the A16 (Condition 10 of application H14/1195/92)

Location : East of Spalding Road Pinchbeck
Spalding Lincs (Field nos. 7572 & 9352)

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

28-FEB-94 H14/0071/94

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1195/92 Received:16-NOV-92 Type:OUTLINE

Name: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Description: Industrial/storage/hotel and car showrooms.(Use Classes B1,B2,B8 and C1)
Location : East of Spalding Road Field nos. 7572 and 9352 Pinchbeck Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/~~refused~~ etc on the following conditions/~~reasons~~:

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

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

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

attractiveness of the environment;

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

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

← buildings (not dwellings)

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

3 The layout of the proposed buildings shall provide for public open space, in addition to space required for estate roads, footpaths and visibility splays.

C2 → amend substitute "buildings" for dwellings. (typ in cond C2 as amended).

Reason: In the interests of the amenity of residents of the proposed estate.

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

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

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

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

7 The proposed road shall be constructed right up to the eastern boundary of the site and make a satisfactory connection with the adjoining development.

Reason: In the interests of safe and adequate highway design.

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

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using A16 Spalding Road, Pinchbeck.

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

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

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

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

11 The proposed development shall not commence until the details of the proposed junction [redacted] of the industrial estate road and the A16 have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

12 No access shall be made from the development to the existing A16 trunk road unless and until the proposed junction with the A16 and industrial estate road has been constructed and opened to traffic.

Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

13 The development shall be carried out in accordance with the approved development brief.

Reason: To ensure a satisfactory development.

14 The submitted landscaping scheme shall make provision for substantial strategic planting between Spalding Road and Moortoft Lane; at the site frontage with the A16; along the link road between the A16 and Enterprise Way; and adjoining the site boundaries with residential properties, and

such planting shall be carried out before any of the industrial or commercial activities are commenced to be operated.

Reason: In the interests of the amenities of the locality.

The applicants are advised that this permission does not convey specific approval to the zoning details shown on the submitted plans.

This permission does not extend to approve the highway details as shown on the submitted plans.

29-DEC-93 AD check....31/12...

Authorised to issue (inc Delegation)....

219. PLANNING APPLICATIONS (Continued)

(g) **Development by Lincolnshire County Council** (Continued)

For	Against	Abstain
Councillor T. Barker	Councillor A.J.Biggadike	Councillor B. Alcock.
Councillor C.J.T.H.Brewis	Councillor T.Eray	Councillor A.E.Naylor.
Councillor B.J.Davies	Councillor Mrs P.J.Buffham	
Councillor E.N.Davies	Councillor J. Clark	
Councillor J. Goodley	Councillor J.A.Dobney	
Councillor N.P.Judge, MBE	Councillor Mrs E.O.Hall-Patch	
Councillor B.A.Paul		
Councillor W.D.Skells		
Councillor D.A.Tennant		
Councillor T.G.M.Tyler		
Councillor R.C.West		
Councillor M.C.White		

(The proposition was therefore carried by 12 votes to 6.)

(Councillor N.I.Capes left the meeting during consideration of the above application.)

(O.A. denotes outline application.)

220. SPALDING AND PINCHBECK LOCAL PLAN REVIEW : ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS. (900/92)

Further to the above Minute the Director of Planning and Building Control Services submitted a report outlining the results of a public consultation exercise relating to the possible granting of planning permission for industrial development on a 20 acre site to the north of Wardentree Lane and immediately adjoining the existing Hillsdown site, and on a draft development brief which had been prepared in respect of land situated on the north and south sides of Wardentree Lane, extending westwards to Spalding Road. In respect of the 20 acre site, members considered the results of the consultation exercise but after a lengthy discussion felt that the area could be included within policy ID1 of the Spalding and Pinchbeck Local Plan subject to an appropriate development brief being prepared detailing specific suitable industrial uses. With regard to the draft development brief, it was suggested that additional reference should be made to the alignment of the proposed link road to Spalding Road and the need for a special landscape scheme for the area of land lying between Spalding Road and Moortoft Lane.

The Director of Planning and Building Control Services reported the receipt of correspondence from a road haulage company operating in Wardentree Lane and also advised that the owners of the British Sugar site had been consulted, but were unable to be specific about future intentions for the land, although the need to discuss the future site of the land with the local planning authority had been recognised.

RESOLVED:

a) The report be noted;

b) Subject to the prior approval of a Development Brief for the site indicating suitable industrial development therefor, the 20 acre site to the north of Wardentree Lane and immediately adjoining the existing Hillsdown site be included within Policy ID1;

FILE.

220. SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS. (900/92) (Continued)

c) The Development Brief now submitted and attached to the report of the Director of Planning and Building Control Services be adopted as a basis for determining proposals for development subject to the inclusion of reference to the alignment of the proposed link road to Spalding Road and the need for a special landscape scheme for the area of land lying between Spalding Road and Moortoft Lane; and

d) The Policy and Resources Committee be advised of resolutions (b) and (c) above.

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

(Councillors T. Barker and B.A. Paul left the meeting during consideration of the above item.)

221. INDUSTRIAL/STORAGE/HOTEL AND CAR SHOWROOMS (USE CLASSES B1, B2, B8 AND C1), EAST OF SPALDING ROAD, PINCHBECK (APPLICATION REFERENCE H14/1195/92) (BROADGATE BUILDERS).

Further to Minute 220/93 above, members considered the report of the Director of Planning and Building Control Services relating to application reference H14/1195/92.

RESOLVED: Subject to the applicants first entering into an Agreement under section 278 of the Highways Act 1980 with the appropriate highway authority, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation subject to (a) the deletion of condition 5, and (b) additional conditions relating to (i) the realignment of the proposed access road, (ii) the special landscaping requirements for the area of land between Spalding Road and Moortoft Lane, and (iii) referring to the details included in the Development Brief for the land.

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

APPLICATION REFERENCE: H14/1195/92 DATE RECEIVED: 16-NOV-92

TYPE: Outline

DESCRIPTION: Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1).

LOCATION: East of Spalding Road, Field Nos 7572 and 9352, Pinchbeck

APPLICANT: Broadgate Builders AGENT:

APPLICATION REFERENCE: H14/1196/92 DATE RECEIVED: 16-NOV-92

TYPE: Full

DESCRIPTION: Industrial estate road.

31 MAR 1993

LOCATION: Between Spalding Road (A16)/Enterprise Way, Pinchbeck

APPLICANT: Broadgate Builders AGENT:

REPORT

1 The applications were considered by the Planning Committee on the 26 January 1993, and deferred in accordance with the recommendation viz: to note the report and request a 2 month time extension to enable completion of consultations and the preparation of a development brief. Works on the development brief are completed and this is the subject of a separate report.

2 The Department of Transport have also finalised consultations, and confirmed that a traffic impact study will not be required. The Department of Transport have directed the imposition of conditions and requested the applicant to contact them regarding a Section 278 Agreement under the Highways Act.

3 A summary of responses are set out below.

4 Given that the need for a link road to the A16, and the use of this land for industrial purposes, has previously been accepted as desirable and necessary. (Minute 900 of Planning Committee of 1 December 1992) in the context of the Spalding and Pinchbeck Local Plan Review, there are no overriding reasons why the present applications cannot be permitted.

5 The applicants have advised that they are unwilling to alter the alignment of the proposed road.

REPRESENTATIONS

Parish Council: Recommend refusal on grounds similar to all previous correspondence, ie, that there is no industrial development on land bounded by Moortoft Lane, Blue Gowt Drain, Roman Bank and Vernatts Drain. That it should be residential or retained in agriculture to further retain Pinchbecks identify. Industrial development on this site will also create environmental problems for the

12 The development shall be carried out in accordance with the approved development brief.
Reason: To ensure a satisfactory development.

NOTE

1 The applicants are advised that this permission does not convey specific approval to the zoning details shown on the submitted plans. The final layout should provide for substantial landscaping in sensitive areas, such as the entrance to the site and boundaries adjoining existing residential properties.

H14/1196/92

A That subject to the applicants first entering into a Section 288 Agreement with the appropriate Highway Authority the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:

1 SC2 - (estate road implementation) ... (buildings)
2 C2a - (road construction) ... No building ...
3 C3 - (surface water run-off).
4 Development shall not commence on site until such time as the junction with Pinchbeck Road has been constructed in accordance with details to be approved.
Reason: To provide safe and adequate access to the site in the interests of highway safety.
5 The proposed road shall be constructed road shall be constructed right up to the eastern boundary of the site and make a satisfactory connection with the adjoining development.
Reason: In the interests of safe and adequate highway design.
6 The proposed development shall not commence until the details of the proposed roundabout and industrial estate road shown on the deposited plans have been submitted in detail to and been approved by the Highway Authority.
Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.
7 No access shall be made from the development to the existing A16 trunk road unless and until the proposed roundabout shown on the deposited plans, planning reference 1196/92, dated 19 November 1992, has been constructed and opened to traffic.
Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

Public: Objections received from 198 and 174 Spalding Road - summarised:

- Concerned at proposal to extend industrial area.
- Loss of open 'green' area of farmland between buildings.
- Landscaping would not compensate for loss of open frontage.
- Extra traffic will affect amenities.
- Link is undesirable from Pinchbeck Road to industrial estate, will encourage heavy traffic closer to dwellings. Is this sensible given proposed by-pass and recent upgrading of Wardentree Lane?
- Proposed uses contrary to Local Plans which stresses importance of segregating residential and industrial uses.
- Loss of outlook, increased pollution.

RECOMMENDATION

H14/1195/92

A That subject to the applicants first entering into a Section 278 Agreement with the appropriate Highway Authority the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:

1 SC1 - (estate details).
2 SC2 - (estate road implementation) ... (buildings)
3 C2a - (road construction) ... No building ...
4 C3 - (surface water run-off).
5 Development shall not commence on site until such time as the junction with Pinchbeck Road has been constructed in accordance with details to be approved.
Reason: To provide safe and adequate access to the site in the interests of highway safety.
6 The proposed road shall be constructed right up to the eastern boundary of the site and make a satisfactory connection with the adjoining development. Reason: In the interests of safe and adequate highway design.
7 F1.
8 F5.
9 F6.
10 The proposed development shall not commence until the details of the proposed roundabout and industrial estate road shown on the deposited plan, drawing number E22/17, dated November 1992, has been submitted in detail to and been approved by the Highway Authority.
Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.
11 No access shall be made from the development to the existing A16 trunk road unless and until the proposed roundabout shown on the deposited plan, drawing number E22/17, dated November 1992, has been constructed and opened to traffic.
Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

existing residential properties in Wardentree Lane and Spalding Road. Recommend refusal to road; if another exit is necessary, Pudding lane should be used to form a 'Crescent' to and from Wardentree Lane where over one million pounds has been spent. This would route lorries from industrial land to new by-pass when it is completed. Estate road is a waste of money.

Ward Member: No objections. Welcome any move that will release suitable land for developments that will bring jobs for the people of the area. One query, a Hotel on an industrial estate? Only fear in that link road will become a "rat race" to the by-pass.

County Highways: Request conditions.

Department of Transport: Direct conditions.

Environmental Services: Estate Road - Would undoubtedly release some of the traffic impact along the residential area of Wardentree Lane, but a few dwellings adjacent to proposed roundabout would be adversely affected. Screening of the residential boundaries should be included and the Department of Transport should be requested to consider whether immediate dwellings are eligible for traffic noise insulation.

Industrial Zoning - Support in principle, subject to appropriate phasing of use classes so as to protect residential properties. Site layout should utilise protection from the buildings wherever possible and boundary noise criteria from static plant and machinery would be advisable. B2 immediately to the rear of the dwellings is inappropriate.

MAFF: Land is Grade 2 (34.6%), Grade 3a (38.2%) and Grade 3b and urban. Grades 2 and 3a fall within the category of best and most versatile. Planning Policy Guidance Notes advise Planning Authorities to give considerable weight to protection of Grade 2 and 3a land to grant permission will be likely to create a precedent leading to pressure for the release of other land, for similar purposes south of Wardentree Lane and west of the dismantled railway. There would still appear to be substantial areas of land in the area either committed or zoned for industrial purposes, but as yet undeveloped. Moreover the substantial site of the sugar beet factory provides obvious potential for re-development for industrial purposes without involving loss of agricultural land.

British Gas: Proposal will affect apparatus in Spalding Road. Would look to developers to recover cost of moving these mains.

55. PLANNING APPLICATIONS (Continued)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve** (Continued)

Plan No. and Applicant	Proposal
H16/1221/92 B Killigrew	Proposed dwellinghouse and double garage at Building Plot, St Thomas Road, Spalding.

(f) **Listed Building Consent**

Listed building consent be granted for the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H15/1244/92 Executors of F R Casswell	Conversion of redundant farm buildings into two dwellings (including extension) at Bresby House, Quadring Eaudyke.

(It was reported that the applicant's agent sometimes acted as Consultant to the Council.)

(g) **Reserved Matters Approval**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H14/1278/92 M Clark	Two bedroomed bungalow and garage at Glenside South, Pinchbeck West.

(It was agreed that the fencing should be of a design suitable to act as an accoustic barrier.)

(h) **Application Filed Away**

The following application be filed away, and no further action be taken thereon:-

Plan No. and Applicant	Proposal
H16/0664/92 Mr I D Gathercole	Change of use of part of dwelling house (1 room only) for operating taxi business at 89 Hereward Road, Spalding.

(i) **Applications H14/1195/92 & H14/1196/92 - Broadgate Builders (Spalding) Ltd**

The report in respect of the undermentioned applications be noted and it be requested that the applicants agree to an extension of time for a further two months in order to enable the completion of consultations and the preparation of a development brief:-

Plan No. and Applicant		Proposal
H14/1195/92 Broadgate Builders	O.A.	Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1), land east of Spalding Road, Field Nos 7572 and 9352, Pinchbeck.

APPLICATION REFERENCE: H14/1195/92 DATE RECEIVED: 16-NOV-92

TYPE: Outline

DESCRIPTION: Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1).

LOCATION: East of Spalding Road, Field Nos 7572 and 9352, Pinchbeck.

APPLICANT: Broadgate Builders AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

APPLICATION REFERENCE: H14/1196/92 DATE RECEIVED: 16-NOV-92

TYPE: Full

DESCRIPTION: Industrial estate road.

LOCATION: Land between Spalding Road (A16) and Enterprise Way, Pinchbeck.

APPLICANT: Broadgate Builders AGENT:

REASON FOR COMMITTEE CONSIDERATION
Major applications : public objections.

RECOMMENDATION
To note the report and sanction a request that the applicants agree to an extension of time for a further 2 months in order to enable the completion of consultations and the preparation of a Development Brief.

REPORT

1 H14/1195/92 covers a total of 10.8 hectares of land between Spalding Road and the industrial site off Wardentree Lane. H14/1196/92 is for a link road (across the larger application site) to join Spalding Road to the existing industrial land.

2 The purpose of this report is to update Committee Members as to the progress made to date towards determining the applications.

3 To date, responses have been received from the Parish Council; Ward Member; Highways; Environmental Services; A.D.A.S; British Gas and the Public.
Consultations are however outstanding with the D.O.T. who have asked for a traffic assessment study and an extension of time. I have suggested to the D.O.T. that such a study appears to be unnecessary, given the firm programme of works for the proposed Spalding By-pass.

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: H14/1195/92

Applicant: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Description: Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1)
Location: East of Spalding Road Field nos. 7572 and 9352 Pinchbeck Spalding Lincs

Type: OUTLINE

12-JAN-94

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs L G Sturgis
Mill House
198 Spalding Road
Pinchbeck
Spalding, Lincs. PE11 3PB

M H Walters
174 Spalding Road
Pinchbeck
Spalding,
Lincs PE11 3QE

BRIAN SM 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: H14/1195/92 Type: OUTLINE

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1)

Location: East of Spalding Road
Field nos. 7572 and 9352
Pinchbeck
Spalding Lincs

Valid date: 16-NOV-92
Target dates:
To case officer 23-NOV-92
Inspected by 26-NOV-92
Extra contacts 30-NOV-92
Report if not clear by 21-DEC-92

Terminal date: 11-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 10.8 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TR LIN

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	27-NOV-92	11-DEC-92
Cllr T Bray	0775 723794 (Of	27-NOV-92	11-DEC-92
Cllr Mrs P J Buffham		27-NOV-92	11-DEC-92
Department of Transp	0602 476121	27-NOV-92	11-DEC-92
Dir of Environmental		27-NOV-92	11-DEC-92
British Gas	0522 532131 (	27-NOV-92	11-DEC-92
Ministry of Agricult	0522 29951	27-NOV-92	11-DEC-92
Owner/Occupier 154 Spalding Road		07-DEC-92	28-DEC-92
The Occupier 158	" "	"	"
The Occupier 160	" "	"	"
The Occupier 162	" "	"	"
The Occupier 164	" "	"	"
The Occupier 166	" "	"	"
The Occupier 168	" "	"	"
The Occupier 170	" "	"	"
The Occupier 172	" "	"	"
The Occupier 174	" "	"	"
Owner/Occupier 198			

LCC - Ons Attached [illegible]

BRIAN SM 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: H14/1195/92 Type: OUTLINE

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1)

Location: East of Spalding Road
Field nos. 7572 and 9352
Pinchbeck
Spalding Lincs

Valid date: 16-NOV-92
Target dates:
To case officer 23-NOV-92
Inspected by 26-NOV-92
Extra contacts 30-NOV-92
Report if not clear by 21-DEC-92

Terminal date: 11-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 10.8 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TR LIN

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier 167 Spalding Road	07-DEC-92	28-DEC-92
Owner/Occupier 169 "	"	"
Owner/Occupier 'Lucerna' "	"	"
Owner/Occupier Moortoft House, Moortoft Lane	"	"
Owner/Occupier		
Site/Press Advert DEP	01-DEC-92	22-DEC-92

SITE DETAILS

Grid ref: 524750 324600
OS Sheets: 164 Parcel:

BRIAN SM. 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

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Target dates:		Target Committee:	05-JAN-93
To case officer	23-NOV-92	Report deadline:	22-DEC-92
Inspected by	26-NOV-92		
Extra contacts	30-NOV-92	Case Officer:	
Report if not clear by	21-DEC-92	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 10.8 HA
Category: Newbuild
Listed building:
Conservation Area:

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CONSULTATIONS CARRIED OUT

		Sent	Expiry
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Cllr T Bray	0775 723794 (Of	27-NOV-92	11-DEC-92
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Ministry of Agricult	0522 29951	27-NOV-92	11-DEC-92
Site/Press Advert DEP		01-DEC-92	22-DEC-92

L C C - plan Obs Attached fr cfs 3/12/92.

SITE DETAILS

Grid ref: 524750 324600
OS Sheets: 164 Parcel:

H(4/1195/92

Schedule of conditions.

① TL2

amend ... 1(a)(1) ... insert "industrial" between 'and' & 'plot' in 2nd line.

② ~~1~~ SC1 - (estate details).
③ ~~2~~ SC2 - (estate road implementation) ... (buildings)
④ ~~3~~ C2a - (road construction) ... No building ...
⑤ ~~4~~ C3 - (surface water run-off).
⑥ ~~5~~ ~~Development shall not commence on site until such time as the junction with Pinchbeck Road has been constructed in accordance with details to be approved. Reason: To provide safe and adequate access to the site in the interests of highway safety.~~ Delete

⑦ ~~5~~ ~~6~~ SCA The proposed road shall be constructed right up to the eastern boundary of the site and make a satisfactory connection with the adjoining development. Reason: In the interests of safe and adequate highway design.

⑧ ~~7~~ F1.
⑨ ~~8~~ F5.
⑩ ~~9~~ F6.

⑪ ~~10~~ SCB (1196) The proposed development shall not commence until the details of the proposed ~~roundabout and industrial estate road~~ shown on the deposited plan, drawing number E22/17, dated November 1992, has been submitted in detail to and been approved by the ~~Highway Authority~~ LPA.
Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

Junction detail of the industrial Estate Rd & the A16 Have been submitted & approved by the LPA

⑫ ~~11~~ SCC No access shall be made from the development to the existing A16 trunk road unless and until the proposed ~~roundabout shown on the deposited plan, drawing number E22/17, dated November 1992,~~ has been constructed and opened to traffic.
Reason: To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck, by ensuring that proper access arrangements are operational when the construction of the development is commenced.

Junction with the A.16 & industrial Estate Rd

⑬ (1196) SCD The development shall be carried out in accordance with the approved development brief.
Reason: To ensure a satisfactory development.

⑭ SCE The submitted landscaping scheme shall make provision for substantial strategic planting between Spalding Road & Wapstoft Lane; at the site frontage with the A.16; along the Link Road between the A.16 and ~~Spalding~~ Enterprise way, and adjoining the site boundaries with residential properties, and such planting shall be carried out before any of the industrial & commercial activities are commenced & be operated.
Reason: in the interests of the amenities of the locality.

PTO

NOTE

(15) 1 The applicants are advised that this permission does not convey specific approval to the zoning details shown on the submitted plans. ~~The final layout should provide for substantial landscaping in sensitive areas, such as the entrance to the site and boundaries adjoining existing residential properties.~~

SNA

(16) SNB The Permission does not extend to approve the layout details as shown on the submitted plans.

Department of Transport

Form of Notification by the Secretary of State for Transport
Relating to an Application for Permission For

Development Affecting Trunk (including Special) Roads

TR 110
(Revised April 1991)

To the ~~Clerk~~, District Planning Officer
South Holland District Council

Council's Reference ~~H14~~/1195/92

Department of Transport Reference EMRT F246243 Pt 2

With reference to the notification of an application on Form TR 108 dated _____
relating to the following proposed development:

1 a National Grid Reference of a central point on site

	Horizontal			Vertical		
TF	2	4	6	2	4	3

b Address or location OS Plots 7572 and 9352, East side of Spalding Road, Pinchbeck

2 Name and classification number of affected road(s) A16 Norman Cross-Grimsby Trunk Road

3 Applicant's or agent's name and address Broadgate Builders Spalding Limited, 519 Broadgate, Weston Hills, Spalding, Lincs

4 Date of receipt of application 16 November 1992

5 Particulars of development and/or change of use as shown on plan number: E22/17

dated: November 1992

Delete any which do not apply

i Building operation
~~ii Engineering operation (which includes a means of access)~~
~~iii Mining operation~~
~~iv Other operation~~
~~v Material change in the use of any building or other land~~

Industrial/storage/hotel and car showroom (use classes B1, B2, B8 & C1)

6 State whether outline or detailed application Outline

Notice is hereby given under Article 14 of The Town and Country Planning General Development Order 1988 (SI 1988/1813) that the Secretary of State for Transport

~~*a does not propose to give a direction restricting the grant of permission~~

~~*b directs that permission be refused (see overleaf for reasons)~~

*c directs that any permission which the Planning Authority may give shall include the conditions shown overleaf, for the reasons shown.

Signed by authority of the Secretary of State

Date 9 March 19 93

J.H Barnett (Signature)

J.H BARRETT (Name)

Area Engineer (Position)

EM (Region)

Department of Transport

DPBCS Advise we Re-word cond & advise DOT accordingly

Delete as necessary

TZ 23/12

spoke to Mr Barnett 24/12 Advised him of Rm. - no problem with Re-worded cond. to refer to T. junction

CONDITION(S) to be attached to any permission the Council may give

1) The proposed development shall not commence until the details of the proposed roundabout and industrial estate road shown on the deposited plan drawing number E22/17 dated November 1992 has been submitted in detail to and been approved by the highway authority.

2) No access shall be made from the development to the existing A16 trunk road unless and until the proposed roundabout shown on the deposited plan drawing number E22/17 dated November 1992 has been constructed and opened to traffic.

REASON(S) for the direction at b or c overleaf

1) & 2) To safeguard the free and safe flow of traffic on A16 Spalding Road, Pinchbeck by ensuring that proper access arrangements are operational when the construction of the development is commenced.

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My Ref: JPW/MAN/2.13/5/EJ

Mr B Smith DipTP, MRTPI
Director of Planning and
Building Control
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

For further information contact
Mr J P Watson
Telephone Lincoln (0522) 553002

3 December 1993

Dear Mr Smith

SOUTH HOLLAND ENTERPRISE PARK

I understand from Mr Thorn of your Department that you require confirmation from the County Council that the proposed highway works have been approved and firmly programmed, in order that you may release planning permission. Expenditure on the scheme was approved by the County Council's Capital Monitoring Sub Committee on 24th November and, subject to planning permission and the tripartite agreement with the District Council and Broadgate Builders, we may now proceed.

Yours sincerely

J P Watson
Assistant Director (Development)

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 DEC 1993
File Nos.
Acknowledge YES/NO
by
date

DPBCS
Would like to issue
ASAP.
23/12/93.

14474.d41

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: DJR/JJ/H14/1195/92
My Ref : RG/DESN/3/P2/419/84/JP

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

For further information contact
Mr R Greener
Telephone Lincoln (0522) 553039

3 November 1993

For the attention of Mr D Roberts

Dear Sir

SOUTH HOLLAND ENTERPRISE PARK

Further to my letter of 3 September 1993 the Department of Transport have now decided that the work necessary on the A16 Trunk Road as part of the above scheme can be carried out under the General Principal Highway agreement that already exists between us. Consequently a Section 6 agreement is not required between ourselves and the Department of Transport. There is no reason therefore to withhold consent to the Planning Application on the basis of entering into such an agreement.

The current progress of this scheme remains as per my letter to your Chief Executive dated 5 July 1993 and tenders are due back on Monday 8 November 1993.

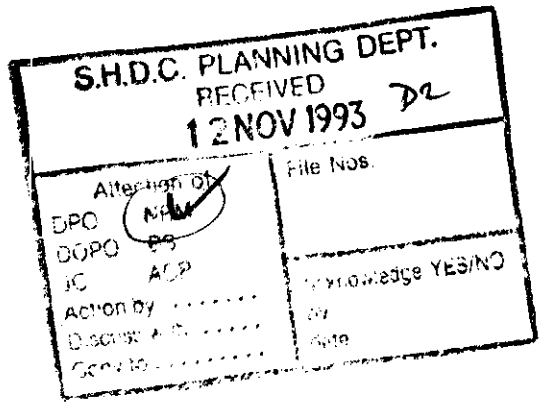
It is my intention to take a paper to the Capital Monitoring Sub-Committee meeting on 24 November 1993 requesting the County Council approve the release of the necessary funds to permit construction. Naturally I cannot pre-empt their decision but, providing the lowest tender is within the budget estimate, I can see no reason why such approval will not be given.

I trust this information is of assistance to you. Should you require further information however please contact Mr Greener who will be able to assist you.

Yours faithfully

R Greener

for Director of Highways & Planning



13570.d41

I enclose for your information a copy of the Committee report on the applications in order that you may fully understand for resolution as discussed #14/1196/92 during our meeting on 20th April 1993. As suggested at the meeting it may be beneficial for further discussions to take place between ourselves and the Highway Authority. Arrangements for this can be finalised in the near future.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
SWITCHBOARD 0602 350602
DIRECT LINE 0602 352 466
FAX 0602 799743
GTN 6202

The Director of Highways & Planning
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
LINCOLN LN1 1DN
For the attention of Mr C Briggs

Your Ref:

ALLOC	CIRC	INITIALS	DATE
DHP			
A2(H)			
A3(S)			
A4(S)			

HIGHWAYS & PLANNING
2 JUN 1993

Our Ref: 5065/04/TR23

Date: 27 May 1993

Dear Sir

A16 AT PINCHBECK
PROPOSED JUNCTION WITH ENTERPRISE WAY

I refer to my recent discussions with various officers in your Department about this proposal. I understand that the funding of this junction is likely to be supported by the County Council if it can be constructed during the current financial year.

The Department of Transport has no objection in principle to the ghost island form of junction shown on your preliminary plans, or to the application of a design speed of 40 mph. Although the road is currently subject to the national speed limit it has been a marginal case for a 40 mph speed limit, and the enterprise way junction and development is likely to confirm the case in favour.

The Department's main concern is the potential for disruption to trunk road traffic whilst this section of the A16 remains a trunk road. Traffic flows at Pinchbeck, because of the proximity of Spalding, are high, and temporary traffic signals during roadworks could cause considerable delays. We would therefore wish to be satisfied that this question has been looked at in detail and an acceptable arrangement incorporated into the roadworks contract before agreeing to the works on the trunk road. May I suggest that you examine the seasonal and daily traffic flow pattern to arrive at the best timing and determine any peak hour restrictions which would be advantageous. Also, examine the physical layout and the sequence of construction activities to ascertain in detail where traffic signal control is likely to be required. I wish to discuss these details with your offices when the information is available.

If the County Council are to let the contract for construction of the junction, an Agreement under the Highways Act would be required with the Department of Transport. If the work is to be undertaken by a private developer a section 278 Agreement would be required. The former path is a more simple procedure.

I await your further approach on these matters.

Yours faithfully

J.H Barrett

J H BARRETT
for Director of Network Management & Construction

14·6·93

(S106A)

(1) DOT. - copy of letter (plan to follow from LCC).

(2). Road to be constructed during current financial year i.e. completion.

(3) Construction period: 8 months from August '93. Start Aug/Sept.

(4). No surface water problem.

(5) Contract period. related to completion by 3/94

(6) Investment into what? — LCC = highway infrastructure i.e. surface water (foul sewer?)

(7) Broadgate area 40 acres gross. - net figure 30 acres

(8). Mechanism for disposal:- change on land. in part/whole with/without additional roads.

(9) Repayment at any time

(10) LCC = client - payments to LCC.

(12) · Broadgate's control through option to purchase

(13) - Pace of dev (repayment) 10 yrs eg 20% every two yrs.

(14) Early dedication of land to LCC - license to contract LCC's on completion (SHDC party also re railway land)

(15). Contract (Sub contract). Broadgate/Copeland. presentational aspect.

(16). Timetable for agreement by LCC.

(17) SHDC to clarify "pay-back" for DOT land.

222. INDUSTRIAL ESTATE ROAD BETWEEN SPALDING ROAD (A16)/ENTERPRISE WAY, PINCHBECK (APPLICATION REF: H14/1196/92) (BROADGATE BUILDERS)

Further to Minute 220/93 above, members considered the report of the Director of Planning and Building Control Services relating to application reference H14/1196/92.

RESOLVED: Subject to written confirmation from the applicants that they own/control sufficient land lying either side of the proposed line of the link road as shown in the submitted application, and also to the applicants first entering into an agreement under section 278 of the Highways Act 1980 with the appropriate highway authority, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation subject to (a) the deletion of condition 4, and (b) additional conditions relating to (i) the realignment of the proposed access road, (ii) the special landscaping requirements for the area of land between Spalding Road and Moortoft Lane, and (iii) referring to the details included in the Development Brief for the land.

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

223. A1073 SPALDING TO CROWLAND ROAD IMPROVEMENT

The Director of Planning and Building Control Services reported that, following a safety audit for the proposed A1073 highway improvement scheme, the Lincolnshire County Council had decided to limit the number of accesses onto the proposed section by-passing Cowbit to a maximum of two, and to delete the link between the proposed road and the existing highway adjacent to the Olde Dunn Cow public house. Although it was felt that the change was unfortunate, a strong case for the retention of a third link appeared difficult in the face of the safety audit, particularly as there would still be two accesses to the village from the proposed road.

RESOLVED: The report be noted.

224. THE PETERBOROUGH LOCAL PLAN DEPOSIT (921/92)

The Director of Planning and Building Control Services reminded members that under Minute 921/92 it had been agreed that, in the absence of any policy within the deposit Peterborough Local Plan regarding improvements to the A1073, a formal objection to the Plan be raised by this authority. Unfortunately, in view of the tight schedule, this authority's objection had not been received by the Peterborough City Council within the stated deadline, and consequently had not been accepted.

224. THE PETERBOROUGH LOCAL PLAN DEPOSIT (921/92) (Continued)

Members were, however, advised that the Peterborough City Council had since established a local plan working party to consider objections, and had confirmed that they would be considering this authority's objections at that working party in due course.

RESOLVED: The report be noted.

225. PLANNING GAIN

The Director of Planning and Building Control Services reported that the Government had recently expressed concern regarding the misuse of planning gain opportunities nationally, and reported for information the most recent advice of the Department of the Environment. Members were also advised that, if decisions to grant planning permission were improperly influenced by a desire to seek unrelated benefits, local authorities would risk court action.

RESOLVED: The report be noted

226. PLANNING POLICY GUIDANCE NOTE 19 - OUTDOOR ADVERTISEMENT CONTROL

The Director of Planning and Building Control Services submitted a report outlining the contents of Planning Policy Guidance Note 19 relating to outdoor advertisement control. The Guidance Note advised specifically on design matters, criteria for judging advertisement applications, and conditions and information dealing with more sensitive signage in conservation areas or on listed buildings.

RESOLVED:

a) The report be noted; and

b) A specific policy document be formulated on the design and display of advertisement signs in accordance with Planning Policy Guidance Note 19 for the purpose of upgrading the quality of advertisements displayed, and advising applicants about the standards by which applications will be judged.

227. SNEATH'S MILL LUTTON GOWTS - GRADE 1 BUILDING OF SPECIAL ARCHITECTURAL AND HISTORIC INTEREST (562/89)

The Director of Planning and Building Control Services reminded members that under Minute 562/89 it had been agreed that various emergency works be carried out to the above property. Subsequently, the Policy and Resources Committee had authorised expenditure of £3,000 towards the protection of the mill, and English Heritage had contributed a sum of £1150.

The Council's Consultant Architect, together with a small group of experts, had examined the mill in detail and had now produced a feasibility study containing three options for its further restoration. Any further progress would involve negotiations with the owner, the provision of the capital sums necessary to do the works, and the formation of a body to carry out the restoration work and to ensure the future maintenance of the mill.

31st MARCH 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/1093/92 H16/1094/92 Revills Jewellers	NRM	Deferred for Site-Visit - But DPBCS Auth if agreement can be reached beforehand.
3	H06/1113/92 Mr A Hills	DMG	Deferred for further negotiations.
5	H14/1195/92 Broadgate Bldrs	DJR	DPBCS Auth subject to 278 Agreement as recommended. Additional condition re alignment of access Condition 5 to be removed. Await minutes for confirmation.
5	H14/1196/92 Broadgate Bldrs	DJR	DPBCS Auth subject to 278 Agreement as recommended. Additional condition re landscaping subject to ownership clarification. Condition 4 to be removed. Await minutes for confirmation.
9	H16/1221/92 B Killigrew	PJU	Deferred for Site Visit.
11	H09/1238/92 McKenna Devlpmnts	JB	Grant as recommended. Extra condition removing Permitted Development rights.
14	H16/1303/92 Guttridge Svcs	PJU	Deferred for Site Visit.
17	H09/1318/92 C J Barsby	DMG	Grant as recommended.
19	H13/1319/92	JB	Refused as recommended. DPBCS to discuss with owners and Parish Council future use of Park.
22	H11/0009/93 Collings & Co	JB	Grant as recommended.
24	H19/0028/93 Mr Godfrey	DMG	Refused as recommended.
26	H14/0055/93 Mr Gregory	PJU	Grant as recommended.
28	H18/0064/93 J Trayford	JB	Deferred for Site Visit.
30	H16/0073/93 H16/0074/93 Longhurst Housing	NRM	Deferred for Site Visit as recommended.
35	H16/0082/93 Tanglewood Gp	PJU	Deferred for Site Visit.

38	H14/0085/93 'arker & Sons	PJU	DPBCS Auth subject to revocation of H14/1104/89 or Refuse if revocation not agreed as recommended.
39	H05/0086/93 Clark & Fines	DMG	Deferred for Site Visit as recommended.
41	H08/0097/93 Mr & Mrs Pike	PJU	Deferred for Site Visit.
44	H14/0108/93 G Scrupps	DJR	Deferred for further discussion with highways.
46	H09/0118/93 M Barney	DJR	Grant as recommended.
48	H16/0122/93 Mr & Mrs Earth	PJU	Grant as recommended.
49	H20/0127/93 F Campling	JB	Deferred for Site Visit. Parish Council to be re-consulted.
51	H22/0132/93 Mr Revell	PJU	Deferred for Site Visit.
53	H05/0140/93 Mrs Sketcher	JB	Refused as recommended.
54	H05/0154/93 Mrs Berry	JB	Refused as recommended.
55	H09/0178/93 D & R Foster	DMG	Refused as recommended.
56	H16/0210/93 L.C.C.	DJR	Object as recommended.

1st April 1993

Signed _____
Principal Planning Officer

Broadgate Builders (Spalding) Ltd.,
Broadgate House,
Weston Hills,
Spalding.
Lincs.
PE12 6DB.

FAO: N Price

Mr D Roberts

DDR/JJ H14/1196/92
H14/1196/92

15 Nov 1993

Dear Sir,

SOUTH HOLLAND ENTERPRISE PARK
ESTATE ROAD AND INDUSTRIAL DEVELOPMENT ETC.

With reference to your fax to me on 11th November 1993, enclosing a letter from the County Council. Once I have received written confirmation from the County Council demonstrating that the proposed highway works have been approved and are firmly programmed I will be in a position to action the Planning Committee minute relating to the above application.

In the absence of any further complications it should be possible to issue the permissions.

I trust this is acceptable.

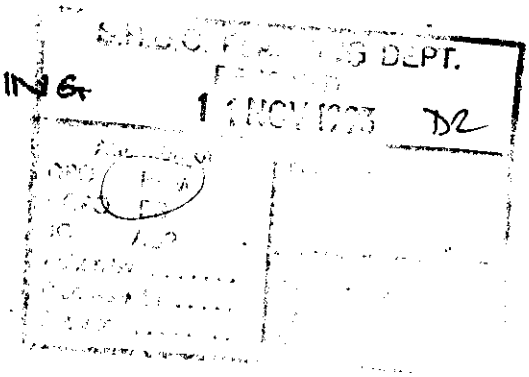
Yours faithfully

N Mullen
Principal Planning Officer
Development Control

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

FAX COVER SHEET

TO: DAVID ROBERTS
OF: SOUTH HOLLAND PLANNING
FAX NO: 0775 710772
FROM: HOWARD PRICE
DATE: 11/11/93



RE: SOUTH HOLLAND ENTERPRISE PARK.
(H14/1195 and 1256/92.

Copy of letter as discussed. Could you write to me to confirm that Planning permissions will be issued once L.C.C have approved the release of funds on the 24th November 1993

This fax consists of 2 pages (including this one).

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

cc Mr H Price, Broadgate Builders

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: DJR/JJ/H14/1195/92
My Ref : RG/DESN/3/P2/419/84/JP

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

For further information contact
Mr R Greener
Telephone Lincoln (0522) 553039

3 November 1993

For the attention of Mr D Roberts

Dear Sir

SOUTH HOLLAND ENTERPRISE PARK

Further to my letter of 3 September 1993 the Department of Transport have now decided that the work necessary on the A16 Trunk Road as part of the above scheme can be carried out under the General Principal Highway agreement that already exists between us. Consequently a Section 6 agreement is not required between ourselves and the Department of Transport. There is no reason therefore to withhold consent to the Planning Application on the basis of entering into such an agreement.

The current progress of this scheme remains as per my letter to your Chief Executive dated 5 July 1993 and tenders are due back on Monday 8 November 1993.

It is my intention to take a paper to the Capital Monitoring Sub-Committee meeting on 24 November 1993 requesting the County Council approve the release of the necessary funds to permit construction. Naturally I cannot pre-empt their decision but, providing the lowest tender is within the budget estimate, I can see no reason why such approval will not be given.

I trust this information is of assistance to you. Should you require further information however please contact Mr Greener who will be able to assist you.

Yours faithfully

for Director of Highways & Planning

13570.d41

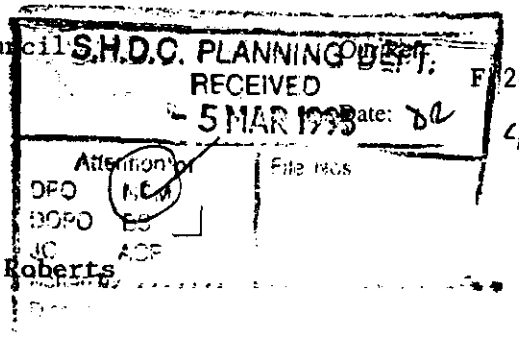
LK

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY

TELEPHONE 0602 ~~476121 Ext.~~ 352466
FAX 0602 799743
GTN 6202 Direct Line

Director of Planning & Building
Control Services
South Holland District Council
Priory Road
SPALDING
Lincs
PE11 2XE



Your Ref: DJR/JJ H14/1195/92
H14/1196/92

F 246243 Pt 2

4 March 1993

For the attention of Mr D Roberts

Dear Sir

PROPOSED INDUSTRIAL DEVELOPMENT AND NEW LINK ROAD EAST OF A16 SPALDING ROAD, PINCHBECK

I refer to your letter of 26 February enquiring about the Department's position on these 2 planning applications.

As it can now be seen that little of the development will take place before the existing A16 is superseded by the Spalding-Sutterton Bypass I can confirm that a traffic impact study will not be required by the Department. A TR110 is being sent under a separate cover and will include a direction of conditions relating to traffic arising from construction of the development.

Regarding a Section 278 Agreement, having ascertained that Lincolnshire County Council as the future highway authority for Spalding Road, Pinchbeck support the development, the Department would be prepared to enter an Agreement. To commence this process the developer should, on gaining planning permission, write to this office making a formal request.

Yours faithfully

J H BARRETT
for Director of Network Management & Construction

Broadgate Builders (Spalding) Ltd,
519 Broadgate,
Weston Hills,
Spalding,
Lincs.

Mr D Roberts

DJP/JJ . /1196/ /
H14/1196/92

26 Feb 1993

Dear Sir,

INDUSTRIAL DEVELOPMENT AND NEW ROAD, OFF SPALDING ROAD, PINCHBECK.

Further to previous correspondence and recent telephone conversation regarding the above applications.

This is to advise that I would anticipate these applications being reported back to the Committee meeting on 31st March 1993. At the moment I am still awaiting final clearance from the Department of Transport. From our discussion it appears that you may wish to commence operations before the Spalding By-Pass is opened and the existing A16 'de-trunked'. If this is the case any agreements under the Highways Act relating to the construction of the new roundabout will need to be negotiated with the Department of Transport, rather than the County Council. Accordingly therefore I have written to the Department of Transport requesting their comments on this. No doubt you will be making your own independent enquiries on this matter.

As a separate issue it has been suggested that the alignment of the proposed road is too straight and in terms of the ultimate appearance of the development it would be preferable for a curved alignment to be adopted. I would request therefore that you submit revised plans to show this.

I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Broadgate Builders (Spalding) Ltd,
519 Broadgate,
Weston Hills,
Spalding,
Lincs.

Your Contact: Mr D Roberts

Our Ref: DJR/JJ H14/1195/92
H14/1196/92

Your Ref:

Date: 26 Feb 1993

Dear Sir,

INDUSTRIAL DEVELOPMENT AND NEW ROAD, OFF SPALDING ROAD, PINCHBECK.

Further to previous correspondence and recent telephone conversation regarding the above applications.

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I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

BRIA 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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 SEP 1993 DR

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H14/1195/92 Date Received: 16 November 1992

Applicant: Broadgate Builders
519 Broadgate
Weston Hills
Spalding
Lincolnshire

Agent:

Description: Industrial/storage/hotel and car showrooms (Use Classes B1, B2, B8 and C1)

Location: East: Spalding Road, OS 7572 and OS 9352, Pinchbeck

28 January 1993

Dear Sirs

I refer to your application for the above proposal. Unfortunately, it is not always possible for the Local Planning Authority to make a decision within the period allowed and, as mentioned on your notice of receipt, you may agree in writing to an extension of the period to enable a decision to be issued.

I should be pleased if you would confirm your agreement to an extension in this case by signing below and returning this letter to me as soon as possible.

Yours faithfully

B Smith MRTPI
Director of Planning and Building Control Services

.....

Application: H14/1195/92

I agree to an extension of the period in which a decision should be given on this application until: 20th March 1993

Signed: ..... Date: 5/2/93

mis.4

Broadgate Builders (Spalding) Ltd
5'5 Broadgate
Weston Hills
Spalding
Lincolnshire

D J Roberts

DJW/SJS H14/1195/92
H14/1196/92

28 January 1993

Dear Sir

Industrial development and new road - off Spalding Road, Pinchbeck

The above applications were considered by the District Council's Planning Committee on the 26 January 1993. It was resolved as follows:

"That the applicants agree to an extension of time for a further period of two months in order to enable the completion of consultations and the preparation of a development brief".

I enclose documents for you to sign and return if you are agreeable to this request

Yours faithfully

N R Madlen
Principal Planning Officer
(Development Control)

Enclosure

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H14/1195/92 Date Received: 16 November 1992

Applicant: Broadgate Builders
519 Broadgate
Weston Hills
Spalding
Lincolnshire

Agent:

Description: Industrial/storage/hotel and car showrooms (Use Classes B1, B2, B8 and C1)

Location: East: Spalding Road, OS 7572 and OS 9352, Pinchbeck

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I should be pleased if you would confirm your agreement to an extension in this case by signing below and returning this letter to me as soon as possible.

Yours faithfully

B Smith MRTPI
Director of Planning and Building Control Services

.....

Application: H14/1195/92

I agree to an extension of the period in which a decision should be given on this application until:

Signed: ..... Date: .....

mis.4

Ministry of Agriculture, Fisheries and Food
Land Use Planning Unit
Block B, Government Buildings, Brooklands Avenue, Cambridge CB2 2DR
Telephone: 0223-462727 Fax: 0223-455652

LATE OBS: Offr rec.
Sellers PO to be notified

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your reference: H14/1195/92 and H14/1196/92

Our reference: 5/EL24/0648 and 5/EL24/0649

Date: 12th January 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JAN 1993
DR
Action by ... Site Obs
DPO CMM
COPO DS
JC ACP
Action by ... Acknowledge YES/NO
Discuss with ...
Copy to ...

Dear Sir

PLANNING APPLICATIONS - PROPOSED INDUSTRIAL/STORAGE/HOTEL AND CAR SHOWROOMS: PROPOSED INDUSTRIAL ESTATE ROAD - FIELDS NG7572 AND 9352, EAST OF SPALDING ROAD, PINCHBECK - BROADGATE BUILDERS (SPALDING) LTD

I refer to your letters of 26 and 27 November 1992 consulting this Department in accordance with Article 18(1) of the Town and Country Planning General Development Order 1988 and paragraph A16 of revised Planning Policy Guidance Note 7, dated January 1992, concerning a proposal by Broadgate Builders (Spalding) Ltd to develop approximately 11 hectares of land in NG 7572 and 9352 East of Spalding Road, Pinchbeck, Spalding for industrial/storage/hotel and car showroom purposes (Use Classes B1, B2, B8 and C1) and to construct an associated industrial estate road between Spalding Road and Enterprise Way.

This Department has considered these proposals in the light of the Government's policy for the safeguarding of agricultural land as set out in paragraphs 2.5 and 2.6 of revised PPG 7. In response we wish to draw your Authority's attention to the following agricultural considerations.

The subject site is within an area which is indicated on the Ministry's Published Provisional Agricultural Land Classification Map (Sheet 123) as agricultural land of Grade 1 quality, defined as excellent quality agricultural land.

In the light of limitations in the application of the Provisional Agricultural Land Classification information to sites of the size of the area in question, and at the request of your Authority, a detailed site-specific agricultural land classification survey was undertaken in December 1992, using the Revised Guidelines and Criteria for grading the quality of agricultural land (MAFF

1988). This survey gives the following information with regard to agricultural land quality within the subject site:

Grade	Hectares	%
2	3.8	34.6
3a	4.2	38.2
3b	2.7	24.5
Urban	0.3	2.7
Total	11.0	100

Under the Revised Guidelines, Grade 2 is described as very good quality agricultural land, sub-Grade 3a as good quality agricultural land and sub-Grade 3b as moderate quality agricultural land. In accordance with paragraphs 2.5 and 2.6 of Revised PPG 7, Grades 2 and 3a, but not 3b, fall within the category of best and most versatile land.

PPG 7 describes best and most versatile land as a national resource for the future, proposed changes to the use of which are the most significant in terms of the national agricultural interest. Because of its special importance, paragraph 2.6 of PPG 7 advises planning authorities to give considerable weight to the protection of such land against development when deciding applications for planning permission and preparing development plans.

Approximately 73% of the site area thus comprises agricultural land (Grades 2 and 3a) which is the best and most versatile. PPG 7 also states that, within the best and most versatile grades (1, 2, 3a) where there is a choice between sites of different classifications, development should be directed towards land of the lowest possible classification. A comparison of the results of the site-specific survey of the subject land with other land in the vicinity, shown as Grade 1 on the Provisional ALC Map, would appear, on the face of it, to confirm that the application site is overall of comparatively lower agricultural quality than other sites in the area.

However, on account of the limitations mentioned earlier in this letter with regard to the Provisional Sheets, such comparisons can be misleading and should be treated and applied with caution. Other sites in the area shown as Grade 1 on the Provisional Map may also comprise or contain land of a lower quality; while agricultural land quality can only be confirmed for specific areas by detailed survey, there is other recent evidence in the area where land quality was lower than the Grade 1 shown on the published map, although still within the best and most versatile category.

The subject site is close, but not adjacent, to existing industrial and associated development in the environs of Wardentree Lane, and the proposed industrial estate road is intended to link the present limit of the existing industrial estate road, Enterprise Way, westwards to Spalding Road. The Ministry has previously commented on the provision of further land allocations for industrial purposes in the area, in the context of previous applications for planning applications for industrial purposes, and of the Review in 1991 of the Spalding and Pinchbeck Local Plan. In this regard, it is understood that the application site is within an area of new industrially-zoned land on the Proposals Map of the Review Consultation Draft, this Review now being held in abeyance, under the provisions of the 1990 Planning and Compensation Act, pending the preparation of the District-wide Plan for South Holland.

The ar nt and location of land allocated for industrial/business uses in the area is a matter for your Authority; while designations over and above the original Local Plan industrial allocation in the Wardentree Lane area are to be expected, it may be premature to grant further consents in this interim period during which the District-wide Plan is being formulated. The grant of consent for the present subject site will be likely to create a precedent leading to pressure for the release of other land for similar purposes South of Wardentree Lane and West of the dismantled railway. However, such a location is bounded by physical constraints to further development, and may be less damaging to the long term national agricultural interest than the release of further areas of largely open farmland to the North of Wardentree Lane, where such constraints are less obvious.

Notwithstanding its designation for new industrial development in the Local Plan Review, the Ministry nevertheless wishes to re-emphasise the points made to your Authority in our response in July 1991 to the Review Draft, and more recently to other planning applications for industrial development in the area, that there would still appear to be substantial areas of land in the area either "committed" with the benefit of planning permission or "zoned" for industrial purposes but as yet undeveloped. Moreover, the nearby substantial site of the former sugar beet factory provides obvious potential for re-development for industrial purposes without involving the loss of agricultural land.

Finally, I should be grateful if you would let me know the outcome of these cases.

Yours faithfully

P.J. Chillingworth

Regional Planning Adviser

LATE OSS: Offr. DC Date..14/1.
Salient points highlighted

S.H.D.C PLANNING DEPT.
RECEIVED
14 JAN 1993 DC

Anglian Water

Anglian Water Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920139

Your ref H14/1195/92

12-JAN-93

Dear Sir,

Proposal : ZONED INDUSTRIAL DEVELOPMENT AND CAR SHOWROOMS
Location : EAST OF SPALDING ROAD, PINCHBECK
Applicant: BROADGATE BUILDERS (SPALDING) LIMITED

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

The foul drainage from this development can be accommodated in the existing public sewer, which is 50 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

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

An alternative method of surface water disposal should therefore be considered.

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

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

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

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

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

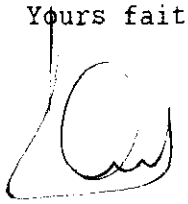
CONT....

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

The developer is advised to discuss the provision of a water supply and should contact the Senior Engineer (Services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

Yours faithfully,



Les Outram
Acting Customer Services Manager

Department of Transport,
East Midlands Regional Office,
Cranbrook House,
Cranbrook Street,
Nottingham.
NG1 1EY.

FAO: Mr J Bach

Mr D Roberts

DJR/JJ H14/1195/92
H14/1196/92
EMRT.F.246243.PT.2

14 Jan 1993

Dear Sir,

PROPOSED INDUSTRIAL DEVELOPMENT AND NEW LINK ROAD, EAST OF SPALDING ROAD, PINCHBECK (A16).

Further to your letter of 18th December 1992 requesting a traffic impact assessment study and an extension of time.

Now that the Spalding By-Pass is firmly programmed and a likely completion date known I would ask whether a traffic impact assessment study is absolutely necessary. I have spoken to the applicants, who advise that although the development may be commenced before the likely completion date of the By-Pass, it is unlikely that very much work will be carried out. Additionally the proposals are in accordance with the Councils approved development strategy.

I look forward to receiving your comments on this matter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr. Smith.
Director of Planning.
Council Offices.
Priory Road.
Spalding

DR

MR and MRS L. G. STURGIS
'MILL HOUSE'
198 SPALDING ROAD
PINCHBECK
SPALDING, LINC'S
PE11 3PB

760224

28.12.92.

ST 30/12

Dear Sir.

Planning Application H14/1195 and 1196/92.

I acknowledge receipt of your notification of these proposals which I now had the opportunity to examine whilst appreciating that industrial and commercial development will proceed in the designated Wardentree Lane area I am most concerned at proposals to extend the area so near to the present A16. and I feel I must object as follows:—

(a) The present farm land between my house (No.198) and 'Kimberley House' to our North forms the only open green break between Spalding and Pinchbeck on the east side of the A16. and it is essential this remains so.

The proposal for the road link through this area to the A16. would effectively destroy this however well landscaped.

(b) The proposed road and the inevitable volume of traffic generated would be detrimental to the enjoyment of our home and garden.

(c) The extention of the industrial and commercial area proposed to the east of ourselves. and the land referred to in (a) would similarly break down this green break between Spalding and Pinchbeck and is therefore undesirable.

I shall be glad if these reasonable and carefully considered objections can be placed before the Planning Committee.

Yours faithfully.

Leslie G. Sturgis.

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

(1)

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1195/92

Applicant: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Limited
519 Broadgate
Weston Hills
Spalding Lincs

Description: Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1)

Location: East of Spalding Road Field nos. 7572 and 9352
Pinchbeck Spalding Lincs

Type: OUTLINE

Date received: 16-NOV-92

27-NOV-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 12-DEC-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 D J ROBERTS

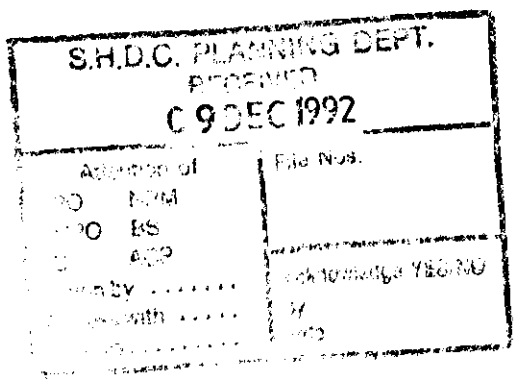
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

See attached note.



Signed:

W. H. C

S.H.D.C. PLANNING DEPT.
RECEIVED
09 DEC 1992
Attention of
PO NPM
PO BS
ACP
File Nos.
Acknowledge YES/NO

STATUTORY UNIT
ADAS
FOOD, FARMING, LAND & LEISURE

ADAS LINCOLN
CERES HOUSE
2 SEARBY ROAD
LINCOLN
LN2 4DW
TEL: (0522) 529951
FAX: (0522) 513694

17 December 1992

The District Planning Officer
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Your Ref: H14/1195/92, H14/1196/92

Our Ref: 5/EL 24/0648, 5/EL 24/0649

Dear Sir

CONSULTATION ON PLANNING APPLICATION, PROPOSED INDUSTRIAL/STORAGE/HOTEL AND CAR SHOWROOMS; PROPOSED INDUSTRIAL ESTATE ROAD - FIELD NOS NG 7572 AND 9352, EAST OF SPALDING ROAD, PINCHBECK: BROADGATE BUILDERS (SPALDING) LIMITED

I refer to your consultation letters dated 26 and 27 November 1992 concerning these two associated planning applications, which were addressed to this office. I should be grateful if any future consultations by your Authority could be directed in the first instance to the Ministry of Agriculture's Land Use Planning Unit, Block B, Government Buildings, Brooklands Avenue, Cambridge CB2 2DR, which is the proper channel of communication in accordance with the correspondence sent out to all Authorities in March/April 1992.

With regard to these particular cases, as advised by the Ministry's Land Use Planning Unit, your consultations have been passed to ADAS Statutory Unit at this office for consideration. Following my telephone conversation with Mr D J Roberts of your Planning Department on 11 December 1992, I am writing formally to request an extension of time to deal with your request, until mid-January 1993 (as agreed verbally with Mr Roberts) - in particular, in order to arrange for the necessary survey work to be carried out so that this Department can advise your Authority of the agricultural land quality within the subject site, and any resultant implications.

I trust that this request is in order, but please contact me if an earlier response becomes necessary.

Yours faithfully

P L Briggs
ADAS Statutory Unit

S.H.D.C. PLANNING DEPT.
RECEIVED
21 DEC 1992 DR

PB5648A.Dec SR

JA

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEPHONE 0602 476121 Ext. 455
FAX 0602 799743
GTN 6202

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2EX
For the attention of J Curnock Esq

Your Ref: H14/1195/92 H14/1196/92

Our Ref: EMRT F 246243 Pt 2

Date: 14 December 1992

Dear Sir

PROPOSED ZONED INDUSTRIAL DEVELOPMENT TO INCLUDE B1, B2, B8, C1 AND CAR SHOWROOM PLUS INDUSTRIAL ESTATE ROAD AT OS PLOTS 7572 AND 9352 EAST OF SPALDING ROAD, PINCHBECK A16 NORMAN CROSS - GRIMSBY TRUNK ROAD

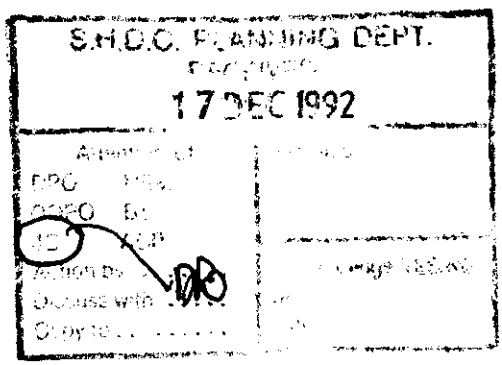
Thank you for the outline and detailed planning applications received 30 November and submitted by Broadgate Builders (Spalding) Limited in connection with the above-mentioned development.

The Department is concerned about the size of the development and the associated significant generation of traffic via a new proposed roundabout on Spalding Road (A16).

I would therefore be grateful if you would approach the applicant to provide a Traffic Impact Assessment Study of the development on the A16 trunk road, and treat this request as an extension of time.

Yours faithfully

J J BACH
for Director of Network Management & Construction



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.12.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Applications H14/1195/92
H14/1196/92
Industrial estate, Spalding Road, Pinchbeck

I write further to my memorandum of the 8th January, 1992 and would wish to comment as follows:-

Estate Road

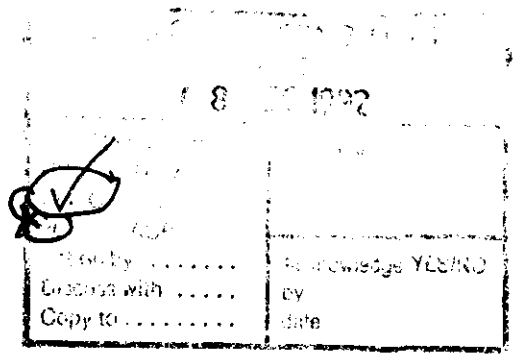
This would undoubtedly relieve some of the traffic impact along the residential area of Wardentree Lane but a few dwellings adjacent to the proposed roundabout would be adversely affected. Screening of the residential boundaries should be included and the Department of Transport should be requested to consider whether immediate dwellings are eligible for traffic noise insulation.

Industrial Zoning

I would support in principal the industrial zoning of this land subject to appropriate phasing of use classes so as to protect the residential properties from both the development and associated transportation. The site layout should utilise protection from the buildings wherever possible and boundary noise criteria from static plant and machinery would be advisable. B2 immediately to the rear of the dwellings is inappropriate.

I trust these comments are of assistance to you.

for Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 8.1.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL (f.a.o. Mr. J. Curnock) YOUR REF:

Spalding and Pinchbeck Local Plan
South Holland Enterprise Park

I write with reference to the above and would suggest that noise limit guidelines at the primary residential boundaries of Wardentree Lane, Spalding Road and Sherwood Drive for static plant and machinery would afford protection to the residential amenities and restrict a "creeping" noise climate in the area.

The following criteria at measuring points 1-6 (2m height) would be appropriate

		ISO Noise Rating (NR)	L_{Aeq} T
Daytime	0700 – 1800	40	45 15m
Evening	1800 – 2200	35	40 15m
Nightime	2200 – 0700	25	30 5m

These guidelines together with industrial zoning within the site will ensure that the impact of the development is kept to an acceptable level for these residential areas. What remains however are the four isolated dwellings along Wardentree Lane which will require individual considerations if their amenity is to be protected. In the absence of any other proposals e.g. purchase, light industrial zoning of the abutting areas would appear to be the only option.

I trust this information is of assistance to you.

pp Director of Environmental Services

Ministry of Agriculture, Fisheries and Food
Land Use Planning Unit
Block B, Government Buildings, Brooklands Avenue, Cambridge CB2 2DR
Telephone: 0223-462727 Fax: 0223-455652

H14/1195/92
Your reference:

Our reference: 5/EL24/0648

Date: 4 December 92

South Holland District Council
Planning and Building Control Department
Council Offices
Priory road
Spalding
Lincolnshire PE11 2XE.

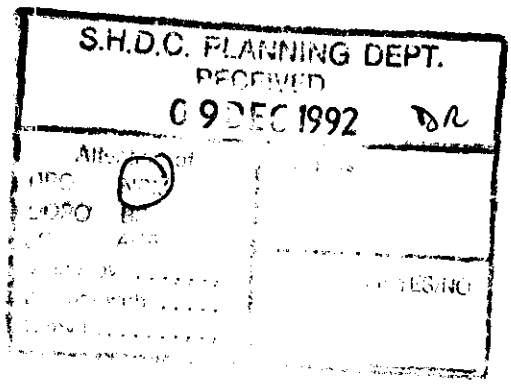
Dear Sir/Madam

We are in receipt of your consultation dated 26 November 1992. concerning the proposed industrial /storage/hotel and car showrooms,east of Spalding Road.

This has been passed to ADAS in Lincoln for advice. They may get in touch with you to establish specific factual information but will not express a formal view on the case. Once ADAS have reported to us we will respond to your consultation.

Yours faithfully

PJ CHILLINGWORTH
Regional Planning Officer.



S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1992
Attention of
DPO NRM
DCPO BS
ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by

DR

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

NRA

National Rivers Authority
Anglian Region

11th December 1992 92/1/SH/328

Dear Sirs

PLANNING APPLICATION NO H14/1195/92
PROPOSED INDUSTRIAL STORAGE, HOTEL AND CAR SHOWROOMS AT EAST OF SPALDING ROAD, PINCHBECK, FOR BROADGATE BUILDERS

With regard to the above-mentioned application received on 25th November 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul and surface water drainage from the proposed development should be connected to the existing main sewers.

If there is not a foul or surface water sewer available to serve this development then we must be further consulted.

All and trade effluent (including vehicle wash water) shall be discharged to the main foul sewer.

The applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

For impervious vehicle parking and hardstanding areas for 50 vehicles or more a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

All surface water from roofs should be piped direct to a watercourse or surface water system, such water should bypass the oil interceptor. Open gullies should not be installed.

Any fuel storage and refuelling facilities shall be constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land or underground strata and bunding.

Cont./

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

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.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

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.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

Yours faithfully

R F Morgan
Planning Engineer

LMP

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

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

Reference No: H14/1195/92
Description: Industrial/storage/hotel and car showrooms. (Use Classes B1, B2, B8 and C1)

Location: East of Spalding Road
Field nos. 7572 and 9352
Pinchbeck
Spalding Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 22-DEC-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

01-DEC-92

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H14/1195/92.

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	4	7	2	4	6

2. Address or location

EAST OF SPALDING ROAD, DINGHBECK.

3. Name, classification and number of road

I A16 TRUNK

4. Date application referred 3/12/92

5. State whether outline, detailed application etc.

OL.

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

INDUSTRIAL / STORAGE / HOTEL & CAR SHOWROOMS
(USE CLASSES B1, B2, B8 & C1)

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 10~~b as shown overleaf~~.

Date: 3/12/92 Signed: [signature]
Director of Highways and Planning

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S+H D C

Planning Reference H14/1196/92.

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

At such time as the Spalding By Pass is opened and Spalding Road is detrunked I would have no objections to this proposal subject to the applicants entering into a Section 278 Agreement for the provision of a roundabout prior to permission being granted.

Such a roundabout design would need to take into account the access to the existing properties on the west side of Spalding Road.

However as Spalding Road is still a Trunk Road the DTP will need to be consulted on the green proposals and they may not be in agreement to these proposals.

One other solution could be a grampian condition resisting development until the new A16 is constructed.

Date 3/12/92.

Signed J Emmerson

Director of Highways and Planning

From: NAME Cllr. Mrs. P.J. BUFFHAM

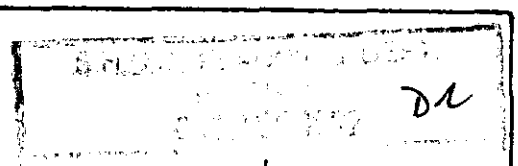
ADDRESS WARD MEMBER

Tel no 87-464

Planning
Reception

MESSAGES

ENQUIRIES



SUBJECT :

Please advise me regarding the following...

DL

COMMENTS ON APPLICATION

APPLICATION NO : H14/1195/92.

SUBJECT :

My comments are as follows...

NO objections. I welcome any move that will release suitable land for developments that will bring jobs for the people of the area. One query – a HOTEL on an industrial estate? – ~~to do~~

Pauline Buffham

3/12/92

APPOINTMENTS

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

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

SUBJECT :

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

PUBLIC NOTICES

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949

WILDLIFE AND COUNTRYSIDE ACT 1981

DECLARATION OF NATIONAL NATURE RESERVE

PARISHES OF GEDNEY, LUTTON, SUTTON BRIDGE, SANDRINGHAM, NORTH WOOTTON, SOUTH WOOTTON, CLENCHWARTON AND TERRINGTON ST CLEMENTS COUNTIES OF LINCOLNSHIRE AND NORFOLK

NOTICE IS HEREBY GIVEN in pursuance of Section 19 of the National Parks and Access to the Countryside Act 1949 and Section 35 of the Wildlife and Countryside Act 1981 that by the National Nature Reserve No 2 Declaration 1992 made on the First day of December 1992 the Nature Conservancy Council for England declared that the land containing 9,802.00 hectares or thereabouts in the Parishes of Gedney, Lutton, Sutton Bridge, Sandringham, North Wootton, South Wootton, Clenchwarton and Terrington St Clements in the Counties of Lincolnshire and Norfolk and shown hatched on the plan attached to the said Declaration is being held by the Nature Conservancy Council for England and managed as a nature reserve.

Certified copies of the Wash No 2 Declaration 1992 have been deposited for public inspection free of charge during normal office hours at the offices of Lincolnshire County Council, 4th Floor, City Hall, Beaumont Fee, Lincoln, LN1 1DN; Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH; The Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX and South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE and at the offices of the Nature Conservancy Council for England at Monkstone House, City Road, Peterborough, Cambridgeshire, and Northminster House, Peterborough, Cambridgeshire.

Dated the First day of December 1992.

J. M. SCHOFIELD,
On behalf of the Nature Conservancy Council for England.

©WVN 3815 187LI1-12

SOUTH HOLLAND DISTRICT COUNCIL

REPRESENTATION OF THE PEOPLES ACT

DRAFT REGISTER OF ELECTORS 1993

Draft Registers of Electors of persons whose names are proposed for inclusion in the forthcoming Register of Electors 1993 are now available for inspection at the Council Offices, South Holland District Council.

In addition, appropriate parts of the Registers can be inspected at Spalding Head Post Office, Sub-Post Offices, Parish Churches, certain Libraries and the Citizens Advice Bureau within the South Holland District.

Any person who was resident within the South Holland District on the qualifying date, 10th October, 1992, is advised to inspect the Registers to make sure that his or her name is included.

To be able to vote in any election which may be held between 16th February 1992 and 15th February 1993 your name has to be on the Register of Electors and if it is not you should get in touch with the Electoral Registration Officer, South Holland District Council, Council Offices, Priory Road, Spalding, Lincs

PLANNING APPLICATIONS

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

H23/1184/92 Metfield Estates Ltd FULL
Erect 46 dwellings with associated garaging and road construction
Stockwell Gate, Whaplode, Spalding, Lincs

The following proposals do not accord with the provisions of the relevant Development Plan:

H14/1195/92 Broadgate Builders OUTLINE
Industrial/storage/hotel and car showrooms (Use Classes B, B2, B8 and C1)
East of Spalding Road Field nos 7572 and 9352, Pinchbeck, Spalding, Lincs

H14/1196/92 Broadgate Builders FULL
Industrial estate road
Land between Spalding Road (A16) and Enterprise Way, Pinchbeck, Spalding, Lincs

H14/1213/92 Allison Homes FULL
Erection of ten detached bungalows
Horsepit Lane (land to south) Pinchbeck, Spalding, Lincs

H14/1214/92 Allison Homes FULL
Erection of five detached bungalows
Horsepit Lane (land to south) Pinchbeck, Spalding, Lincs

H15/1079/92 Mr D. Casswell FULL
Conversion of existing barn to dwelling
"The Barn", Eaudike Farm, Watergate, Quadring Eaudike, Spalding.

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

H16/1202/92 Crescent Traders
ADVERTISEMENT
Wrought iron frame with wooden painted board below
The Hole in the Wall Passage (between Boots and Midland Bank), Spalding, Lincs

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

SOUTH HOLLAND DISTRICT COUNCIL
2a3791©WVN

B. SMITH
Director of Planning and Building Control Services

1 December, 1992

CHARITIES ACT 1992

Public Notice for the Transfer of Property under Section 43(2)(a) or (b)

Charity Commission Number: 232460

The Trustees of Spalding and District Sick Poor Fund of Spalding in the County of Lincoln Hereby Give Notice that they have passed a Resolution under Section 43(2)(a) of the Charities Act 1992 for the following purposes:

Transferring the property of the Charity named above to the following charity:
Charity Commission Number: 229268
Charity Name: Relief in Need Charity
Place: Spalding
County: Lincoln

Any interested person wishing to [illegible]

fp
1990 (H) PORSCHE 9 miles
1991 (H) PEUGEOT 6
1990 (H) FORD SIERR miles
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86 (D) 340 GL. Red
86 (C) 240 GLE. Silver.
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88 (E) 340 GL 1400 5-d
88 (F) 340 GL 1400. Gr
88 (E) 360 GLE 2.0. 52
89 (G) 440 GLEI. One
89 (G) 440 GLE. PAS,
89 (G) 480 Turbo 3-dr.
90 (G) 440 GLE. PAS,
miles
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VOLVO 360 GL. Gree
OTHI
91 (J) PEUGEOT 309
86 (C) VAUXHALL CAV
32,000 miles
91 (H) ROVER METRO
red, 5-dr
BOSTON
VO
SALES: Mon-
SERVICE: Mon-F
RENOWNED FO
LONDON
Tel: 0
2m697

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. SWP/TF/P/P/3
Your Ref.

This matter is
being handled by
Stan Pywell

30th November, 1992

Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Dear Sirs,

Planning Application Ref. H14/1195/92 and H14/1196/92
Land at East of A16, Spalding - Broadgate Builders

I refer to the above planning application.

The Board's Pennygate Pup drain runs along the western side of Moortoft Lane.

Consent to discharge surface water to this system will be granted subject to the developer paying a contribution towards the cost of future works downstream.

Consideration will be given to the relaxing of the Board's byelaws to 6m for the planting of trees and shrubs for landscaping purposes. Details regarding these proposals, when available, should be forwarded to the Board for approval.

Yours faithfully,

Senior Engineer.

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

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E22

SOUTH
16 NOV 1992
F 1195/92

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

16th November 1992

Dear Sir,

Re: 1. Outline Planning Application for Zoned Industrial Development and 2. Detailed Application for Industrial Estate Road and Roundabout Spalding Road, Pinchbeck

I have enclosed herewith two applications relating to a further 26.75acres of Industrial Development to the East of Spalding Road, Pinchbeck.

Broadgate Builders are submitting the applications as prospective developers having completed negotiations with the land-owners, John Huntsman and Stephen Grundy.

Although a satisfactory rate of development within the South Holland Enterprise Park has been achieved, it has been our long term aim to improve the access to and the image of the Park by completed a road link from Spalding Road (A16) to Wardentree Lane.

Over the last 2½ years we have endeavoured to zone development within the Enterprise Park so that compatible users could be grouped together. To achieve a zoning strategy from a single access point has proved extremely difficult and the immediate advantages a second major access would give to the pattern of development are obvious. The site would be enhanced with substantial landscaped areas to compliment the proposed uses adjacent to Spalding Road and at the same time reinforce the distinction between Spalding and Pinchbeck.

We believe that the earliest possible construction of the link road from Spalding Road to Benner Road is essential to maintain the momentum for industrial growth in the Wardentree Lane area. This new road will serve as a mains service route from the A16 to Wardentree Lane with new water and gas mains already planned thus avoiding expensive excavations in Wardentree Lane. A second surface water outfall would also be constructed into the Pennygate Drain, and this would help to ensure that a comprehensive land drainage strategy could be implemented by Welland and Deepings Internal Drainage Board.

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

Furthermore, early construction of the link road would allow tree planting to follow on to produce a maturing landscape as a feature of development.

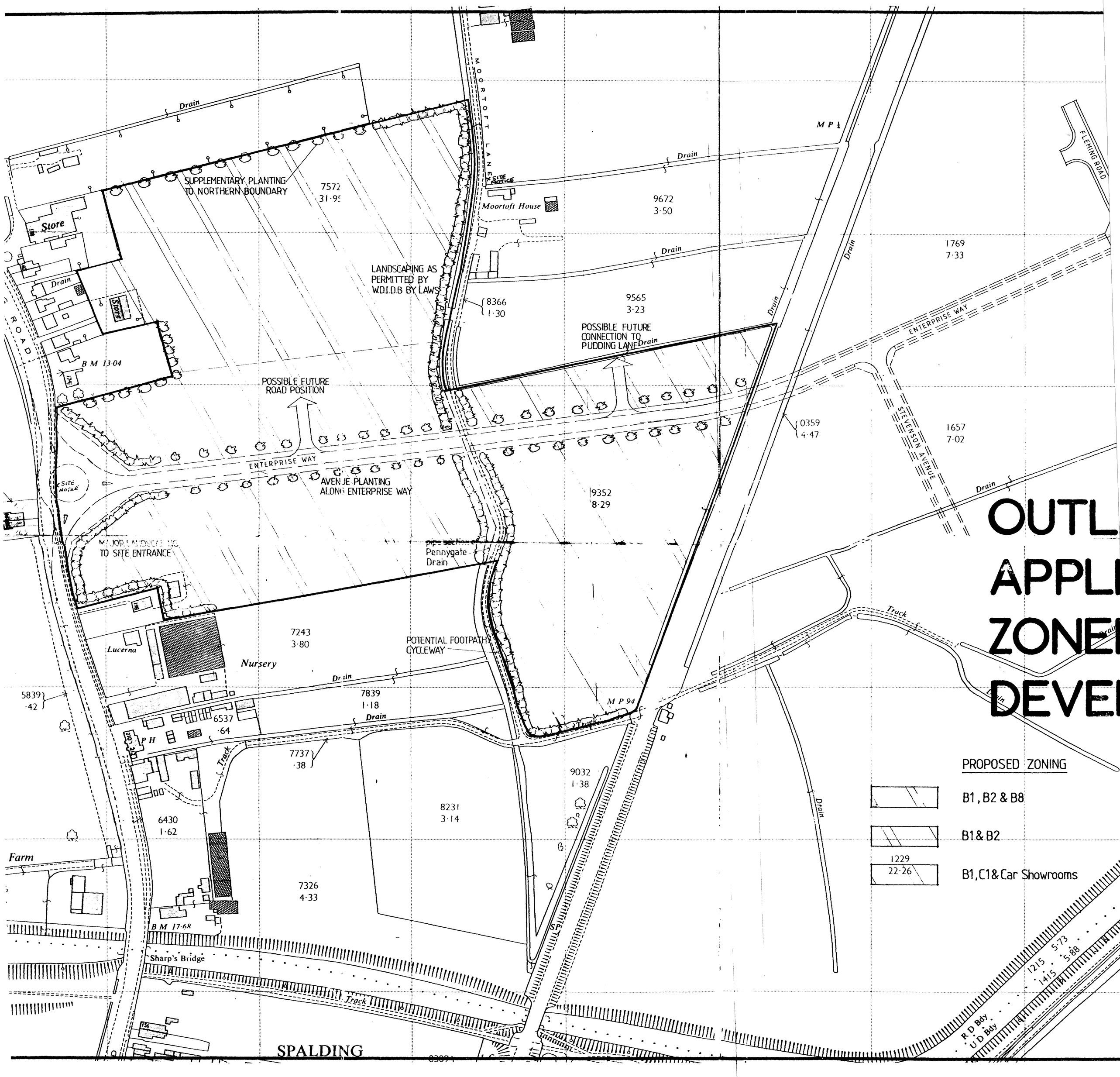
The recent road closure in West Marsh Road has highlighted the inadequacy of the Wardentree Lane / Spalding Road (A16) junction with many HGV's having to cut across approaching traffic to make a left turn from Wardentree Lane towards Spalding. The proposed roundabout forming part of this application would ensure that future traffic would be able to travel from Spalding town to the Spalding bypass and visa versa by a more direct route.

We believe that the timing of these applications is appropriate and, if permissions were granted, this would help to overcome the perception of many businesses that Wardentree Lane is remote from Spalding.

Yours faithfully,

HPrice.

HOWARD PRICE


OUTL
APPLI
ZONE
DEVEL
PROPOSED ZONING
B1, B2 & B8
B1 & B2
1229
22·26
B1, C1 & Car Showrooms
SUPPLEMENTARY PLANTING TO NORTHERN BOUNDARY
LANDSCAPING AS PERMITTED BY W.D.I.D.B BY LAWS
POSSIBLE FUTURE ROAD POSITION
POSSIBLE FUTURE CONNECTION TO PUDDING LANE
AVENUE PLANTING ALONG ENTERPRISE WAY
MAJOR LANDSCAPING TO SITE ENTRANCE
POTENTIAL FOOTPATH/ CYCLEWAY
Pennygate Drain
MOORTOFT LANE
FLEMING ROAD
ENTERPRISE WAY
STEVENSON AVENUE
Moortoft House
Lucerna
Nursery
Farm
Sharp's Bridge
SITE NOTICE
Store
PH
BM 13·04
BM 17·68
Drain
Track
MP 94
R D Bdy
U D Bdy
SPALDING
7572 31·95
8366 1·30
9672 3·50
9565 3·23
1769 7·33
0359 4·47
1657 7·02
9352 8·29
7243 3·80
7839 1·18
6537 ·64
5839 ·42
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