APPLICATION NO. : H14/1196/92

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2-3
LOCATION PLAN	4
APPLICATION FORM	5-7
CHECK SHEETS AND FRONT FILE SHEET	8-11
ALL OTHER CORRESPONDENCE	12-102
ALL OTHER DRAWINGS	103-109
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	—

WARDENTREE LANE

Nursery

Moorloft House

Builder's Yard

Dennis

Track

SITE NOTICE

SOUTH HOLLAND
ENTERPRISE PARK



British Gas
East Midlands

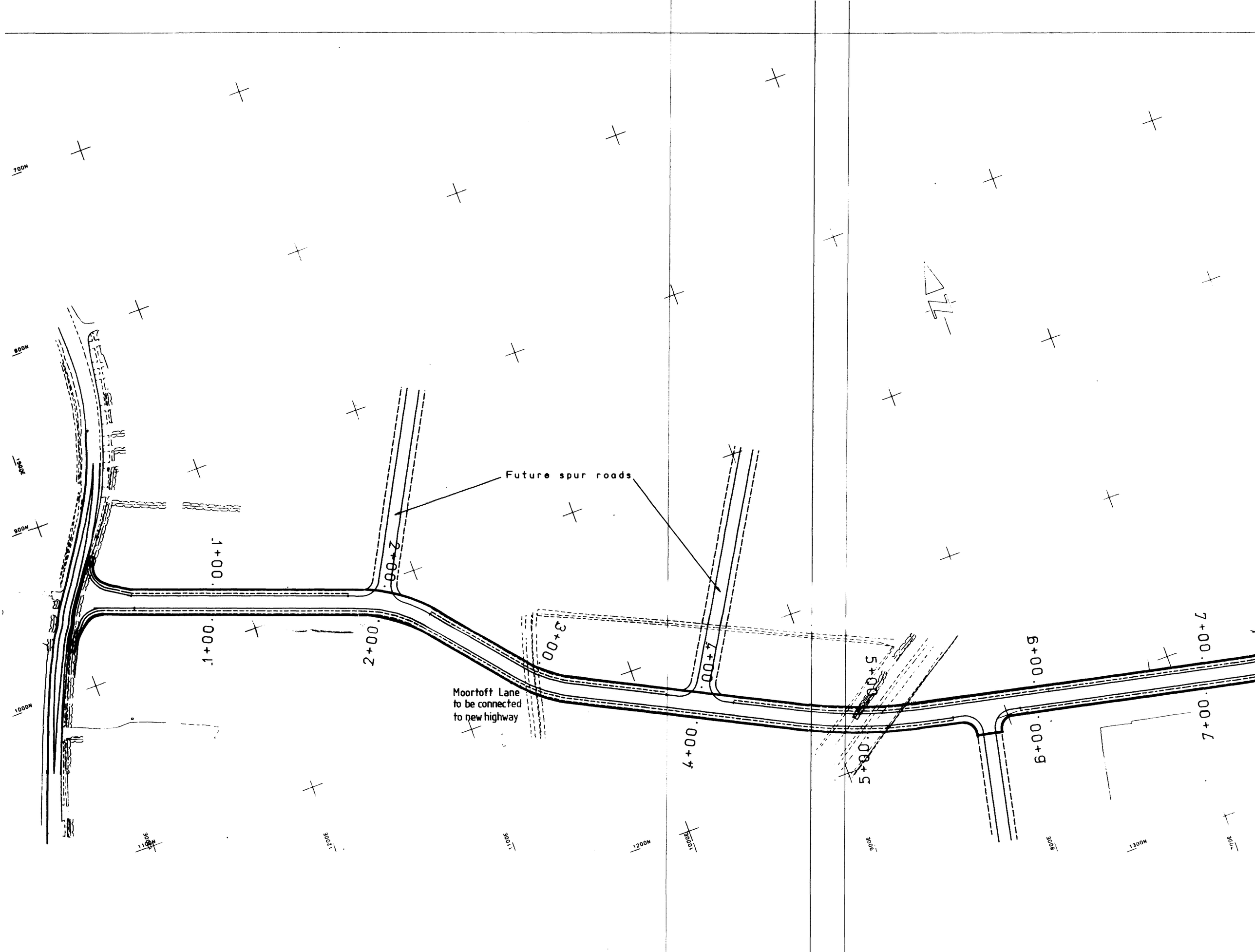
	Existing Mains	Proposed Mains
L.P.	———	
M.P.	— — —	
I.P.		
TRANSMISSION		

British Gas plc ("British Gas")

The information shown on this plan is given without obligation, or warranty. The accuracy thereof cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by British Gas, its agents or servants for any error or omission. The actual position of mains and services must be verified and established on site before any mechanical plant is used.

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Form No.10119 Rev.192



E COUNTY COUNCIL
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HT RESERVED

17-AUG-93

MPUTER AIDED DRAUGHTING SYSTEM "GIPSYS"

Engineering Consultancy Services

ECS

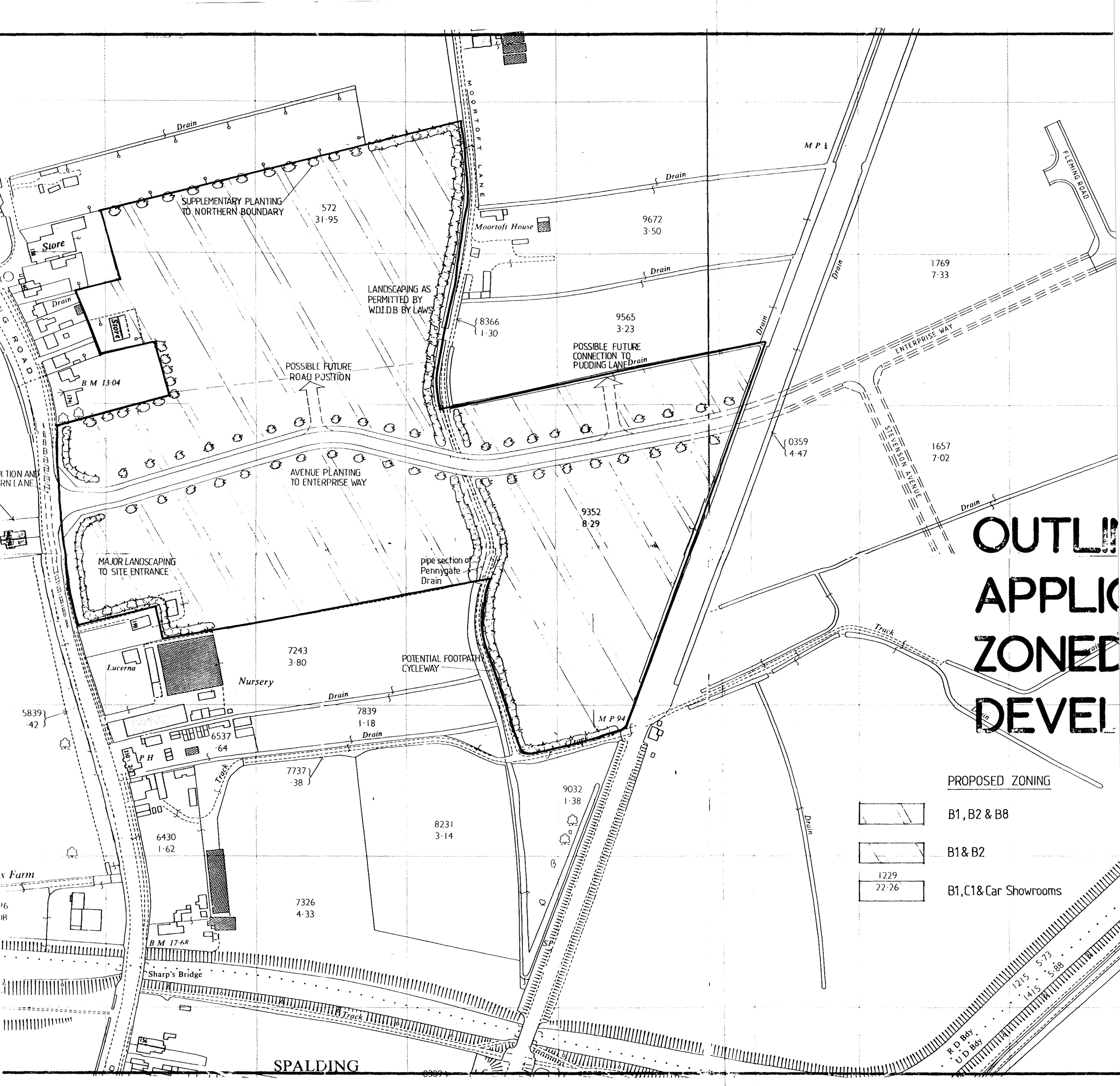
D L. LONGDEN C Eng. M I.C.E
CHIEF ENGINEER
W THAM PARK
WATERSIDE SOUTH.
_ NCOLN LN5 7JN

A COMMERCIAL UNIT OF LINCOLNSHIRE COUNTY COUNCIL

LINCOLNSH RE COUNTY COUNCIL
J.EMMERSON B.Sc.M Sc Ph D.C Eng.F I C E
DIRECTOR OF HIGHWAYS & PLANNING
LINCOLN
LN1 1DB

SCALE 1 1250

DRAWN
TRACE
APPRO


MOORTOFT LANE
Drain
SUPPLEMENTARY PLANTING TO NORTHERN BOUNDARY
572
31·95
Store
Drain
Store
B M 13·04
LANDSCAPING AS PERMITTED BY W.D.I.D.B BY LAWS
8366
1·30
Moortoft House
9672
3·50
Drain
9565
3·23
POSSIBLE FUTURE CONNECTION TO PUDDING LANE
Drain
M P 1
Drain
Drain
1769
7·33
FLEMING ROAD
ENTERPRISE WAY
POSSIBLE FUTURE ROAD POSITION
AVENUE PLANTING TO ENTERPRISE WAY
0359
4·47
STEVENSON AVENUE
1657
7·02
Drain
9352
8·29
MAJOR LANDSCAPING TO SITE ENTRANCE
pipe section of Pennygate Drain
Track
Lucerna
7243
3·80
Nursery
POTENTIAL FOOTPATH/ CYCLEWAY
Drain
5839
·42
7839
1·18
Drain
6537
·64
P H
M P 94
Track
7737
·38
9032
1·38
6430
1·62
8231
3·14
Track
B
Q
B
7326
4·33
B M 17·68
Sharp's Bridge
Track
SPALDING
1215
5·73
1415
5·88
R D Bdy
U D Bdy
OUTLI
APPLIC
ZONED
DEVEL
PROPOSED ZONING
B1, B2 & B8
B1 & B2
1229
22·26
B1, C1 & Car Showrooms

Date JUNE 1991
Drawn [illegible]
D.N. E/22/14
Scale 1:500

SOUTH HOLLAND ENTERPRISE PARK

PROPOSED ROAD LINK TO SPALDING ROAD

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE
Telephone (0406) 380532
Fax (0406) 380014

16 NOV 19
PLT 1196/S

TO PINCHBECK

TO SPALDING

19
196

150dia Class N Concrete

Outfall to Penygate Drain

S100
inv

Header wall

S101
inv 1.144

S102
inv 1.190

S103
inv

S104
inv 1.266

See Drawing No E/22/13

Flow in open ditch to Penygate Drain Culvert

Flow in open ditch to sewer in Enterprise Way

Penygate Drain

Moorhoff Lane

Disused Railway

SOUTH HOLLAND ENTERPRISE PARK

WARDENTREE LANE

Nursery

Moortoft House

Builder's Yard

Depot

Track

Drain

Stone

Fence

Hedge

Tree

Lighting

Overhead Line

Railway

SITE NOTICE

0006
1.40ha
35

9298
1.52ha
38

8793
1.339ha
3.31

9492
5.12ha
1.27

8784
0.86ha
22

1100
5.459ha
13.49

2100
17.736ha
43.83

6576
8.44ha
2.09

7572
12.438ha
30.73

9565
1.372ha
3.38

9352
3.553ha
8.78

6841
3.102ha
7.67

7730
3.152ha
7.79

9032
5.58ha
1.38

9128
4.14ha
1.02

0126
3.185ha
7.87

1833
5.745ha
14.18

COMPUTER AIDED DRAUGHTING SYSTEM .01PSY$?
17-AUG-93

Engineering Consultancy Services
A COMMERCIAL UNIT OF LINCOLNSHIRE COUNTY COUNCIL

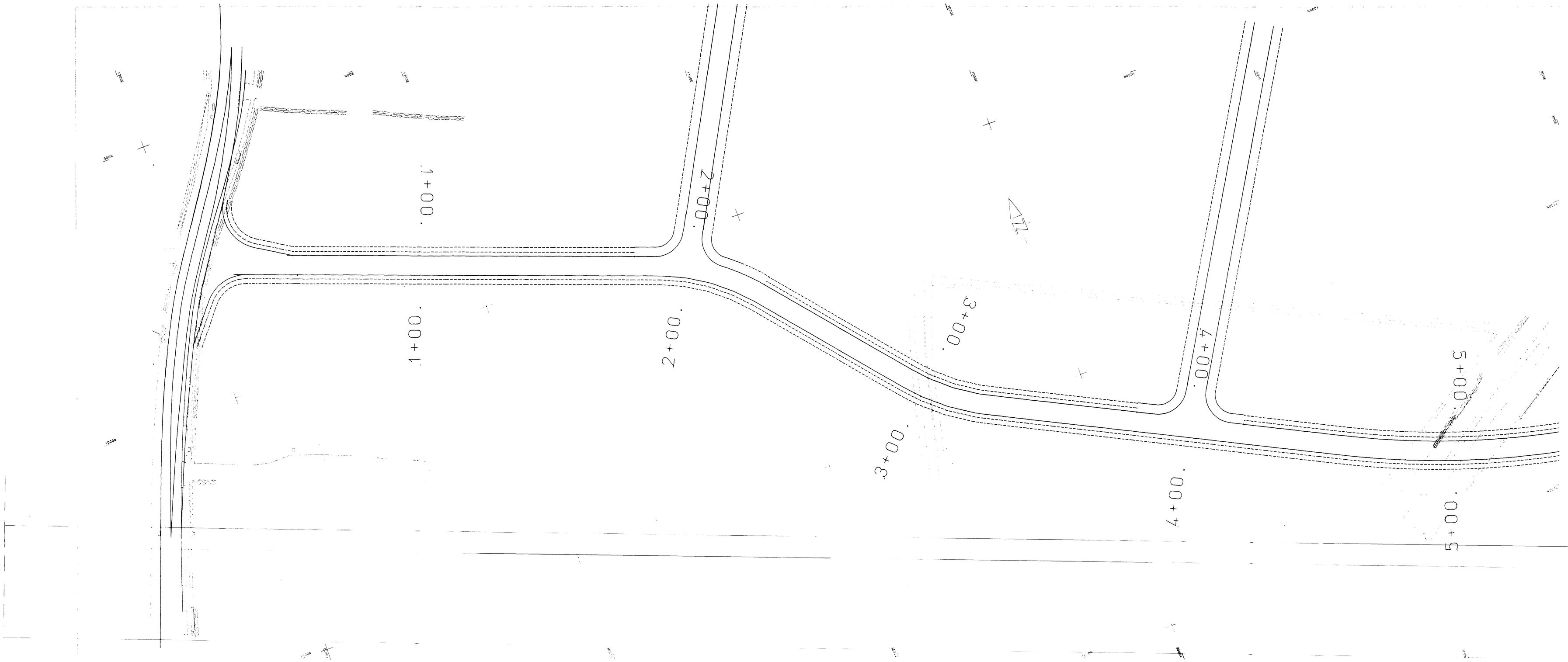
S.H.D.C. PLANNING DEPT.
RECEIVED
- 3SEP 1993

DRAWN	RDM 8/93	U/C PINCHBECK	
TRACED	RDM 8/93	SOUTH HOLLAND ENTERPRISE PARK	
CHECKED		OFF A16 SPALDING ROAD	
APPROVED	KS 18/8/93	PROPOSED LAYOUT	

SCALE

DRAWING NUMBER A S1 6 0 8 5

A



S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 SEP 1993
File No.
PLEASE QUOTE ON ALL CORRESPONDENCE

Engineering Consultancy Services

A S 1 6 0 8 4

SCALE

U/C PINCHBECK
SOUTH HOLLAND ENTERPRISE PARK
OFF A16 SPALDING ROAD
PRPOSED LAYOUT

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1196/92 Received:16-NOV-92 Type:FULL

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

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

Description: Industrial estate road

Location : Land between Spalding Road (A16) and Enterprise Way
Pinchbeck Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The 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 not later than the time any building erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) 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 building to which this permission relates.

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

3 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.

4 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.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

5 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.

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

Reason: In the interests of visual amenity.

7 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

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

Reason: To ensure a satisfactory development.

9 The submitted landscaping scheme shall make provision for substantial strategic planting between the A16 and Moortoft Lane alongside the proposed road, and at the sites frontage with the A16.

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

The applicant is advised that permission has been granted in respect of the plans received 3 September 1993, showing revisions to the road alignment.

Director of Planning and Building Control Services
11-JAN-94 H14/1196/92

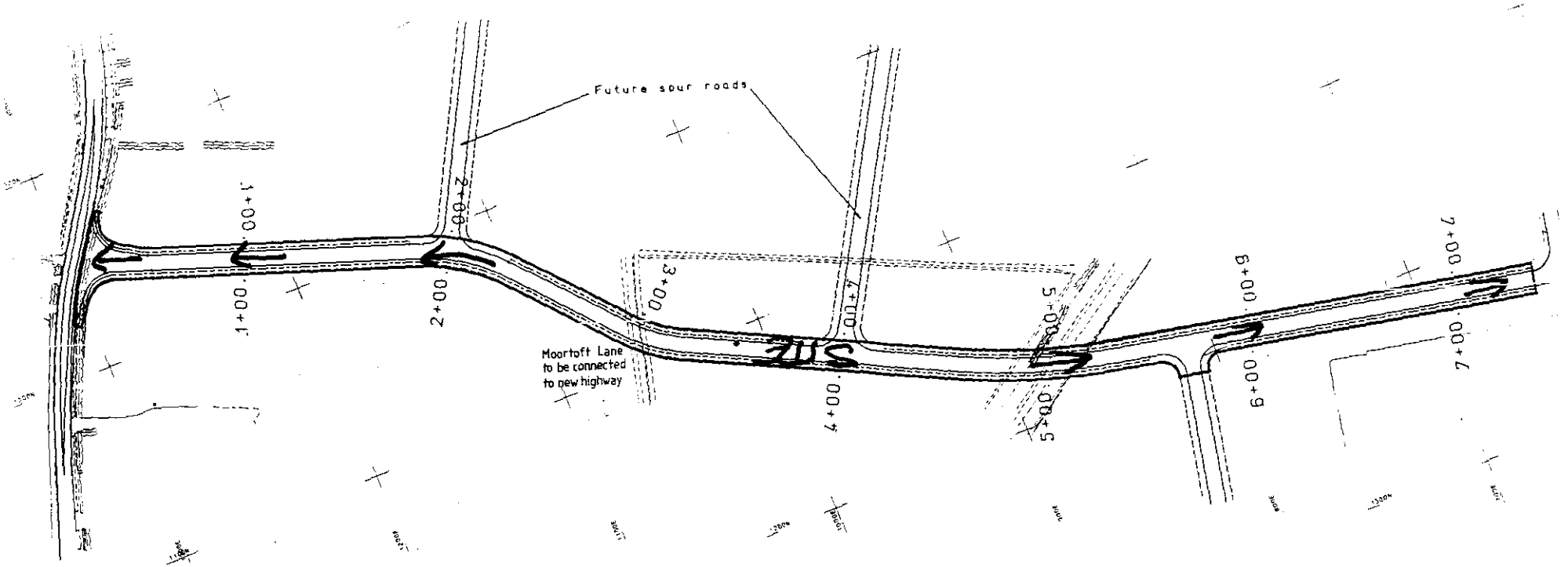
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

FAO Mr A. Smith - Barker Storey Matthews

FAX 0733 896979



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/1196/92

Date Registered 16 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BRODGATE BUILDERS (SPALDING) LTD.,
S19, BRODGATE,
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

LAND BETWEEN SPALDING ROAD (A16) AND ENTERPRISE WAY, PINCHBECK

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

INDUSTRIAL ESTATE ROAD

Please complete

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

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £ 550 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 126 (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 [ ] No

(iii) Change of use [ ]

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

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

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

(b) max. length:

(c) max. width:

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 [ ]

NOT APPLICABLE sq. metres / metres / metres / metres

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL, DISUSED RAILWAY AND INDUSTRIAL

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: AKESPOLDING 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 PUBLIC SEWER

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

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.

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: State Date notice served:

JOHN HUNTSMAN AND STEPHEN GRUNDY & SOUTH HOLLAND DISTRICT COUNCIL 16/11/92

Signed H Prince (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 H Prince 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 .....

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

S.H.D.C. PLANNING DEPT. RECEIVED 10 MAR 1993 DL

Plan Nos.

Acknowledge YES/NO

by

TR 110
(Revised April 1991)

To the ~~Clerk~~ District Planning Officer

South Holland District Council

Council's Reference H14/1196/92

Department of Transport Reference EMRT F246243 Pt 2

With reference to the notification of an application on Form TR 108 dated 26 November 1992 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 Land between Spalding Road (A16) and Enterprise Way, 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, Nr 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: 1196/92

dated: 19 November 1992

Delete any which do not apply

~~i Building operation~~

ii Engineering operation (which includes a means of access) Industrial Estate Road

~~iii Mining operation~~

~~iv Other operation~~

~~v Material change in the use of any building or other land~~

6 State whether outline or detailed application Detailed

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 directs that proposals 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. Bennett (Signature)

J.H. BARRETT (Name)

Area Engineer (Position)

EM (Region)

Department of Transport

*Delete as necessary

T'BC Advice we Reword condition # advise DOT accordingly / See further note on 1195/92

APPLICATION ASSESSMENT

Notes for Case Officer — Resident. consults to. 167+169+ 174+ 198 (Spalding ✓ DONE. SENT 07-DEC-92 RJ) DAR

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DZ
Date — see 1195/92 for notes

Notice posted by GS
Date 1/12/92

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 conditions

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

Prior submission ✓

Works later ✓

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

from 24-11 D22/11

		Requested	Sent
Extra Publicity:			
	Departure (Spoke to J.C (See Rep - written today))	24-11 (2 copies please)	01-DEC-92
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	8	.....
Extra Consultations:			
	Dept of Transport	24-11	27-NOV-92
	Environmental Serv.	24-11	27-NOV-92
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other: British Gas.	✓	27-NOV-92
	MAFF	✓	27-NOV-92

Case Officer DL.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 550

Receipt Issued P1927

Date first Rec'd 16 NOV 1992

Registration

Reference H14/1196/92

Cross-Ref R

Date 17/11

Validation

TYPE FULL

Earliest permission

Site area 126 HA

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £550 max.

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 534900 334560

Ward

Parish PIBECK

TR Rural YES
TR Bypass –
Level Cross –
Footpath –

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 990

Linked to property

Ref

Planning Records:
Earlier apps 390/90 WITHDRAWN

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1196/92 Received:16-NOV-92 Type:FULL

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

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

Description: Industrial estate road

Location : Land between Spalding Road (A16) and Enterprise Way
Pinchbeck Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

C2 → amend. Substitute "Buildings" for dwellings. (Type in C2 as amended)

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

3 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.

4 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.

5 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.

6 The proposed development shall not commence until the details of the proposed junction [redacted] of the industrial estate road and the A16 has been submitted 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.

7 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.

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

Reason: In the interests of visual amenity.

9 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

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

Reason: To ensure a satisfactory development.

11 The submitted landscaping scheme shall make provision for substantial strategic planting between the A16 and Moortoft Lane alongside the proposed road, and at the site frontage with the A16.

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

The applicant is advised that permission has been granted in respect of the plans received 3 September 1993, showing revisions to the road alignment.

29-DEC-93

AD check..... 31/12

Authorised to issue (inc Delegation).....

6/12

55. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
H14/1196/92 Broadgate Builders	Industrial estate road, land between Spalding Road (A16) and Enterprise Way, Pinchbeck.

(j) **Applications H16/1153/92 & H16/1154/92 - British Rail Property Board and Mr C J Simpkins**

It be agreed in principle to grant planning permission for the undermentioned developments, subject to the completion of consultations and consideration of a further report setting out details of appropriate conditions/Agreements:-

Plan No. and Applicant		Proposal
H16/1153/92 British Rail Property Board and C J Simpkins	O.A.	Retail superstore, warehousing, commercial development, relocation of bus station, car parking with roads and highway improvement on land north of Winsover Road, and south of Kings Road, Spalding.
H16/1154/92 British Rail Property Board and C J Simpkins	O.A.	Retail superstore, warehousing, commercial and residential development, relocation of bus station, car parking, road improvements on land between Winsover Road/Station Approach and Pinchbeck Road/West Elloe Avenue, Spalding.

(k) **Development by Lincolnshire County Council**

The Lincolnshire County Council be advised that this authority objects to the undermentioned development in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H16/1297/92 Lincolnshire County Council	Installation of floodlighting system, erection of fence to all weather pitch, and construction of new car park at Sir John Gleed School, Neville Avenue, Spalding.

(l) **Enforcement Action - Part OS 4494 Plot 1, 195 Bourne Road, Spalding**

Arising from the refusal of application reference H16/1261/92 relating to the temporary change of use of part of an approved building plot as a secure compound for building equipment, the Director of Administration be authorised to take enforcement action under the provisions of Sections 172/173 of the Town and Country Planning Act 1990 requiring the discontinuance of the unauthorised use of the site within a period of twelve months from the date the notice takes effect, it being considered expedient to issue such a notice in the interests of safeguarding the residential amenities of the locality.

(Councillors T Barker, N I Capes, C F Fisher and D A Tennant left the meeting at this juncture.)

(O.A. denotes outline application.)

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

REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

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.

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.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 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

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.

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.

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.

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: H14/1196/92 Type: FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Industrial estate road

Location: Land between Spalding Road (A16) and Enterprise Way
Pinchbeck
Spalding Lincs

Valid date: 16-NOV-92 Terminal date: 11-JAN-93
Target dates: Target Committee: 05-JAN-92
To case officer 23-NOV-92 Report deadline: 22-DEC-91
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:
Category: Misc works
Listed building: Other Constraints: TR LIN
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	26-NOV-92	10-DEC-92
Cllr T Bray	0775 723794 (Of	26-NOV-92	10-DEC-92
Cllr Mrs P J Buffham		26-NOV-92	10-DEC-92
Department of Transp	0602 476121	26-NOV-92	10-DEC-92
Dir of Environmental		26-NOV-92	10-DEC-92
Ministry of Agricult	0522 29951	26-NOV-92	10-DEC-92
British Gas	0522 532131 (	26-NOV-92	10-DEC-92
Owner/Occupier 167 Spalding Road		07-DEC-92	28-DEC-92
Owner/Occupier 169	" "	"	"
Owner/Occupier 174	"	"	"
Owner/Occupier 198	"	"	"
Site/Press Advert DEP		01-DEC-92	22-DEC-92

L.C.C. obs Attached fo. 05

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

SITE DETAILS

Grid ref: 524900 324560
OS Sheets: 164 Parcel:

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Industrial estate road

Location: Land between Spalding Road (A16) and Enterprise Way
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-92
Report deadline: 22-DEC-91

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints: TR LIN

CONSULTATIONS CARRIED OUT

	Sent	Expiry

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: H14/1196/92 Type: FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Industrial estate road

Location: Land between Spalding Road (A16) and Enterprise Way
Pinchbeck
Spalding Lincs

Valid date: 16-NOV-92 Terminal date: 11-JAN-93
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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:
Category: Misc works
Listed building: Other Constraints: TR LIN
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Pinchbeck P	0775 723838	26-NOV-92	10-DEC-92
Cllr T Bray	0775 723794 (Of	26-NOV-92	10-DEC-92
Cllr Mrs P J Buffham		26-NOV-92	10-DEC-92
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Ministry of Agricult	0522 29951	26-NOV-92	10-DEC-92
British Gas	0522 532131 (	26-NOV-92	10-DEC-92
Site/Press Advert DEP		01-DEC-92	22-DEC-92

L.C.C - Obs Attached JCB 3/12/92.

SITE DETAILS

Grid ref: 524900 324560
OS Sheets: 164 Parcel:

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: H14/1196/92
Description: *Industrial estate road*

Location: Land between Spalding Road
(A16) and Enterprise Way
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

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

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

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

Your Ref: REA/LDS/PR.178

Date: 15 Nov 1993

SOUTH HOLLAND ENTERPRISE PARK

Further to your memorandum and attached plan dated 27th October 1993, I can advise that I am satisfied with the layout as shown. The letter and plan are returned as requested.

N Midden
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: The Chief Executive

TO: Director of Planning and Building Control Services

OUR REF: REA/LDS/PR.178

YOUR REF:

DATE: 27th October 1993

SUBJECT: SOUTH HOLLAND ENTERPRISE PARK

I enclose a letter and plan from the County Council showing the layout of the proposed access road and the ghost island junction on the A16 and should be pleased if you would kindly confirm that you are happy with this layout. When replying will you please return the letter and plan.

Chief Executive

JE
11/11/93 OK ✓

S.H.D.C. PLANNING DEPT.
RECEIVED
28 OCT 1993
File Nos.

11/11/93

Pl. Reply. Ensure that this complies with Dept of Planning Manual

29/10

Chris Bajger
Confirm to be considered by CCC Comm Mtg - Late Nov
Comments to be forwarded.
4/11

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 September 1993

For the attention of Mr D Roberts

Dear Sir

SOUTH HOLLAND ENTERPRISE PARK

I understand from Mr H Price of Broadgate Builders that there is still some confusion regarding the intention of Lincolnshire County Council to enter into a Section 6 Agreement with the Department of Transport.

I wish to clarify the position relating to this matter.

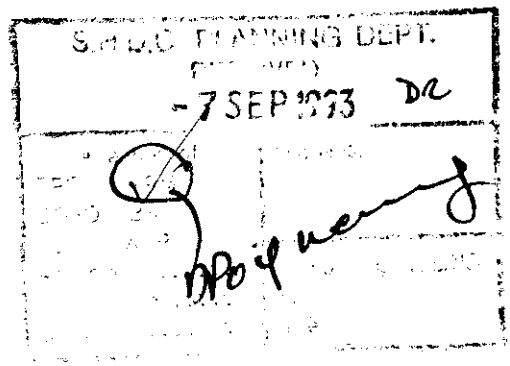
Lincolnshire County Council's own in-house consultants are currently preparing detailed design work for the access road and its junction with the A16. As you are aware responsibility for the A16 lies with the Department of Transport. Prior to undertaking any work on the A16 it is therefore necessary to obtain their consent. The Department have agreed that the best way forward is for Lincolnshire County Council to enter into an Agreement with them under Section 6 of the Highways Act. I have now written to the Department formally requesting that an Agreement under this Act is effected and I am currently awaiting their response.

I trust the above information clarifies the position regarding the Section 6 Agreement however should you require further information please contact Mr Greener who will be able to help you.

Yours faithfully

R Greener

for Director of Highways & Planning



Once an Agreement is signed I would then agree to the app'n being permitted subject to previous Condition and the following Grampian Condition:-

No part of the land hereby permitted shall be developed until such time as the roundabout improvement works on the A16 at the proposed New Jnc have been completed to the satisfaction

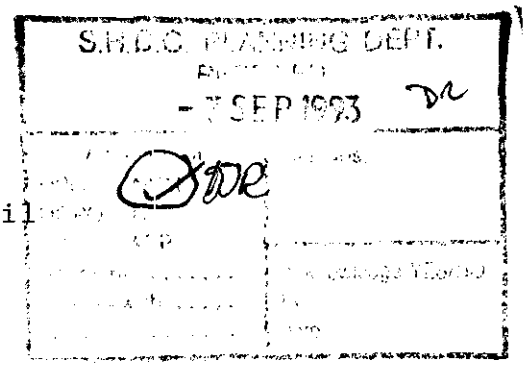
11958.d41

CB 9/9.

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

Our Ref: HRP/E22

Your Ref: DJR/H14/1196/92



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

2nd September 1993

Dear Sir

INDUSTRIAL ESTATE ROAD BETWEEN A16, SPALDING ROAD, AND ENTERPRISE WAY, PINCHBECK

Further to my letter dated 2nd July 1993, Lincolnshire County Council have now prepared detailed drawings for the proposed link road design, and I enclose four copies for your consideration.

I have asked the Director of Highways to write to you direct to confirm the County Councils commitment to install the road including alterations to the A16 and on this basis a S 278 Agreement will not be necessary.

Should you require any further information do not hesitate to contact the undersigned.

Yours faithfully

HPrice.

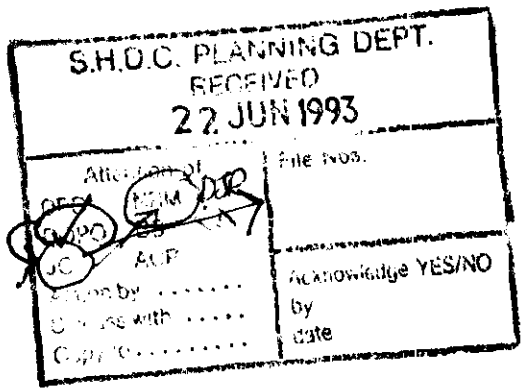
HOWARD PRICE

David Clark
Broadgate Builders (Spalding) Limited
519 Broadgate
Weston Hills
Spalding
Lincs.
PE12 6DB

Chris Simpkins

CJS/PK/PR.178

22nd June, 1993



Dear David,

ENTERPRISE PARK DISTRIBUTOR ROAD

I refer to our meeting on the 14th June, 1993 which was also attended by Brian Smith (Director of Planning and Building Control Services), Howard Price (Broadgate Builders) and John Watson (Assistant Director (Development), Lincolnshire County Council) and now write to provide a brief note of the various points agreed and discussed. I have copied this letter to John Watson and Brian Smith.

1) I will check the current status of the land owned by the District Council (the former railway line) and the removal of the DOT interest.

2) I will investigate the possibility of registering a legal charge on land in the ownership/control of Broadgate Builders as a means of providing a mechanism whereby disposals could not take place without repayment of money due to the District and County Councils thus enabling discharging the chargeable land.

3) Development would take place over a maximum period of 10 years but a repayment schedule to be suggested by Broadgate Builders to provide that, for example, 50% of the sum advanced for infrastructure would be repaid after 5 years.

4) The nett acreage of developable land to be provided by Broadgate Builders.

5) Land required for the distributor road will be dedicated to the County Council upon completion of the road.

6) John Watson will advise on the necessity, or otherwise, for a section 278 Agreement.

7) Contract programme to be prepared by John Watson.

8) A revised draft Agreement to be prepared by solicitors acting for Broadgate Builders.

9) Lincolnshire County Council will initially meet the cost of construction of the road and issue invoices to the District Council for 50% of the agreed cost subject to a maximum contribution of £300,000.00.

I believe the above points reflect the outcome of our meeting and request that we each keep one another informed regarding progress of the matters that we are respectively required to pursue.

Yours sincerely,

Chief Executive

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JUL 1993

Our Ref: HRP/E22

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

2nd July 1993

Dear Sir,

RE: PROPOSED INDUSTRIAL DEVELOPMENT AT SPALDING ROAD, PINCHBECK (H14/1195/92 and H14/1196/92)

With reference to your letter dated 20th April 1993, some progress has been made with the applications in terms of addressing and overcoming the outstanding issues.

With regard to the outline application H14/1195/92, the access road has been realigned as requested and incorporates a right turn lane and junction to Spalding Road. A section 278 Agreement should not now be necessary as Lincolnshire County Council are preparing a scheme for the construction of the Link Road from Enterprise Way to Spalding Road to include the improvements within the existing highway. A detailed landscaping scheme for the area between Spalding Road and Moortoft Lane will be submitted at a future date.

With regard to the detailed application H14/1196/92 I am unable to supply a comprehensive set of drawings for the proposed road at this time. Lincolnshire County Council anticipate that their consultants will complete the detailed design by mid September and these drawings will form the basis of the detailed application resubmitted to you soon after.

I have asked the Director of Highways and Planning to write to you to confirm Lincolnshire's role in this project and on the basis that you are satisfied with his letter, I hope you will be able to progress our outline application towards determination.

Yours faithfully

H Price.

HOWARD PRICE

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

Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincs. PE12 6DB

Your ref. H12/E22.
Our ref. H14/1195/92
H14/1196/92

Dear Sir

Re. Proposed Industrial Development at Spalding Rd. Pinchbeck.

With reference to your letter of 2/7/93. I have discussed its contents with Mr Biggs of the County Highways Authority. His comments are that much will depend on the attitude of the D.o.T. ie. will they, as Highway Authority, still require a certain 278 agreement. If not will they be satisfied with the imposition of a 'grampian' condition, restricting or preventing works until the Highway Improvements have been carried out. I would request that you raise these matters with the D.o.T.

To date I have received nothing in writing from the Highways Authority, but if I do, and it has a ~~bearing~~ bearing on the contents of this letter I shall let you know.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Broadgate Builders
Broadgate House
Weston Hills
Spalding
Lincs
PE12 6DB

Your Contact: Mr D J Roberts
Our Ref: DJR/LAB/H14/1195&1196/92
Your Ref: HRP/E22
Date: 16 July 1993

Dear Sir

Proposed Industrial Development At Spalding Road, Pinchbeck.

With reference to your letter of 2 July 1993. I have discussed its contents with Mr Briggs of the County Highways Authority. His comments are that much will depend on the attitude of the Department of Transport i.e. will they, as Highway Authority, still require a Section 278 Agreement. If not will they be satisfied with the imposition of a "grampian" condition, restricting or preventing works until the highway improvements have been carried out. I would request that you raise these matters with the Department of Transport.

To date, I have received nothing in writing from the Highway Authority, but if I do, and it has a bearing on the contents of this letter i shall let you know.

Yours faithfully

Not sent
Superseded
by 14/7 fax
from H/way

N R Midlen
Principal Planning Officer
Development Control

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

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

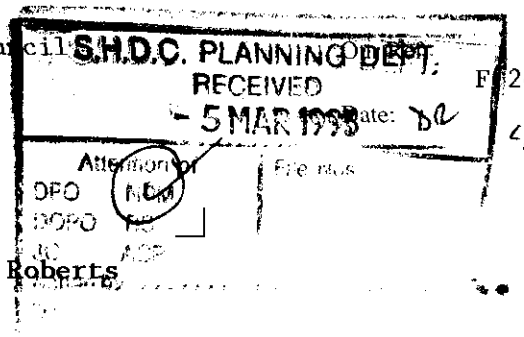
LK

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 Direct Line
GTN 6202

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[illegible]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

J H BARRETT
for Director of Network Management & Construction

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAR 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Ack. Req.
Acknowledge YES/NO
by
date

Our Ref: HRP/E22

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

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding

2nd March 1993

Dear Sir,

Re: Industrial Development and New Road off Spalding Road, Pinchbeck.

I have today spoken to Joe Bach at the Department of Transport in Nottingham and he was unaware of the timescale for the new road until my conversation with him.

I confirmed to him that because of the funding for the new road it may become essential to construct the road to co incide with allocations within Council's budgets and that may neccessitate completion before the opening of The Spalding Bypass early in 1995.

He was reluctant to support any planning applicaton that would cause traffic delays on a trunk road but he was unable to comment further without knowing the views of South Holland and Lincolnshire County Council.

I have contacted the Assistant Director (Development) of Lincolnshire so that his comments can be forwarded and I would have thought that South Holland could offer their support through the planning process to prevent any avoidable delays with the Department of Transport.

Finally, I am not willing to alter the alignment of the proposed road as the present design will allow essential infrastructure to be installed ahead of road construction to ensure that factories under construction within the Enterprise Park will be adequately serviced.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

HPrice.

I am aware - should be no serious problem CA 4/3/93

HOWARD PRICE
DEVELOPMENTS MANAGER

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

FEDERATION OF MASTER BUILDERS
NHBC REGISTERED NUMBER 28699

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

FAO: Mr J Bach

Mr D Roberts

[illegible]
M4/11[illegible]/92
E.246243 pt 2

15 Feb 1993

Dear Sir,

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

Further to my letter of 14th January 1993, I would be pleased to learn if you are in a position to finalise your response in respect of the above application. I anticipate reporting these back to my Planning Committee on 31st March 1993 and would be grateful if you could respond before 24th March in order that your comments can be incorporated in my report to Committee.

As a separate issue I would also raise the question of possible agreements under Section 278 of the Highways Act relating to the construction of the proposed roundabout. The applicant has indicated that he would prefer to enter into an agreement at this stage rather than wait for this section of road being "de-trunked" on completion of the Spalding By-pass. In this case an agreement would need to be entered with your Department. Have you any comments on this suggestion?

I look forward to receiving your response.

Yours faithfully,

A Miller
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

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

FAO: Mr J Bach

Your Contact: Mr D Roberts

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

Your Ref: F.246243 pt.2

Date: 26 Feb 1993

Dear Sir,

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

Further to my letter of 14th January 1993. I would be pleased to learn if you are in a position to finalise your response in respect of the above applications. I anticipate reporting these back to my Planning Committee on 31st March 1993 and would be grateful if you could respond before 15th March in order that your comments can be incorporated in my report to Committee.

As a separate issue I would also raise the question of possible agreements under Section 278 of the Highways Act relating to the construction of the proposed roundabout. The applicant has indicated that he would prefer to enter into an agreement at this stage rather than wait for this section of road being "de-trunked" on completion of the Spalding By-Pass. In this case an agreement would need to be entered with your Department. Have you any comments on this approach?

I look forward to receiving your response.

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

Broadgate Builders (Spalding) Ltd
519 Broadgate
Weston Hills
Spalding
Lincolnshire

D J Roberts

DJR/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 Midlen
Principal Planning Officer
(Development Control)

Enclosure

BRIAN S[illegible]H Dip TP MRTPI
Director o[illegible]nning & 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: H14/1196/92 Date Received: 16 November 1992

Applicant: Broadgate Builders
519 Broadgate
Weston Hills
Spalding
Lincolnshire

Agent:

Description: Industrial estate road

Location: Between: Spalding Road (A16) and Enterprise Way, 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: H14/1196/92

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

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

mis.4

From: NAME Cllr. Mrs PJ. BUFFHAM

ADDRESS WARD MEMBER

Tel no 87-464

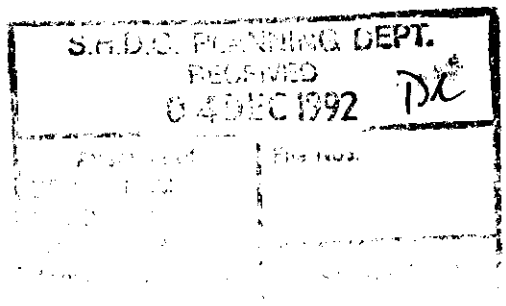
Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following..



COMMENTS ON APPLICATION

APPLICATION NO : H 14/1196/92.

SUBJECT :

My comments are as follows... If the land on which is the subject of H14/1196/92 is developed then I feel this road will be necessary My only fear is that it will not become a "bat-run" to the by-pass.

Pauline Beaffe

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 :

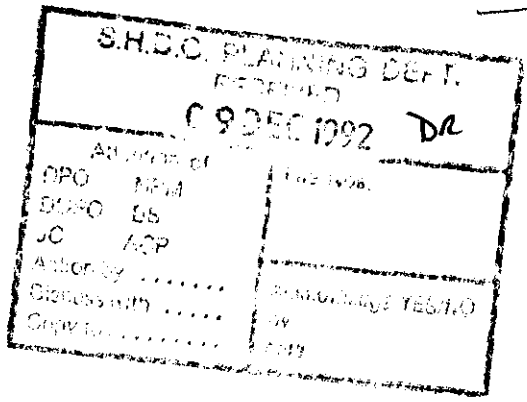
PINCHBECK PARISH COUNCIL

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

COMMENTS ON PLANNING APPLICATION S14/1196/92:

Recommend refusal on the grounds that if another exit is necessary from the Enterprise Park estate that Pudding Lane should be used to form a "crescent" to and from Wardentree Lane where over £1million has been spent on a major road improvement. This would also route lorries from the industrial areas on to the new by-pass when it is completed. The Parish Council again asserts that this estate road is a waste of public money and could be spent on more worthwhile road projects.

W H. C



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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1196/92

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

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

Description: Industrial estate road

Location: Land between Spalding Road (A16) and Enterprise Way
Pinchbeck Spalding Lincs

Type: FULL

Date received: 16-NOV-92

26-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 11-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

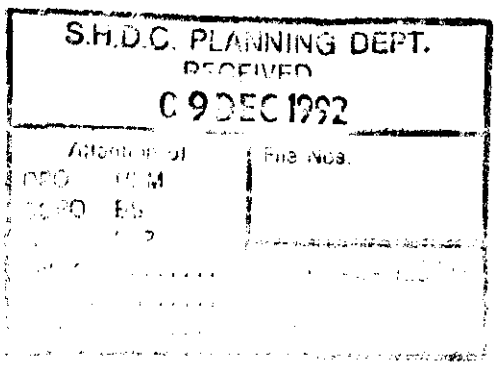
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

Signed:



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

H14/1196/92
Your reference:

Our reference: SEL24/0649
Date: December 92

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

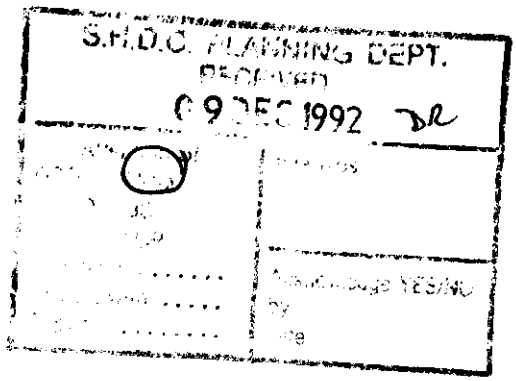
Dear Sir/Madam

We are in receipt of your consultation dated 26 November 1992. concerning the proposed industrial estate between Spalding Road (A16) and Enterprise Way.

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.



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: H14/1196/92

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

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

Description: Industrial estate road

Location: Land between Spalding Road (A16) and Enterprise Way
Pinchbeck Spalding Lincs

Type: FULL

07-DEC-92

Dear Sir/Madam,

PLANNING APPLICATION - Notice under Article 12B

I have received an application for planning permission in respect of a neighbouring property, and I must therefore give you the required notice as an adjoining owner or occupier. The details of the application are shown above. If you are a tenant, it would be helpful if you would also pass this information to the owner of the property.

Members of the public may inspect copies of the application, the plans, and other documents submitted at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm on Fridays) until 28-DEC-92. If you have any observations about the proposal, you should write to me by 28-DEC-92, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments may need to be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS .

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Owner/Occupier
169 Spalding Road
Pinchbeck
Spalding
Lincs

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

07-DEC-92

Dear Sir/Madam,

PLANNING APPLICATION - Notice under Article 12B

I have received an application for planning permission in respect of a neighbouring property, and I must therefore give you the required notice as an adjoining owner or occupier. The details of the application are shown above. If you are a tenant, it would be helpful if you would also pass this information to the owner of the property.

Members of the public may inspect copies of the application, the plans, and other documents submitted at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm on Fridays) until 28-DEC-92. If you have any observations about the proposal, you should write to me by 28-DEC-92, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments may need to be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Owner/Occupier
169 Spalding Road
Pinchbeck
Spalding
Lincs

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H14/1196/92.

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	9	2	4	5.

2. Address or location

LAND BETWEEN SPALDING ROAD & ENTERPRISE WAY, PINCHBECK

3. Name, classification and number of road

I A16.

4. Date application referred 3/12/92

5. State whether outline, detailed application etc.

FULL.

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

INDUSTRIAL ESTATE ROAD.

NB/ A Section 278A will be required for the proposed roundabout.

7. Delete as appropriate

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

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

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

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

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

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

CONDITIONS:– Subject to access onto Punchbeck Road being accepted by DTP

Delete as appropriate

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

(ii) For other applications

(1) C2 (replace 'dwellings' by 'buildings')

(2) C2(a) ---- No building - - - -

(3) C3

(4) Development shall not commence on site until such time as the junction with Punchbeck Road has been ~~approved and~~ constructed in accordance with details to be approved

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

Delete as appropriate

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

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

(1) C2 .. To ensure - - - building - - -

(2) C2(a) - - - - - buildings - - -

(3) C3

(4) ~~Reason~~ - To provide safe and adequate access to the site in the interests of highway safety

(5) In the interests of safe and adequate highway design

~~*~~ See - Attached sheet.

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

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 DTF will need to be consulted on the access proposals and they may not be in agreement to these proposals

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

Date 3/12/92.

Signed [signature]

Director of Highways and Planning

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 187UF1-12

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

fp
AVAILABLE NOW
1990 (H) PORSCHE 9 miles
1991 (H) PEUGEOT 6
1990 (H) FORD SIERR miles
1990 (G) FORD SIERR
1990 (H) ROVER MET
1989 (G) HONDA Aero lady owner
1989 (G) FORD SIER Magenta with le
1989 (F) METRO City
1989 (G) VAUXHALL E
1987 (E) FORD SIERR owned
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DIE
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1988 (E) PEUGEOT owned, Manta
1986 (D) FORD SIER ceptionally cle
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DEMO
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92 (K) VOLVO 460 SL
92 (K) VOLVO 440 150
92 (K) VOLVO 240 Est
USE
86 (D) 340 GL, Red
88 (C) 240 GLE, Silver
88 (E) 340 1.7, Sensib
88 (E) 340 GL 1400 5-
88 (F) 340 GL 1400, G
88 (E) 360 GLE 2.0, 5
89 (G) 440 GLEi, One
89 (G) 440 GLE, PAS,
89 (G) 480 Turbo 3-dr,
90 (G) 440 GLE, PAS, miles
90 (G) 240 Estate, Re
CO
VOLVO 360 GL Gre
OTH
91 (J) PEUGEOT 309
86 (C) VAUXHALL CA
32,000 miles
91 (H) ROVER METRO red, 5-dr
BOSTON
VO
SALES: Mon-
SERVICE: Mon-
RENOWNED F
LONDON
Tel: 0
2R9667

British Gas
East Midlands

General Manager,
Tony Gamble

S.H.D.C. PLANNING DEPT.
RECEIVED
03 DEC 1992
Acknowledged
File nos. D2

B Smith
Director of Planning & Building
Control Services
South Holland District Council
Council Offices
Priory Gate
SPALDING
PE11 2XE

Please reply to:
Mr K Yates

British Gas plc(East Midlands)
PO Box 13
Clayton Road
Lincoln LN5 8RD

Telephone Lincoln (0522)
Customer Service 530631
Other Business 532131
Extension 3141
Fax 542859 3029
Telex 56270

Our Ref PU/BLD/592&593/KJE
Your Ref H14/1195&1196/92
WP Ref [T2]/007377/1

Date 1 December 1992

Dear Sirs

CONSULTATION OF PLANNING APPLICATION
LAND OF A16 PINCHBECK

Further to your two recent letters, I enclose plans showing the approximate locations of existing gas mains in the vicinity of these sites.

My comments are the same for both applications, in that the new access would affect our apparatus in Spalding Road. I would look to recover the cost of moving these mains from the developer.

Yours faithfully

KEN YATES
Engineering Support Manager
Lincolnshire

Broadgate Builders,
Broadgate House,
Weston Hills,
Spalding,
Lincs.

FAO: Elaine

Mr P Udy

PHS/JJ B14/1196/92

04 Mar 1994

Dear Madam,

PROPOSED SIGNAGE FOR THE SOUTH HOLLAND ENTERPRISE PARK.

I write in response to your fax which was received on the 15th February 1994.

I advise that advertisement consent will be required owing to the size of the sign and anticipate that the proposal should be acceptable. However, I enclose the relevant section of the advert regulations which, if the sign is reduced in size, will permit the display of the sign without the need for a formal consent subject to the existing sign located next to the first dwelling to the north of the site, where it adjoins Pinchbeck Road, being removed.

Yours faithfully

N Midlen
Principal Planning Officer
Development

Enc.

Broadgate Builders (Spalding) Limited

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

FAX 0406 380014

fax cover sheet

SUBJECT Signage

THIS FAX CONSISTS OF 2 PAGES (INCLUDING THIS COVER).

TO Brian Smith . FROM Elaine

OF S.H.D.C. DATE 14.2.94 TIME 3.40pm

FAX NO. Sp. 711253 Our Ref

If any part of this transmission has failed, please telephone me as soon as possible.

Please find attached provisional layout for SHEP roadside Sign, to be placed on site, where construction is currently underway. Can you please advise on any planning regulations or restrictions.

H14/1196/92

See DPBCS

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. 1742542

8'

SHEP Logo →

Broadgate Builders

SOUTH HOLLAND ENTERPRISE PARK

incorporating

The Lincolnshire Food Technology Centre

4'

supported by

Lincolnshire County Council
& South Holland District Council

ENTERPRISE IN ACTION

Enquiries, Tel. 0406 380532

Putting park
also depending need detail cases
unless smaller

For Enfo. Re. 1195+1196/92

SPALDING AND PINCHBECK LOCAL PLAN

DEVELOPMENT BRIEF

WARDENTREE LANE INDUSTRIAL AREA

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

JANUARY 1993

1.0 INTRODUCTION

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

THE PURPOSE OF THIS BRIEF

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

(1) To provide firm and clear guidance to developers to the requirements of the Local Planning Authority and the Highway Authority so that on the submission of proposals for development only precise details need to be negotiated.

(2) To ensure that those bodies and organisations who are responsible for contributing to the provision of infrastructure or any one else with an interest in the area are aware of the development proposals.

2.0 POLICIES RELEVANT TO THE DEVELOPMENT OF WARDENTREE LANE INDUSTRIAL AREA

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

(1) The District Council will seek to ensure a high standard of development. All proposals for development will normally be expected to create an interesting, attractive environment, to harmonise with their surroundings and to pay regard to the effect on highways and traffic, to noise and odour pollution to crime prevention, to flood protection, water quality and to any other 'material considerations'.

(2) The Lincolnshire County Council's Guide to Parking Provision will be used as the basis for judging the acceptability of parking arrangements.

(3) Development proposals are required to be accompanied by landscaping schemes.

(4) The release of agricultural land scheduled for development will, as far as practical, be phased so that land remains in agricultural production until it is required for development.

(5) Major retailing development will normally only be permitted within Spalding town centre.

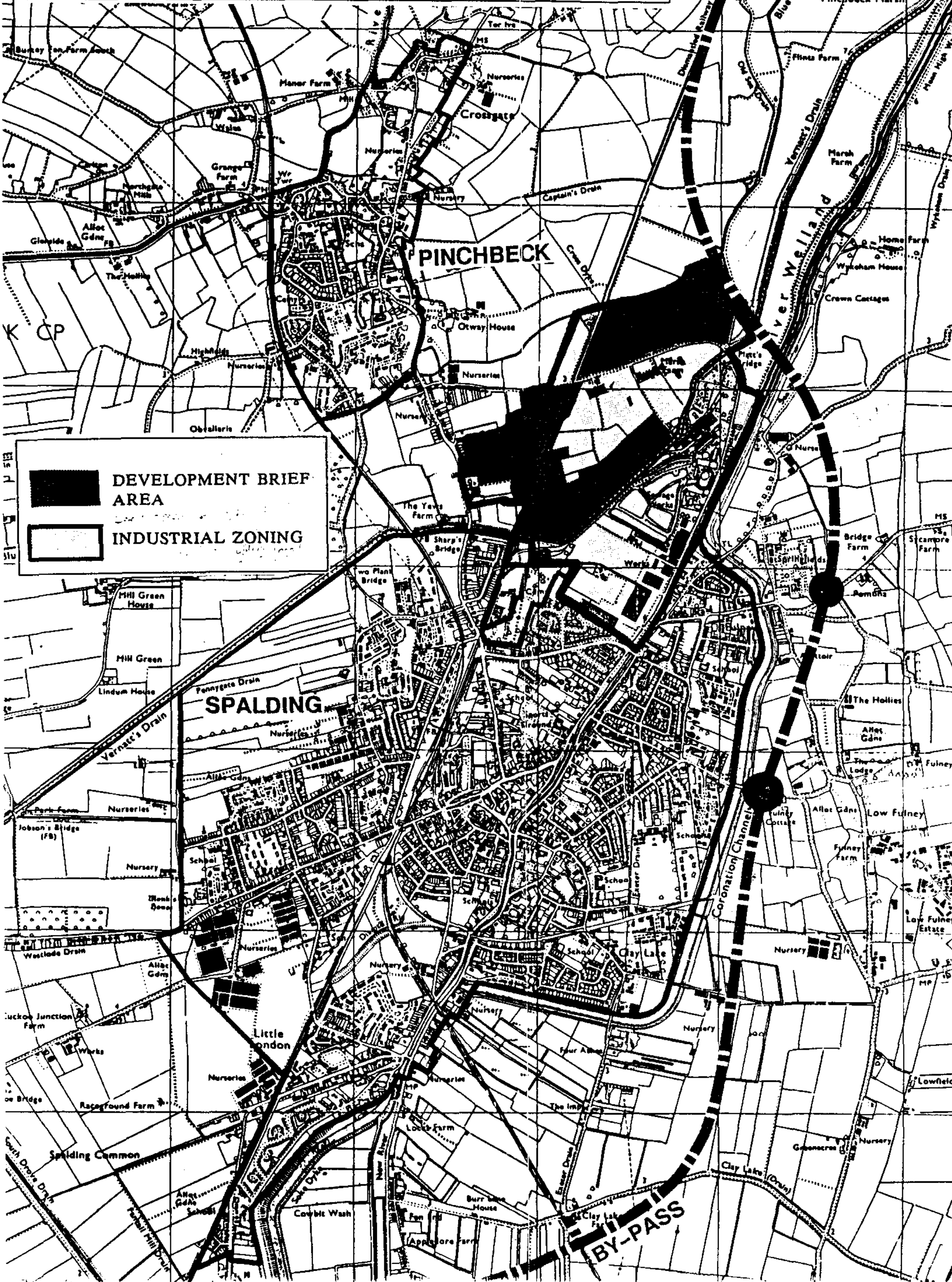
(6) Proposals are to take the needs of cyclists into account and have regard to the desirability of providing cycleways.

(7) Opportunities are to be taken to make greater recreational use of public rights of way and the banks of rivers and drains.

(8) Proposals for development shall have regard to the desirability of providing, extending and linking recreational footpaths.

2.1 POLICY DOCUMENTS RELEVANT TO DEVELOPMENT

MAP 1 DEVELOPMENT AREA IN CONTEXT



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

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

Lincolnshire County Council - A Guide to Parking Provision 1986.

2.2 OTHER REQUIREMENTS

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

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

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

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

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

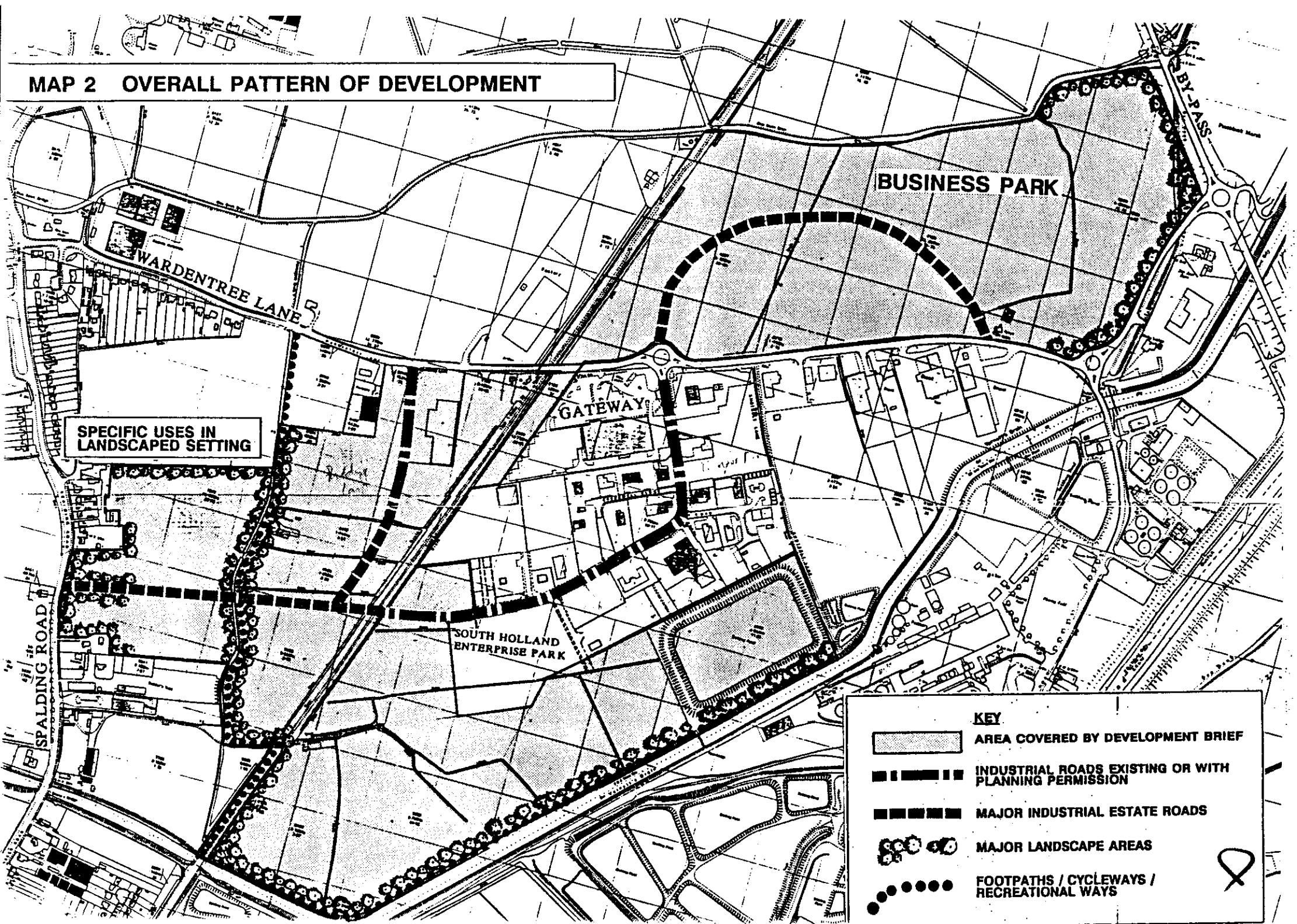
Policy ID1 requires the preparation of a development guidance brief to co-ordinate the provision of roads and utility services, to ensure the planned release of agricultural land and the phasing of development, appropriate land use zonings and satisfactory comprehensive development.

3.0 DEVELOPMENT REQUIREMENTS

3.1 OVERALL PATTERN OF DEVELOPMENT

The required pattern of development is represented on plan No 2. It envisages the continuation of Benner Road/Enterprise Way through to Spalding Road and connection to Pudding Lane establishing a network of major industrial roads south of Wardentree Lane. To the north an industrial loop road extends from the new 'Gateway' roundabout to

MAP 2 OVERALL PATTERN OF DEVELOPMENT



connection further east onto Wardentree Lane. Provision is made for a footpath/cycleway extending from Vernatts Bridge into the industrial areas. Major landscaping is provided in the most sensitive locations. Importantly, the range of uses acceptable in the vicinity of the junction of the new industrial road and Spalding Road are clearly defined. These overall requirements are dealt with more clearly below.

3.2 THE ROAD NETWORK

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

To the north of Wardentree Lane the traffic roundabout at Gateway makes specific provision for an industrial estate road access and a new road looping eastwards and connecting to Wardentree Lane is required.

The road network is illustrated on Plan No. 2.

The construction, width, detailed alignment and junction arrangements must be agreed with the highway authority.

3.3 FOOTPATHS/CYCLEWAYS/RECREATIONAL WAYS

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

3.4 LANDSCAPING

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

1) At the junction of the link road and Spalding Road Although industrial uses already exist in this location considerable tree planting is required to soften the impact of development on existing residential development, to make an attractive entrance into the industrial area and to provide a suitable setting for specific types of uses (see 4.0 below). This landscaping will be maintainable by the landowners/ developers and development proposals will be subject to appropriate planning conditions.

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

3) Adjacent to the Wardentree Lane - Spalding by-pass link road and alongside the Blue Gowt Drain The area of land located to the north side of Wardentree lane adjacent to the link road is a prominent one and an important 'gateway' to Spalding and

Pinchbeck. A number of trees are already well established. It is a requirement that substantial tree planting takes place in this location.

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

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

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

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

3.5 BOUNDARY FENCING

4.0 ACCEPTABLE LAND USES

1) Near to the junction of the Link Road and Spalding Road Due to the proximity of residential properties notwithstanding the prescence of some existing industry, the range of acceptable uses is limited to those which would not unduly affect residential amenities. Suitable uses may include:

- hotel/motel
- conference facilities
- offices
- car showrooms
- leisure facilities: ten pin bowling, indoor tennis, health and fitness centre
- light industrial: premises for light assembly falling within use classes B1

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

3) North of Wardentree Lane This undeveloped area is particularly well located to the by-pass and enjoys open views to the north across The Blue Gowt Drain to open countryside. The Local Planning Authority would particularly welcome proposals for a modern 'business park' development. The Blue Gowt Drain provides the opportunity for waterside developments. Because of these

factors the District Council will prepare a more detailed development brief, in association with major landowners/ developers set in the framework provided by the Spalding and Pinchbeck Local Plan (Review) and the broad development context provided by this brief.

5.0 PHASING

For the purposes of phasing the area covered by this development brief consists of two distinct areas: South of Wardentree Lane and north of Wardentree Lane.

To the south of Wardentree Lane Lincolnshire County Council, as highway authority, have advised that no further land, other than that which has the benefit of planning permission, could be served by Benner Road/Enterprise Way because of its length and the lack of alternative access. This effectively sterilises a significant area of land which is zoned for industrial development. It is important, therefore, that the additional access is provided and as a first phase in the development of this area.

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

However, land to the north is similarly productive agricultural land, and the Local Planning Authority, in preparing a more detailed development brief, would similarly require arrangements to prevent the premature loss of agricultural land.

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

6.0 REVISION OF THIS BRIEF

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

7.0 OTHER MATTERS

For any other area in the locality for which industrial development is contemplated the District Council will, in accordance with Policy E5 of the Spalding and Pinchbeck Local Plan (Review) prepare a development brief, setting out the Council's development guidelines and standards.

For the former British Sugar site the District Council will take all reasonable steps to encourage the owners to reclaim the site and to make it available for development.

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 BSc MSc PhD CEng FICE

DJE

FACSIMILE TRANSMISSION COVER SHEET

DATE 16th July 1993

TO	FROM
NAME Mr. D. Roberts	NAME R. Carver
ADDRESS South Holland District Council	ADDRESS 4th Floor City Hall Beaumont Fee Lincoln LN1 1DN
FAX NO (0775 7.10772)	TELEPHONE NO 0522 55.... FAX NO 0522 553149

NUMBER OF PAGES TO FOLLOW: 1

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

As discussed between Messrs Watson / Roberts please find attached letter received from D.o.T re Section 6 Agreement

2755.a1f

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission H14/1196/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0301/94 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 : Land between Spalding Road (A16) and Enterprise Way
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 all as detailed on Drawing No. SC0030/01 dated February 1994.

The applicants are advised that the Condition Compliance 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

10-JUN-94 H14/0301/94

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/1196/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0072/94 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 disposal of highway surface water run-off (Condition 3 of application H14/1196/92)

Location : Land between Spalding Road (A16) & Enterprise Way Pinchbeck Spalding Lincs

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 H14/0072/94

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/1196/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/0073/94 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 road and the A16 (Condition 5 of H14/1196/92)

Location : Land between Spalding Road (A16) & Enterprise Way Pinchbeck Spalding Lincs

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 H14/0073/94

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: H14/1196/92

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

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

Description: Industrial estate road

Location: Land between Spalding Road (A16) and Enterprise Way
Pinchbeck Spalding Lincs

Type: FULL

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 3UE

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 1st December, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. J.A. Dobney	Mr. B.A. Paul
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. M.S.L. Rollinson
Mr. J. Clark	Mr. J. Goodley	Mr. D.A. Tennant
Mr. R.C.P. Cowan	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. B.J. Davies	Mr. N.P. Judge, MBE	Mr. M.C. White
Mr. E.N. Davies		

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors T. Barker and Mrs. P.J. Buffham.

899. MINUTES

The Minutes of the meeting held on 18th November, 1992 were signed by the Chairman as a correct record.

900. SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS (850/92)

Further consideration was given to the report of the Director of Planning and Building Control Services on the allocation and proposed release of land for industrial development at Wardentree Lane, Pinchbeck. The Committee was reminded that, at its meeting on 18th November, 1992, it had already agreed that the proposal to use the disused railway line as an access point to the southern end of the Wardentree Lane industrial area would not be pursued (minute 850/92).

With regard to the possible westward expansion of industrial development in the Wardentree Lane area, the Director of Planning and Building Control Services reminded the Committee of its policies as set out in the Council's approved strategy. One of its main aims was to achieve a reduction in the numbers of people travelling to work outside the District in order to retain wealth generated in the area. However, it was also necessary to safeguard the amenities of adjoining residential properties, including the Pinchbeck Conservation Area and any significant departure proposed from the approved local plan would require public consultation, followed by the preparation of a development brief for the site in question.

In respect of the former British Sugar site, the Director of Planning and Building Control Services suggested that a dialogue be commenced with the owners of the site in order to ascertain their intentions for the land, which may be eligible for Derelict Land Grant. With regard to the circumstances concerning the former Southern House development site and the question of funding the proposed link road to the A16 Spalding Bypass, which was to be commenced shortly, these were matters that, in view of their relevance to the Council's economic development strategy, it was suggested should be reported to the Policy and Resources Committee.

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

Detailed consideration was given to the development of various sites in the Wardentree Lane industrial area, following which planning application reference numbers H14/0067/92, H14/0276/92 and H14/1005/92 were considered and determined.

RESOLVED:

(a) That the Committee re-affirm that policy ID1 is the appropriate policy for the development of industrial land and is also therefore the policy against which proposals for development shall be assessed;

(b) That subject to (f) below, the Committee re affirm that it is intended that other adjoining land not identified for development shall for the most part remain in its existing use;

(c) That the Director of Planning and Building Control Services submit a report on the circumstances of the former Southern House Development site to the Policy and Resources Committee;

(d) A public consultation exercise be conducted in respect of the possible grant of planning permission for industrial development of a 20 acre site to the north of Wardentree Lane and immediately adjoining the Hillsdown site and the Director of Planning and Building Control Services prepare a Development Brief indicating how this land might be developed including acceptable land uses;

(e) The Director of Planning and Building Control Services investigate and report upon the implications for other adjoining land including the land mentioned in (d) above in Policy ID1;

(f) The Director of Planning and Building Control Services prepare a Development Brief for the land extending westwards to Spalding Road situated on the south side of Wardentree Lane;

(g) The Director of Planning and Building Control Services submit a further report on the possible zoning of industrial land in the Wardentree Lane area;

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

(h) The Director of Planning and Building Control Services consult the owners of the British Sugar site on their future intentions for the land and also ascertain whether or not Derelict Land Grant is available for the redevelopment of the site;

(i) The Policy and Resources Committee be informed of the above resolutions so that they can be taken into account when considering the proposed link road to the A16;

(j) Outline planning application H14/0067/92 for an industrial park and nursery/garden centre on land off Wardentree Lane be refused in accordance with the recommendations of the Director of Planning and Building Control Services and also because the application is considered to be premature at this stage;

(k) Application H14/0276/92 for a new vehicular access to land off Wardentree Lane, Pinchbeck be granted in accordance with the recommendation of the Director of Planning and Building Control Services; and

(l) Outline application H14/1005/92 for industrial development comprising classes B1, B2 and B8 including details of means of access at Wardentree Lane, Pinchbeck be granted in accordance with the recommendations of the Director of Planning and Building Control Services, subject to condition 8 being amended to read "the final layout shall make provision for a road link to land to the west and to the east."

901. RESIDENTIAL ESTATE DEVELOPMENT IN VILLAGES (851/92)

The Committee considered a report of the Director of Planning and Building Control Services which recommended a comprehensive and consistent approach to residential estate development in villages and sought to achieve a more appropriate scale of development, when considered in relation to the following criteria:-

(i) The Structure Plan
(ii) The character of the village in question.
(iii) Time Scale of development.
(iv) Intrinsic merits of development
(v) Benefits of development
(vi) Affordable housing
(vii) Government advice

901. RESIDENTIAL ESTATE DEVELOPMENT IN VILLAGES (Continued)

The report also drew attention to the importance of interim development boundaries (IDBs); the relevance of policy 5A of the approved Structure Plan; the advice contained in DOE Planning Policy Guidance Notes and circulars and relevant decisions on other applications and appeals.

Consideration was also given to planning application reference H20/0853/92 for residential development at Chapel Gate, Sutton St James in the light of the report.

RESOLVED:

(a) Notwithstanding the existing interim boundaries of development, the local planning authority will, in considering proposals for residential estate development, have regard to:-

Policy 5A of Alteration No.1 of the Lincolnshire Structure Plan.

The criteria (i) - (vii) set out above.

Government Guidance and Advice contained in Planning Policy Guidance Notes.

DOE Circular 16/91.

(b) That an appropriate policy advice note be produced and made available for applicants and agents based on the contents of the Director's report; and

(c) Application reference H20/0853/92 for residential development (7 bungalows and 58 houses) at Chapel Gate, Sutton St James be deferred and the Director of Planning and Building Control Services be instructed to report back to the Committee with appropriate reasons for refusal as the Committee is minded to refuse the application as the development proposed is considered to be contrary to policy and would result in an overdevelopment in that part of Sutton St James.

902. ITEM OF URGENT BUSINESS

The Chairman gave notice that there was an additional item which he would permit to be considered as a matter of urgency by reason of the special circumstances, namely the fact that building development was being delayed and the employment of a workforce jeopardised pending the Committee's decision on the following item.

AGENDA ITEM NO.

4

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 18TH NOVEMBER 1992

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS

1.1 PURPOSE: **To consider further the allocation and proposed release of land for industrial development at Wardentree Lane, Pinchbeck following consideration of the earlier report to 14 July Committee and the subsequent visit by the Plans Sub-Committee. (Minute 598/92 refers).**

1.2 Background

1.3 A copy of the report to the July Committee together with the relevant Minutes is attached as an appendix to this report. The purpose of that report was to review the existing and proposed planning policy for the development of land for employment in the Wardentree Lane area; the development that had taken place or had been permitted, and other relevant considerations as a background prior to determining applications H14/0304/92 (Elsoms) and H14/0276/92 (Nichols) and to assist the Council through the Policy and Resources Committee in response to the County Council's decision to contribute towards the cost of infrastructure provision for the area ie. a link road proposal between Benner Road and Spalding Road.

2.0 Alternative Access Road using Disused Rail Line

2.1 Firstly the alternative proposal to use the disused rail line as an access point. The County Highway Authority have advised that the cost of the alternative is likely to be significantly greater than twice the cost of the original proposal (which is £620,000) and this excludes payments to houses in Sherwood Drive who would be affected by road traffic noise. The large majority of the land is not owned by the District Council. The Highway Authority cannot support a spur road to the British Sugar site. The Director of Environmental Services is also concerned about the impact of the alternative road proposal on the residential amenities of Sherwood Drive.

2.2 Implicitly the Highway Authority would not be prepared to meet any part of the cost of this alternative proposal and for this reason together with the concerns over residential amenity I am not able to recommend to Committee that they pursue this alternative further.

2.3 RECOMMENDATION

That this alternative option is not pursued.

3.0 Economic Development Strategy: Planning Policies

3.1 Turning now to the relationship between the Councils planning policies for employment and industrial development and the objectives for economic development as set out in the Council's approved Strategy. In terms of economic development the strategy of the District Council states that the Council is committed to:-

1) Encourage the District to grow, flourish and prosper and to meet the economic needs of the District.
2) Maximise the potential of the District for the benefit of its inhabitants.
3) Enable the District to make an effective contribution to sub-regional, regional and national needs.
4) Strive for the provision of high quality, effective and efficient services for the people of South Holland with the resources available.

3.2 In the chapter 'Policies for Employment' the Spalding and Pinchbeck Local Plan Review interprets the Council's Strategy by suggesting that the best way to ensure future prosperity and guard against unemployment is to promote the widest range of job opportunities. By this means it should be possible over time to achieve a reduction in the number of people travelling to work outside the District retaining generated wealth within the area including the exodus of young people, who live the area, to find find suitable employment outside. A strategic aim of the Plan is to provide land for employment sufficient to meet existing and future needs; to recognise the trends of modern industry towards high quality, environmentally attractive and high profile locations, whilst continuing to make provision for the siting of more general industrial uses in less prominent locations. Another strategic aim is to make the best use of existing and planned resources.

3.3 Westward Expansion of Industrial Development

Policy 1D1 recognises that the principal location for new industrial development will be at Wardentree Lane. An area of land south of Wardentree Lane and east of Spalding Road has been included and the Plan elucidated reasons for its inclusion which may be summarised as follows:-

- a substantial amount of infrastructure exists in the area.
- this could easily be extended to Spalding Road.
- land with planning permission and established industrial premises already exist.
- a new link road would relieve the southern end of Pinchbeck village of some of the environmentally damaging aspects of traffic.
- it would also provide easier access to and from the major

residential areas.

- it would help overcome the perceptions of remoteness of many business (who are reluctant to relocate in the Wardentree Lane area).
- it would provide locations for business and office use.

3.4 These conclusions were arrived at after an extensive interview survey with many local businesses both large and small, with the major estate agents and they were all derived from many years of accumulated experience in dealing with prospective enquiries.

3.5 If the District Council is to be successful in achieving new job creation to meet its strategic aims then it needs to be satisfied that land it allocates for development will, in fact, be developed within a reasonable timescale, consistent with the plan period ie. 10 years. The advantage of the inclusion under Policy ID1 of the area of land to the west of the former railway line is that it would form a logical extension of the South Holland Enterprise Park, the development of which is controlled by a major development company whose business is development.

3.6 Allocation of Land to the North and East

Indeed Policy 1D1 recognises that the total amount of land identified for industrial development will be sufficient to meet the needs of the plan period and beyond. North of Wardentree Lane, eastwards of Hillsdown approximately 60 hectares (150 acres) of land has been allocated a part of which is the subject of application H14/0304/92. By any reckoning this amount of land is generous and the plan recognises this. In todays economic climate that amount of land at present take-up rates will last well into the 21st Century.

3.7 During the consultation process of the Local Plan Review, MAFF raised no objection to the proposed industrial land allocation. But members are aware that they did object to application H14/0304/92 (hence its call-in by the Secretary of State). On the latest information I have, it appears that MAFF will not object to the second application. What this emphasises, however, is that MAFF remain concerned about both the loss of agricultural land and despite the other policies of the plan to protect and conserve agricultural land. I anticpate, therefore that MAFF will lodge a strong objection to any industrial development outside the proposed boundary and to any extension of the proposed boundary. In my opinion, in view of the amount of land already included within the proposed boundary, and the amount of undeveloped land with planning permission the District Council would not be able to provide a sufficiently convincing argument to override this objection at any appeal or Local Plan Inquiry.

3.8 To that end it should not be forgotten that at the first Public Inquiry into the Spalding and Pinchbeck Local Plan the then Inspector, faced with an objection into the amount of residential land, excluded large areas of land that the Council wished to see included. In my view this situation could be repeated in respect of industrial land. This serves to illustrate that the District Council are not the final arbiters in these matters and I would strongly caution against the inclusion of any additional industrial land for those

reasons.

3.9 Additionally, the inclusion of any land further westwards along Wardentree Lane towards Pinchbeck would exacerbate the environmentally damaging aspects of industrial development at the southern end of Pinchbeck village, a concern expressed by the Environmental Services Committee, and nullify the benefits to this area that the construction of a link road seeks to achieve. With regard to the alternative use of other adjoining land which has not been identified for development, it would seem that in the absence of any overriding need at the present time that the existing land uses should for the most part remain undisturbed.

3.10 For all the reasons stated above the inclusion of land to south of Wardentree Lane and east of Spalding Road as shown on the Local Plan Review is valid in land use, economic benefit and environmental benefit terms. Similarly, it is concluded that the present boundary north of Wardentree Lane is valid and that for the reasons indicated no additional land should be included.

Former Southern House Development Site

3.11 The circumstances of an existing industrial site - the former Southern House Development site - which lies to the rear of County Interiors is currently the subject of ongoing discussions with the interested parties together with your officers and officers of the County Council.

3.12 To date the discussions have identified a number of options but it seems likely that without some support from the Local Authorities the development of the site is unlikely to proceed at least for the foreseeable future.

3.13 The purpose of any public investment would be to facilitate development and create jobs, not to get people out of a financial mess. All discussions have been exploratory and without prejudice but before they can proceed further it needs to be established whether or not the District Council would be prepared, in principle, to make a financial contribution.

3.14 RECOMMENDATION

1 That the Committee re-affirm that Policy ID1 is the appropriate policy for the development of industrial land and is also therefore the policy against which proposals for development shall be assessed.

2 That the Committee reaffirm that it is intended that other adjoining land not identified for industrial development shall for the most part remain in its existing use.

3 That the Director of Planning and Building Control Services submit a report on the circumstances of the former Southern House Development site to the Policy and Resources Committee.

4.0 Proposed Link Road to the TR A16

4.1 The reasoned justification for the provision of the link road is summarised in paragraph 3.3. As to when it should be provided within the timescale of the local plan that is a matter which has now been given a higher profile by the County Council's decision to contribute towards the cost of its construction subject to reaching agreement with the other interested parties ie. land owners, developer and the District Council as to their respective contributions to the project. At this stage the District Council has resolved without prejudice to the consideration of any planning application to support in principle making a financial contribution subject to considering competing priorities for investment and negotiations with the County Council following the planning permission have been granted.

4.2 The question of whether to fund the link road is therefore a matter that must be considered by the Policy and Resources Committee. This Committee needs to advise that Committee whether or not it considers that such funding would enable the Council to meet its strategic economic development strategies as set out earlier in this report. The contribution to the funding would clearly bring about those benefits in a very much shorter timescale than if there were no funding and no doubt some will say that with no funding the construction of the link road would never occur. These particular matters, however, need to be addressed by the Policy and Resources Committee.

4.3 However, the recent review of the local plan, whilst supporting the provision of the link road recognised in the absence of any firm commitment by the County Highway Authority to it being an essential link that the further development of land extending westwards to Spalding Road was appropriate in principle since it "takes advantage of the existing investment in road and utilities infrastructure which would <u>eventually connect to Spalding Road</u> "....Consequently in the event that the competition for the investment of scarce public resources may militate against securing the early construction of the link road, the question it raises is to what extent would any delay prejudice the implementation of the Council's westward expansion of its development strategy.

4.4 It would be unfortunate if the offer of further investment by the County Council could not be taken advantage of. Nevertheless in planning terms, notwithstanding that there is as yet no planning permission for the construction of the link road and to date a planning application has not yet been submitted, other permissions and access roads are in place which still allow and enable the pattern of development to move forward progressively in phases. These may require greater definition in any policy statement but can clearly be identified both on plan and on the ground.

4.5 Indeed in any period prior to the provision of a link road the proposed allocation of land already supports and enables advantage to be taken of the public investment which has already been made in Wardentree Lane, and hopefully in the proposed Spalding by-pass. The availability of the proposed by-pass is also pertinent to any link road to the present TR A16 and the current uncertainty as to the commencement of construction work on the by-pass or any significant delay in the programme could be crucial, having a similar relegating

effect on any proposed link. It is imperative therefore, that if it is the intention of the land owners and developers to seek to implement the proposed strategy, in the interests of all parties be they potential supporters or objectors to any link road, that a planning application is submitted as soon as possible. In the meantime, given the uncertainty which currently prevails, and in the absence of any operative planning permission it would in my opinion be premature for the District Council to proceed with any further negotiations.

4.6 RECOMMENDATION

That the Policy and Resources Committee be advised of the current situation and likely effect of any delay in construction of the proposed link road on the implementation of the Council's employment and industrial development strategy.

Background papers: 1710

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

APPLICATION REFERENCE: H14/0067/92 DATE RECEIVED: 3 February 1992

APPLICANT: Mr J Nickols
"Two Hoots"
Wardentree Lane
Pinchbeck
Spalding
Lincolnshire

AGENT: J D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincolnshire

TYPE: Outline

DESCRIPTION: Industrial park and nursery/garden centre

LOCATION: Land off Wardentree Lane, Pinchbeck

Parish Council: Recommend Refusal.

Ward Member: No objections if land can be brought within IBD. Pennygate Drain provides natural boundary to IBD. The drain provides boundary to south of proposal and logical to continue it to north of Wardentree Lane.

County Highways: Request conditions.

Public Objections: Two letters received from Mr & Mrs Richardson, 65 Wardentree Lane and one from Mrs Lawson, Small Drove Lane, West Pinchbeck.

- If plans pass will SHDC move us out. Will be in middle of Industrial Park.
- Noise from Smedley and Fast Fruit is so bad night and day.
- Go out all day on Saturday and Sunday for some peace, keep windows closed.
- Will go to Ombudsman if nothing is done.
- My feelings to the proposal remain unchanged.
- Notice kerbs in Wardentree Lane have been laid to enable access to land.
- My mother-in-law Mrs Richardson does not seem to get any help from the Council.

Broadgate Builders.

- Conceptual and speculative.
- Offers nothing that cannot be done on land currently zoned for industry.
- Take exception to 18.5 acres being removed from Local Plan to allow this land to be incorporated.
- Land adjacent to (existing) A16 has been identified by British Gas and Anglian Water as route for their services.
- Land adjacent to A16 has Lincolnshire County Council support for infrastructure provision.

Environmental Services:

- Concerned about developing land for commercial/industrial purposes owing to impact on residential properties, particularly 65 Wardentree Lane.
- Traffic movements likely to have significant impact on this dwelling unless long term solution can be found.

Information from Applicant: -
- 23 acre site.
- Provide alternative land for industrial and horticultural use.
- Intend to provide soft landscaping and proposal based on informal layout and landscaped park principles.
- Visual screen to existing development, entrance approach to town through this estate.
- Will encourage others to follow example.
- Hillsdown site has moved boundary over old railway line.
- Will establish clear boundary and retain previous aim of keeping Spalding and Pinchbeck separate.

PLANNING POLICIES/DOE ADVICE

Policy ID1 - Spalding and Pinchbeck Local Plan.
Minute 272(C) - Suggested interim boundary for future development on the northern side of Wardentree Lane eastwards from the former railway line - supported.
The site is also outside the proposed industrial area in the Spalding and Pinchbeck Local Plan Review which has been through the public consultation exercise.
Planning Policy Guidance Note 1 - General Policy and Principles.

PREVIOUS DECISIONS

(on the site)
H14/1189/85 - Farmhouse - J Nickols - Granted.
H14/0940/86 - Dwellinghouse - J Nickols - Granted.
H14/0612/90 - Garden centre and industrial development J Nickols - Refused.
H14/0486/91 - Light industrial and cereal processing plant for animal feed - Withdrawn.
H14/0748/91 - Garden centre and industrial development - J Nickols - Refused.

(on nearby sites)
H14/1117/86 - Nursery, garden centre, farm shop, restaurant and car park - J Nickols - Granted.
H14/1921/88 - Relocate and expand premises for Superior Growers - Granted.
H14/1922/88 - Relocate and expand premises for Superior Growers - Granted.
H14/0017/89 - Factory and Offices - Hillsdown Ltd - Granted.
H14/1162/89 - Factory and Offices - Hillsdown Ltd - Granted.
H14/0831/90 - Elsoms (Spalding) Ltd - Distribution units, Class A1, garden centre and means of access - Refused.
H14/1060/91 - Elsoms (Spalding) Ltd - Class B1 and B2 industrial distribution units and Class A1 food and non-food retail development with garden centre refused.
H14/0304/92 - Elsoms (Spalding) Ltd - Industrial development B1, B2 and B8 - Called in for determination by Minister.
H14/1005/92 - Elsoms (Spalding) ltd and South Holland District Council B1, B2 and B8 - current application.

PLANNING ISSUES

1 The whole of the application site, which amounts to 9.3 hectares (23 acres) lies outside the area allocated for industrial development in the adopted Spalding and Pinchbeck Local Plan (1985) and outside the area allocated in the

Spalding and Pinchbeck Local Plan Review. The applicants have objected to the exclusion of their land from the Review and to the inclusion of other land. The legal difficulties associated with the Planning and Compensation Act 1991 means that the applicant is unable to make formal representations on the Review at this stage. A course open to him is to appeal to the Secretary of State against any refusal of planning permission.

2 The determining issue with this application is therefore, whether or not there are sufficient reasons to justify the release of additional land at this scale bearing in mind the availability of land already with the benefit of planning permission and other land either already included within the statutory local plan without permission or proposed as a consequence of the Local Plan Review.

3 Permission was granted to Hillsdown Holdings immediately to the east as an exception to policy since it was a long established and significant local employer forced to vacate its existing premises, and one who, being part of a national company may have otherwise moved away from the District. Consequent upon that decision the Council resolved until such time as the review of the Local Plan had been completed to support in principle any further development eastwards towards the proposed by-pass and, given the proximity of the Hillsdown access to adjoining residential properties to consider should the opportunity arise accessing the site from the adjoining land to the east.

4 Likewise permission was granted to Superior Growers on the south side of Wardentree Lane opposite the site as an exception to Policy, since it was a local company who wish to relocate with specific expansion plans which commercially would have been advantageous to the District. Unfortunately Superior Growers were unable to implement the permission and subsequently the site has been acquired by Declan Kelly who obtained permission for an industrial estate (8 acres). The site which is served by an industrial estate road from Wardentree Lane is now being developed by Fast Fruit Ltd and an extension to the warehouse distribution centre has been constructed on a one acre plot. The remaining seven acres are currently being advertised for sale, and permission has been granted to extend the estate road to provide access adjoining land to the south.

5 Anglian Water Services Ltd have not responded to this application, which is a resubmission of an earlier proposal, but have previously objected on the grounds that there is insufficient water capacity to cater for any development, other than that which already has planning permission.

6 The applicant has, in this resubmission, included a lengthy supporting written statement and well presented plans. In support of the proposal the applicant argues that this particular area of land should be included within the plan boundary rather than other land. The Local Plan Draft is used to support the applicants claim that this area of land will provide an environmentally attractive high profile industrial site to attract modern industry, and well presented drawings illustrate his point. The argument is that the so called "Enterprise Park" does not provide a "park" setting to attract modern industry, it being a general industrial estate, but that the applicants site can fulfil the environmental and economic aspects of the plan.

7 Under Minute 598d/92 ... which commissioned the report under (i) of this agenda item it was also resolved that the Planning Committee be advised on the consequences to the Council's

development strategy of including this additional land (ie, up to the Pennygate Drain both north and south side of Wardentree Lane) whilst recognising the need to safeguard the established residential environs of Pinchbeck in accordance with the views of Pinchbeck Parish Council.

8 As the report under (i) above records Policy ID1 of the Spalding and Pinchbeck Local Plan Review recognises that the total amount of land identified for industrial development will be sufficient to meet the needs of the plan period and beyond. North of Wardentree Lane, and eastwards of Hillsdowns site 60 hectares (approximate) of land has been allocated a part of which is the subject of application H14/1005/92 which is dealt with under part (iii) of this agenda item. As previously asserted land alloated on that scale represents a generous allocation and in todays economic climate that amount of land will at present take-up rates last well into the 21 Century.

9 During the consultation process of the Local Plan Review, MAFF raised no objection to the proposed industrial land allocation although they did object to application H14/0304/92 (hence its call-in by the Secretary of State), but have not objected to the second application H14/1005/92. These initiatives by MAFF emphasise, their concern about the potential loss of agricultural land, and despite the Plan's other policies to protect agricultural land, they are more than likely to lodge a strong objection to any extension of the proposed boundary. Their advice on this application will be reported to the meeting.

10 The inclusion of any land further westwards along Wardentree Lane towards Pinchbeck would excerbate the environmentally damaging aspects of industrial development at the southern end of Pinchbeck village, a concern expressed by the Environmental Services Committee, and nullify the benefits to this area that the construction of a link road referred to under the explanation of Policy ID1 seeks to achieve.

CONCLUSIONS

1 Notwithstanding the case put forward on behalf of the applicant, I am satisfied that sufficient land has been identified for industrial development and that if permitted the development would result in the further loss of productive agricultural land and be prejudicial to the amenities of nearby residential development. The site lies outside the adopted Local Plan area for industrial development including additional land identified as a consequence of the Local Plan Review.

RECOMMENDATION - Refuse Planning Permission.

1 In the opinion of the Local Planning Authority there is insufficient justification to warrant a departure from Policy ID1 of the adopted Spalding and Pinchbeck Local Plan which still provides sufficient land for industrial development in that part of Pinchbeck, and insufficient justification to contravene Policy ID1 of the Draft Spalding and Pinchbeck Local Plan Review and the proposal would, if permitted, lead to the loss of the open countryside and productive agricultural land and could be prejudicial to the amenities of nearby residential development as a result of general disturbance and traffic noise.

APPLICATION REFERENCE: H14/0276/92 DATE RECEIVED: 5 March 1992

APPLICANT: Mr J Nickols
"Two Hoots"
Wardentree Lane
Pinchbeck
Spalding
Lincolnshire

AGENT: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: New vehicular access to site

LOCATION: Land off Wardentree Lane, Pinchbeck

Parish Council: Recommend approval.

County Highways: Request conditions.

Public Consultations: Received from Mr and Mrs Richardson - summarised:
- More noise pollution.
- Expansion of industry in general area surrounding their property.
- Cannot sell house - will Council buy us out?
- Affecting health.

PLANNING ISSUES

1 The access has already been constructed and a right turn facility provided as part of the County Council's improvements to Wardentree Lane. Development proposed under application H14/0067/92 would be served by this access. During the preparation of the highway improvement scheme this department's advice was that a right turn facility was not needed to serve industrial development.

2 Nevertheless such a facility has been provided to serve only agricultural land. Whilst there is nothing wrong in this the applicant should be absolutely clear that this in no way infers any presumption in favour of development.

RECOMMENDATION - Grant Permission.

NOTE

You are advised that the grant of permission in no way infers any presumption in favour of future development served by this access.

APPLICATION REFERENCE: H14/1005/92 DATE RECEIVED: 24 September 1992

APPLICANT: Elsoms (Spalding) Ltd
and South Holland
District Council
Spalding
Lincolnshire

AGENT: Brian Barber Associates
3 Albion Place
Northampton

TYPE: Outline

DESCRIPTION: Industrial development comprising classes B1, B2 and B8 including details of means of access

LOCATION: Wardentree Lane, Pinchbeck

Parish Council: Recommend refusal on the grounds that the proposal is premature until the new development plan to be produced by the District Council is confirmed, and also the land already earmarked for industrial development at the southern end of Wardentree Lane should come into use before any development is allowed to the north.

Advertisement: No responses.

County Highways: Request conditions.

Department of Transport: Does not wish to object.

Environmental Services: No objection in principle, subject to protection of remaining residential properties by appropriate zoning of development.

MAFF: Does not wish to object.

Information from Applicant: Lengthy submission - summarised:
- Modern industry demands high environmental standards, together with good access to major roads and services. This site can accommodate prestigious premises in extensive landscaping.
- Access onto new roundabout.
- Land south side Wardentree Lane not suited for high profile development.

PLANNING POLICIES/DOE ADVICE
Policy ID1 Spalding and Pinchbeck Local Plan - outside boundary.
Policy ID1 Spalding and Pinchbeck Local Plan Review - inside boundary.
Local Plan Review has been through public consultation exercise.
Review Plan to be taken as a material consideration.
Planning Policy Guidance Note 1 - "General Principles."

PREVIOUS DECISIONS (on nearby sites).
H14/1117/86 - Nursery, Garden Centre, Farm Shop, Restaurant and Car Park for J E Nickols - Conditional Permission 27 April 1987.
H14/1921/88 - Outline - Detailed proposals to relocate and expand premises for Superior Growers and Partners - Conditional Permission 8 February 1989.

H14/1922/88 - Outline - Detailed proposals to relocate and expand premises for Superior Growers and Partners - Conditional Permission 8 February 1989.
H14/0017/89 - Hillsdown Ltd - Factory and offices - Conditional permission 20 April 1989.
H14/0612/90 - Garden centre and industrial development - Refused 29 August 1990.
H14/0486/91 - Gutteridge Services - Light industrial and cereal processing plant - Withdrawn.
H14/0748/91 - Mr Nickols - Garden centre, general industrial development including means of access - Refused 10 October 1991.
H14/0067/92 - Industrial Park and nursery/garden centre - current application.
H14/0276/92 - New vehicular access to site - current application.

(Previous decisions on this site)
H14/0831/90 - Elsoms (Spalding) Ltd - Distribution units, Class A1, garden centre and means of access - Refused 22 November 1990.
H14/1060/91 - Elsoms (Spalding) Ltd - Class B1 and B2 industrial distribution units and Class A1 food and non-food retail development with garden centre - Refused 24 January 1992.
H14/0304/92 - Industrial development B1, B2 and B8 - Called in for determination by Minister.

At the meeting of 14 July 1992 it was resolved that the Plans Sub-Committee inspect industrial development at Wardentree Lane including land which was the subject of submitted applications (Minute 548/92 refers).

The Plans Sub-Committee resolved (under Minute 598c/92) that the Planning Committee be recommended not to alter the northern boundary of the land currently included in the draft review Spalding and Pinchbeck Local Plan which thereby included land currently subject of an appeal and a new application from Elsom Seeds.

PLANNING ISSUES

1 This proposal is identical to application H14/0304/92 except that it now includes additional land to the west owned by the District Council, ie, the former Spalding to Boston Railway line.

2 The previous application H14/0304/92 was the subject of objections from both the Department of Transport and MAFF. The Secretary of State for the Environment called the application in for determination by himself because of an objection by a Government Department. A Public Inquiry would, therefore, be necessary. Since then this new application has been submitted and objections by government departments withdrawn, but unless a decision is reached on it the Public Inquiry remains scheduled for January 1992.

3 The site is outside the industrial land allocation on the adopted (1985) Local Plan but inside the subsequent industrial allocation resulting from the Local Plan Review. The public consultation exercise revealed a small number of objections to the inclusion of certain areas of land for industrial development and to the exclusion of others. None of the objections has any relevance to the inclusion of this particular parcel of land.

4 Planning Policy Guidance Note 1, General Policy and Principles advises as follows:

"Prematurity - The weight to be attached to emerging development plans which are going through the statutory procedures towards adoption, depends upon the stage of preparation - the weight will increase as successive stages of development are reached - and upon the degree of any conflict with the existing plans. If no objections have been lodged to relevant policies in a deposited plan, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted and replace those in the existing plan."

5 Having regard to the advice in PPG Note 1, I conclude that, in principle, the proposal is acceptable under Policy ID1 of the Local Plan Review which states:

THE PRINCIPAL LOCATION FOR NEW INDUSTRIAL DEVELOPMENT WILL BE AT WARDENTREE LANE AS SHOWN ON THE PROPOSALS MAP.

THE DISTRICT COUNCIL:

1 **WILL PREPARE DEVELOPMENT GUIDANCE BRIEFS TO CO-ORDINATE THE PROVISION OF ROADS AND UTILITY SERVICES TO ENSURE THE PLANNED RELEASE OF AGRICULTURAL LAND AND PHASING OF DEVELOPMENT, APPROPRIATE LAND USE ZONINGS AND SATISFACTORY COMPREHENSIVE DEVELOPMENT.**

CONCLUSIONS

1 The site is identified for industrial development under Policy ID1 of the Spalding and Pinchbeck Local Plan (Review). That document, though not adopted, carries considerable weight because of the processes that it has been through. The recommendation of the Plans Sub-Committee reaffirm this zoning and it may be concluded that development, as proposed, is acceptable in principle.

RECOMMENDATION - That permission be granted subject to conditions:

1 SC1 - (estate details).
2 The landscaping scheme shall provide for a substantial planting belt along (a) the Wardentree Lane frontage, (b) The western boundary, to the north of the existing Hillsdown building, (c) The northern boundary (account will need to be taken of any IDB or NRA bylaws).
3 There shall be no other pedestrian or vehicular access to the site from Wardentree Lane other than via the new roundabout at the junction of Wardentree Lane and Benner Road.
4 F1 - (parking on site).
5 C1 - (estate development - highway requirements).
6 C2(a) - (road construction) ... buildings ...
7 C3 - (surface water run-off).
8 The final layout shall make provision for a road link to land to the west.

Reasons

1 Standard.
2 In the interests of visual amenities.
3 B1.
4 F1.
5 C1.
6 C2(a) ... buildings
7 C3.
8 To ensure the proper development of land.

NOTE TO APPLICANT

This permission does not convey any approval for the layout submitted which was for indicative purposes only.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 14TH JULY 1992

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS.

PURPOSE: **To review the allocation and proposed release of land for industrial development at Wardentree Lane, Spalding in the light of current circumstances.**

1.1 Reasons for Reporting

1.2 To enable the Planning Committee to review existing and proposed planning policy for the Wardentree Lane area, the development which has taken place and has been permitted at the present time, and other relevant considerations:-

(a) as background prior to determining some significant applications for planning permission,
(b) to assist the Policy and Resources Committee in considering its involvement in infrastructure provision.

1.3. Background

1.4 The current Spalding and Pinchbeck Local Plan dated 1985 is still the Council's statutorily adopted Development Plan. In order that the provisions in the Plan remain up to date and relevant, a review of the Plan has been carried out up to the year 2001, and was the subject of a full public consultation exercise during May/July last year.

1.5 Since embarking upon the review of the Plan more recent legislation now requires each local planning authority to prepare a single Local Plan for the whole of their District, and hence it will be necessary to amalgamate the review of the Spalding and Pinchbeck Local Plan into a new South Holland Local Plan, which is currently being prepared. However, the legislative changes have caused a hiatus in the progress of the review exercise, since any local inquiry into objections lodged as a consequence of the review will now be delayed until such time as an Inquiry is held into the Local Plan for the District, and that is unlikely to occur before 1994. The result is that some issues, including objections to the revised proposals for the Local Plan, will either continue to remain unresolved until such time as an Inquiry has taken place, or alternatively, as indeed is the case now, they will be pursued by the submission of individual planning applications in order to continue to test the veracity of the Council's arguments and the relevance of the proposals contained in the review of the Plan.

1.6 Since the review exercise was commenced, a start upon the proposed Trunk Road Bypass is closer to happening than at any other time, and apart from the provision of a light controlled junction between Wardentree Lane and the Pinchbeck Road the improvement scheme for Wardentree Lane has been completed. The County Council have resolved, also in pursuance of their objectives for economic development, to support in principle a proposal to finance the construction of a local distributor road in the South Holland Enterprise Park which would link that area to the current A16 Trunk Road. However, the decision is subject to a cost sharing agreement with the District Council, coupled with assurances from the District Council regarding planning approvals for the site and undertakings from the developer in terms of a specific commitment to develop the proposed extension to the Enterprise Park at an agreed rate of development.

1.7 By way of a response, the Policy and Resources Committee of the Council recommended that the Council should without prejudice to the consideration of any planning application; to competing priorities for investment; and to negotiations with the County Council and the developer, merely agree at this stage that support in principle be given to making a financial contribution to the cost of construction following the grant of planning permission; to negotiations with the County Council and that undertakings be sought from the developer as to the pace of development of the area to be served by the proposed distribution road. (Minute 452/92 refers).

1.8 Consequently, it is both timely and appropriate that the Planning Committee should reappraise the situation having regard to the current and relative status of the Council's planning policies for industrial developement the assumption being that the views of the Planning Committee will, following this synoptic review of the situation, be of assistance also to the Council in its discussions and negotiations with the County Council.

1.9 <u>The Policies for Employment</u>

1.10 Essentially, the revisions put forward in the review of the Plan continue to promote economic development in line with the higher level strategic guidance of the Lincolnshire Structure Plan, but they also seek to place more emphasis on the improvement of the urban and rural environment as well as the quality of life for the benefit of the inhabitants of the District. A strategic aim of the Plan is to provide land for employment generating activities sufficient to meet existing and future needs, and to recognise the trends of modern industry towards high quality, environmentally attractive and high profile locations. It is also intended that in relation to the development of Spalding and land at Wardentree Lane, Pinchbeck should retain its separate identity as a village.

1.11 The Plan continues to postulate that the principal location for new industrial development will be at Wardentree Lane as shown on the proposals map to the Plan and as summarised on Map A attached to this report.

1.12 Policy ID1 recognises that land to the south of Wardentree Lane bounded by the Vernatts Drain and Spalding Road, already has the benefit of a substantial amount of infrastucture provision and includes land already with the benefit of planning permission and established industrial premises. The proposal to extend to include land extending westwards to Spalding Road would take advantage of the existing investment in road and utilities infrastucture which would eventually connect to Spalding Road, relieving the southern end of Pinchbeck Village, in the vicinity of Wardentree Lane, of some of the environmentally damaging aspects of road traffic. It is anticipated that it would also provide easier access to and from the major residential areas of Spalding, overcoming the perceptions of remoteness of many local businesses and provide locations for business and office use. (Map B refers).

1.13 The land identified to the north of Wardentree Lane, between the newly built Hillsdown Factory and the link road to the proposed bypass, and bounded to the north by Blue Gowt Drain enjoys good access to the improved Wardentree Lane, and will have good access to the Spalding bypass. It is envisaged that the eastern end of this site, immediately adjacent to the bypass link road, may be suitable to accommodate the trends of modern industry towards high quality, environmentally attractive and high profile locations.

1.14 The implementation of this policy seeks to make the best use of resources in a way which maximises location advantage and returns from existing investment of land availability and infrastructure facilities.

1.15 At the present time, within the area covered by the current statutory Local Plan for Spalding and Pinchbeck (Map C refers), there is approximately 45 hectares (111 acres) of land allocated for industrial development. Of that total land 17 hectares (42 acres) have the benefit of planning permission of which 8 hectares (20 acres) are under construction. The remainder amounting to 10 hectares (25 acres) has not yet been the subject of planning applications, and the whole of that land extends south westwards off the Benner Road Estate access, and is bounded by the Vernatts Drain and the line of the former railway line running north east to south west. (Plan C refers).

1.16 In formulating the proposals contained in the review of the Plan, the County Highway Authority advised that, notwithstanding the proposed improvement to Wardentree Lane, the junction of Benner Road with an improved Wardentree Lane would, in their opinion, only be capable of accommodating

traffic from the existing area referred to in the current statutory plan. Any development proposed west of the former railway line would require an alternative means of access, notwithstanding that an access road could link with the Benner Road area. Partly as a consequence of this advice emerged the proposal to provide a road link between the existing industrial area and the Spalding Road, i.e. the A16. It is perhaps pertinent to note that the improvements to Wardentree Lane have also accommodated the industrial access road which currently serves Fastfruit Ltd. and that planning permission exists to extend that road southwards and develop an area of approximately 8 acres.

1.17 Elsewhere on the south side of Wardentree Lane, and to the east of the existing industrial development, the improvement scheme also accommodates the proposed access road to a further area of land of approximately 8 acres formerly owned by Southern Home Improvements of which the two frontage plots fronting onto Wardentree Lane have been developed. Any further development of that site is hampered by the fact that the original owners went into liquidation.

1.18 In addition to the land identified within the current statutory Local Plan, Policy ID1 which has emerged from the review exercise, proposes a further 26 hectares (64 acres) of land on the north side of Wardentree Lane, east of the former rail line and the Hillsdown site, of which approximately half is owned by Elsoms, and is the subject of a current outline planning application H14/0304/92.

1.19 The other area of land referred to in the emerging policy is that which lies west of the former rail line and extends westwards to the Spalding Road, i.e. the A16, and the total area amounts to approximately 20 hectares (50 acres) of which some 6 hectares (15 acres) has planning permission or is already in industrial use.

1.20 Other land which is currently the subject of an outline planning application H14/0276/92 lies to the north of Wardentree Lane, and immediately west of the Hillsdown site. This land has not been included in the proposals arising out of the review exercise and has previously been refused planning permission being contrary both to the policies in the existing statutory Local Plan and to those which have resulted from the review of that Plan. Quite apart from the availability of other land for industrial development, the policy objectives also seek to safeguard the existing residential ambience of Pinchbeck which already extend around the junction of Wardentree Lane whilst recognising also the proximity of any extension westward towards the Pinchbeck Conservation Area. However, it should be noted that as a consequence of negotiating with the County Highway Authority

over the improvement scheme to Wardentree Lane the applicant has secured a right turning facility to serve the access to the land.

1.21 In addition to the various areas of land and sites referred to, there is also the former British Sugar site which whilst it is no longer the subject of an application for a simplified planning zone undoubtedly remains a prime industrial site with potential for redevelopment, particularly to the north and south of the existing industrial complex on that site. Whilst the rate of progress of any redevelopment proposals for that site remains largely at the initiative of the current owners, nevertheless, the District Council have acknowledged its importance as a site for redevelopment, parts of which could be realised within the period of the Development Plan, i.e. the next ten years.

1.22 Current Planning Applications

1.23 The distinction between the two current planning applications for industrial development is the fact that that submitted under reference H14/0304/92 falls within an area identified in the proposals arising from the review of the Plan, whilst application H14/0276/92 remains outside the provisions of both the existing statutory Local Plan and the policy proposals which have emerged from the review of that Plan.

1.24 It should be noted that discussions and correspondence have taken place between the Planning Department and the respective applicants and their agents advising them in the course of those discussions of the proposal to reappraise the situation at Wardentree Lane and requesting an extension of time for the determination of both applications to which the applicants and their agents have agreed.

1.25 Conclusions

1.26 Spalding and Pinchbeck Local Plan of 1985 remains the statutory Local Plan for the development of land in Wardentree Lane, but the review document including the draft policies and proposals for the development and other use of land as approved by the District Council after consideration of the results of public participation, are capable of being regarded as a material consideration in the determination of proposals for development.

1.27 The principle of the proposed road link between the existing industrial development and the Spalding Road, i.e. the T.R. A16, was a proposal referred to in the review document which set out the rationale in support of the proposal including the advice from the County Highway Authority.

1.28 An objection from the Pinchbeck Parish Council was lodged in response to the proposed road link and neither that nor the

land connected with it have yet been the subject of a planning application. The Parish Council has recently reaffirmed its objections to the road and the possibility of the District Council contributing to its cost.

1.29 The decision by the County Council to propose investing public monies into the infrastructure of the area, i.e. the road link to the T.R. A16, may necessitate the District Council acting as a local planning authority having to accord priorities to the phasing and release of land for further industrial development, but in any event, a planning permission would be required to enable such investment in the infrastructure to proceed with a greater degree of certainty than that given by a mere policy statement seeking to join two areas of land. Certainly at this stage it cannot be concluded that the District Council is committed sufficiently to do what is necessary for there to be a reasonable prospect of the link to the T.R.A16 being achieved.

1.30 The weight to be attached to emerging policies from the review of the Plan must be relative to the progress of that emerging Plan and the current stage of preparation coupled with a degree of any conflict with the existing statutory Plan, especially since that original Plan is far from fully implemented. This may have a bearing on the urgency of decisions and on the need to release "new land".

1.31 Where no objections are being lodged to relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted and replace those in the existing Plan. At present, this is not the case with the proposed link road, and therefore, the timely submission of a planning application for that proposal and the grant of an appropriately conditioned planning permission, must be seen as an important prerequisite to any subsequent commitment.

1.32 Where a Development Plan is in preparation or under review, and proposals in the Plan have not yet been adopted or approved, then the question of prematurity may arise. In such circumstances it may be justifiable to refuse planning permission on grounds of prematurity in respect of development proposals which are individually so substantial, or likely to be so significant cumulatively, as to predetermine decisions about scale, location or the phased release of land for development, where it is important as part of the relationship between different but related initiatives and actions. Even so , the Planning Authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the Development Plan process.

1.33 The County Council's initiative and offer to invest from an economic development point of view may require the District Council acting as a local planning authority to take into

account the wider implications of such an initiative including where necessary, the potential for achieving other related economic objectives as reflected in the policies of the Plan, coupled with the District Council's ability and where-with-all to act as an enabling authority.

1.34 RECOMMENDATIONS

That the Plans Sub-Committee:-

(i) Carry out a tour of inspection of the industrial development at Wardentree Lane including existing development, proposals for future development, and land which is currently the subject of submitted applications.

(ii) Review and discuss the relationships between the Council's planning policies for employment and industrial development and the objectives for economic development as set out in the Council's approved strategy.

(iii) Consider and review the implementation of the Council's development strategy.

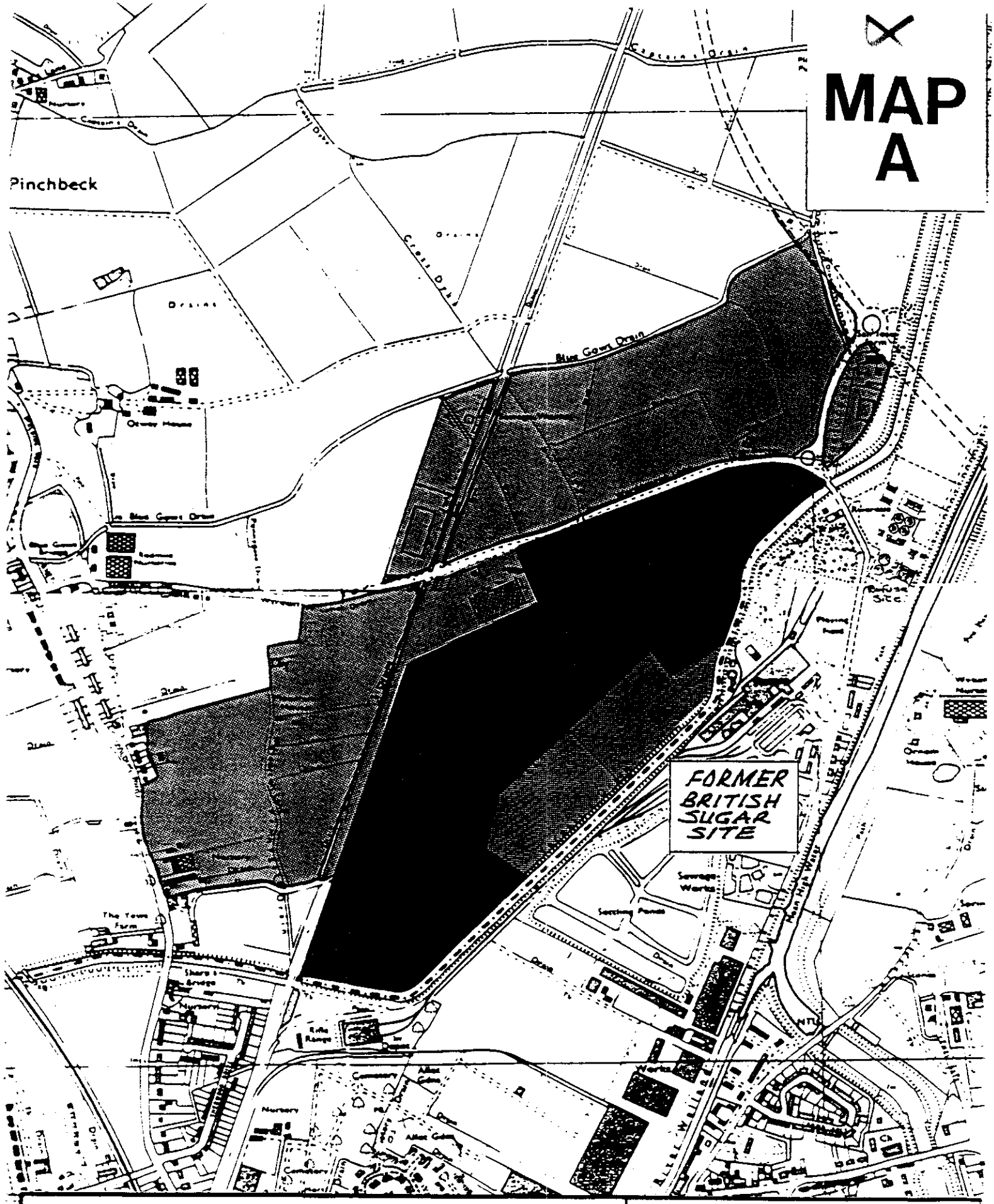
(iv) Subject to the conclusions reached as a result of (i) to (iii) above reaffirm that Policy ID1 is the appropriate planning policy for the development of industrial land.

(v) That the report and the subsequent minuted resolutions be referred to the Policy and Resources Committee for consideration.

Background Papers:- Applications H14/276/92
H14/304/92
F. 1710

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

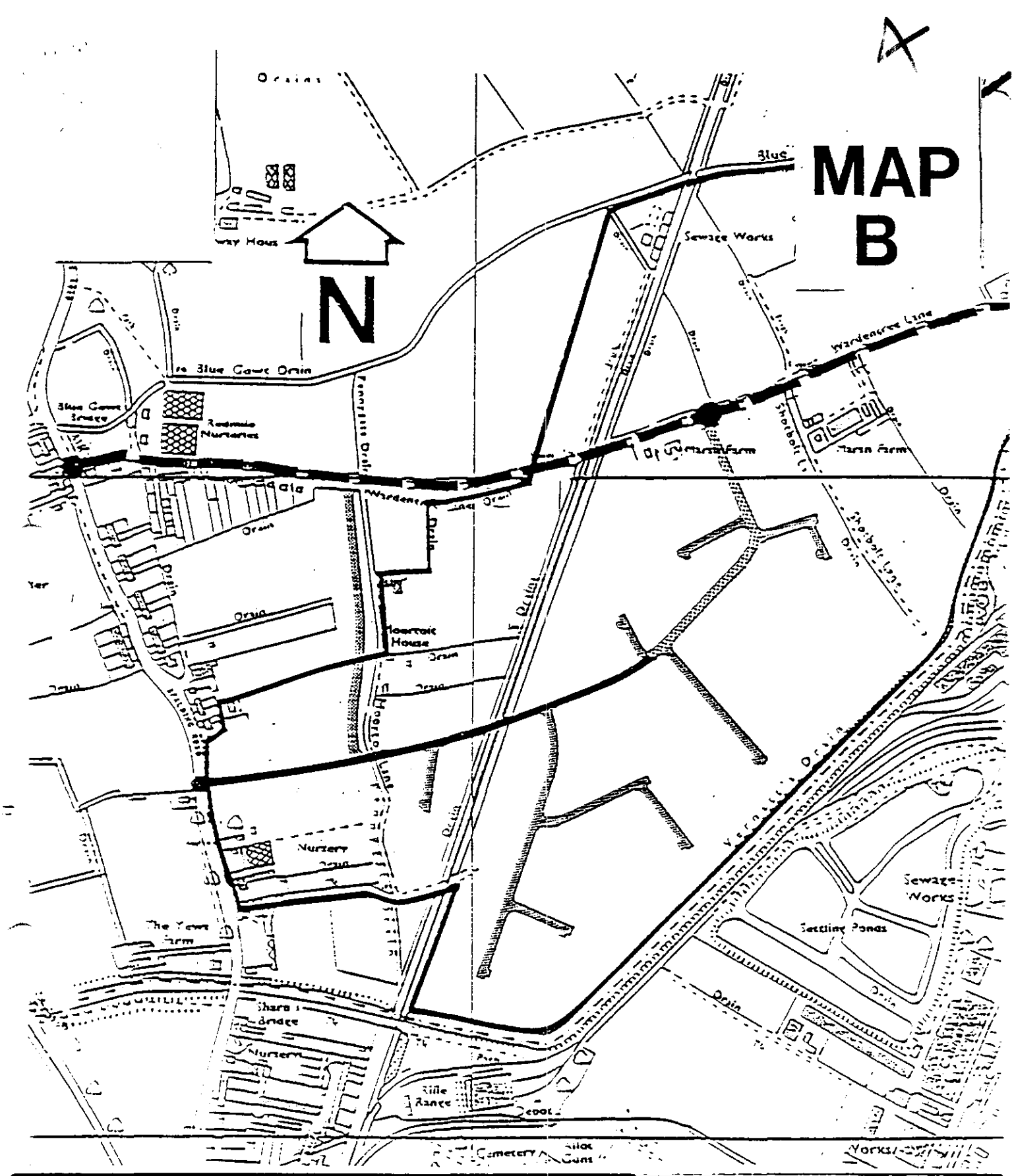


INDUSTRIAL ZONING

B.SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER

PRIORY ROAD, SPALDING.

SCALE 1:10 000	DATE APRIL '92
0 metres 200	N



DISTRIBUTOR ROAD (BUILT)

DISTRIBUTOR ROAD (PROPOSED)

ACCESS ROADS

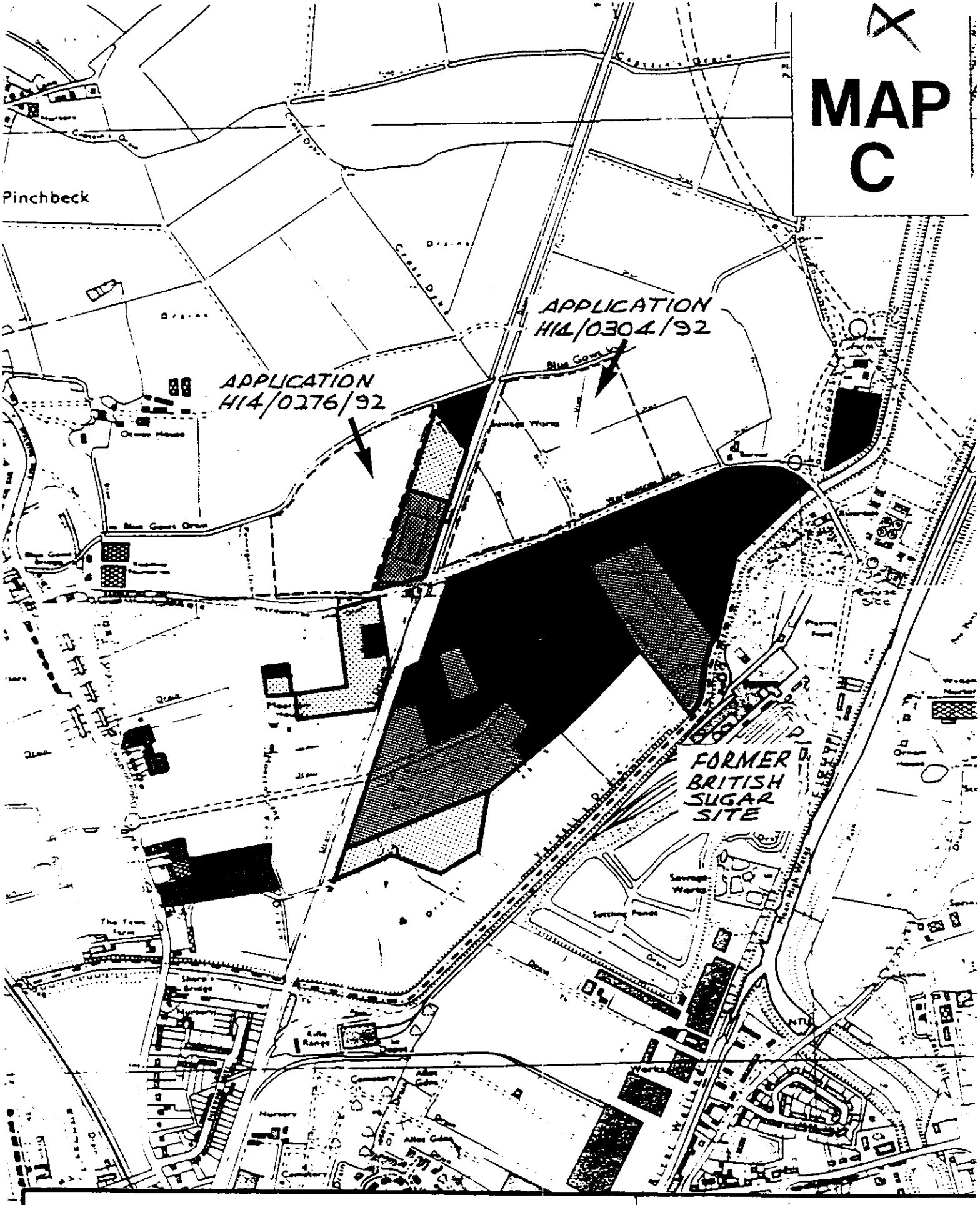
INDUSTRIAL DEVELOPMENT

WARDENTREE LANE

B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER

PRIORY ROAD, SPALDING.

SCALE 1:10 000	DATE APRIL '92
0 metres 200	N


MAP C
Pinchbeck
APPLICATION H14/0304/92
APPLICATION H14/0276/92
FORMER BRITISH SUGAR SITE
AREAS SUBSTANTIALLY BUILT
AREAS CURRENTLY UNDER CONSTRUCTION
AREAS WITH PLANNING PERMISSION
B.SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING.
SCALE 1:10 000
DATE APRIL '92
0 metres 200

THE STRATEGY OF THE DISTRICT COUNCIL

In March 1990 the District Council adopted a corporate strategy in the form of a statement to which they are committed to implementing. In it the Council seek to:-

(i) Provide a focus for the management and stewardship of the District, particularly in relation to the services delivered by the Council.

(ii) Strive for the provision of high quality, effective and efficient services for the people of South Holland within the resources available.

(iii) Stimulate, interpret, anticipate and co-ordinate the wishes of the community.

(iv) Encourage the organisation/district to grow, flourish and prosper and to meet the social and economic needs of the District whilst seeking to conserve and enhance its natural environment.

(v) Maximise the potential of the District for the benefit of its inhabitants.

(vi) Enable the District to make an effective contribution to sub-regional, regional and national needs.

(vii) Provide a functional framework and corporate machinery by which items (i) to (vi) above can be implemented.

(viii) Maintain and enhance the efficiency and effectiveness of the administrative machinery of local government as required.

(ix) Communicate, disseminate and receive information.

(x) Act within the legal framework.

In seeking to discharge its responsibilities, the District Council also adopted the following values:-

Commitment
Equity
Accountability
Honesty
Openness
Objectivity
Flexibility
Quality
Determination

THE STRATEGY OF THE LOCAL PLAN REVIEW

The strategy of the Local Plan Review relates directly to, and is set in the context of, the corporate strategy of the District Council. Therefore in terms of development and the other use of land the strategic focus of the Local Plan Review can be stated as being for:-

> The conservation and enhancement of the environment and for growth, prosperity, the meeting of the economic and social needs of the District, the making of an effective contribution to regional and national needs, underpinned by the need to make the best use of resources.

To help realise the strategy the Local Plan is directed towards the following major aims:

FOR THE CONSERVATION AND ENHANCEMENT OF THE ENVIRONMENT

1 To conserve and enhance the area's urban and rural heritage for the benefit of inhabitants and visitors, and to recognise the importance of a high quality environment as a factor in the attraction of inward investment.

2 To minimise the loss of agricultural land.

FOR ECONOMIC AND SOCIAL DEVELOPMENT

3 To provide for housing land sufficient to meet existing and future needs, with an adequate choice of location and a range of house types.

4 To provide land for employment generating activities sufficient to meet existing and future needs and to recognise the trends of modern industry towards high quality, environmentally attractive and high profile locations.

5 To locate important traffic generators with satisfactory access to the strategic road system.

6 To promote the most effective use of public transport and an increase in the use of cycles as a mode of transport.

7 To maintain and enhance the viability and vitality of Spalding town centre and to improve its accessibility.

8 To maximise the potential of the waterways and their banks, footpaths and disused railway lines for leisure and recreational purposes.

9 To encourage and promote the optimum usage of leisure facilities and to maximise their accessibility.

10 To encourage the removal of extraneous motor traffic from residential areas, primarily pedestrian areas and built-up areas generally.

In planning for development the strategy addresses the need to make the BEST USE OF RESOURCES in a way which:-

11 Maximises locational advantages and the returns from existing investment and infrastructure.

12 Lessens the movement of motor vehicles and energy consumption.

13 Is sustainable, ie, makes optimum use of scarcest resources, including land, for the benefit of future generations.

Achieving a balance between the aims is a prime task of a Local Plan. Following the public consultation exercise the District Council is satisfied that there is agreement on achieving the difficult balance between the conservation and enhancement of the environment and economic growth.

The strategy of the Draft Local Plan and its major aims are consistent with the strategic policies of the Lincolnshire County Council.

The implementation of the policies and proposals contained in PART TWO of this document is the means by which aims and the strategies of the Local Plan and of the District Council will be met. The policies are expressed in a form which will facilitate their monitoring.

POLICY ID1

THE PRINCIPAL LOCATION FOR NEW INDUSTRIAL DEVELOPMENT WILL BE AT WARDENTREE LANE AS SHOWN ON THE PROPOSALS MAP.

THE DISTRICT COUNCIL:

(i) **WILL PREPARE DEVELOPMENT GUIDANCE BRIEFS TO CO-ORDINATE THE PROVISION OF ROADS AND UTILITY SERVICES TO ENSURE THE PLANNED RELEASE OF AGRICULTURAL LAND AND PHASING OF DEVELOPMENT, APPROPRIATE LAND USE ZONINGS AND SATISFACTORY COMPREHENSIVE DEVELOPMENT.**

Explanation

Wardentree Lane's advantageous location between the existing A16(T) and the proposed Spalding to Sutterton Trunk Road improvement (the Spalding by-pass) has been further enhanced by major road improvements to Wardentree Lane itself. Land to the south side of Wardentree Lane, bounded by the Vernatts Drain and Spalding Road, already has the benefit of a substantial amount of infrastructure provision and includes land already with the benefit of planning permission and established industrial premises. Land extending westwards to Spalding road includes land already with the benefit of planning permission, existing industrial uses and the disused railway line, a part of which is owned by the District Council. This takes advantage of the existing investment in road and utilities infrastructure which would eventually connect to Spalding Road, relieving the southern end of Pinchbeck village, in the vicinity of Wardentree lane, of some of the environmentally damaging aspects of road traffic. It will also provide easier access to and from the major residential areas of Spalding, overcoming the perceptions of remoteness of many local businesses and provide locations for business and office use.

The area to the north of Wardentree Lane, between the newly built Hillsdown factory and the link road to the by-pass and bounded to the north by The Blue Gowt Drain will enjoy good access to the improved Wardentree Lane, and will have good access to the Spalding by-pass. It is envisaged that the eastern end of this site, immediately adjacent to the by-pass link road, may be suitable to accommodate the trends of modern industry towards high quality, environmentally attractive and high profile locations.

The amount of industrial land identified will be sufficient to meet needs within the plan period, and perhaps beyond, depending upon the state of the national and regional economy and the perceived attractiveness of Spalding as an industrial location following the opening of the Spalding by-pass and other major road improvements. However, the providers of utility services, notably Anglian Water Services Ltd need the assurance provided by a statutory zoning in order to plan their capital programmes for the longer term provision of water supplies for industrial development.

Implementation

The overall provision of utilities is the responsibility of the statutory undertakers concerned and the initiative for development lies with the private sector. The District Council will implement the policy through its formal planning procedures and through co-ordinating investment programmes of public and private agencies.

The implementation of this policy will assist in achieving the following aims:

4 To provide land for employment generating activities sufficient to meet existing and future needs and the recognition of the trends of modern industry towards high quality, environmentally attractive and high profile locations.

5 To locate important traffic generators with satisfactory access to the strategic road network.

and makes the best use of resources in a way which:

11 Maximises locational advantage and returns from existing investment and infrastructure.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Friday, 7th August, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. B.J. Davies	Mrs. E.O. Hall-Patch
Mr. J. Clark	Mr. E.N. Davies	Mr. N.P. Judge MBE
Mr. R.C.P. Cowan	Mr. J.A. Dobney	Mr. R.C. West

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In Attendance: Councillor Mrs P.J. Buffham (as ward member) and the press.

Apologies for absence were received from or on behalf of Councillors A.E. Naylor, J.R. Pearl, M.S.L. Rollinson and M.C. White.

597. MINUTES

The Minutes of the meeting held on 27th July, 1992 were signed by the Chairman as a correct record.

598. SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS (549/92)

Further to the above Minute, the Director of Planning and Building Control Services reminded the Sub-Committee that, arising from the requirement of each local planning authority to prepare a single local plan for the whole of their district, it would now be necessary to amalgamate the review of the Spalding and Pinchbeck local plan into the new South Holland local plan which was currently being prepared. As a result of this, any local inquiry into objections lodged as a consequence of the review would now be delayed until such time as an inquiry was held into the local plan for the District, which was unlikely to occur before 1994. In the meantime, two significant applications for planning permission had been received in respect of the Wardentree Lane area and it was therefore necessary to review the existing and proposed planning policy for Wardentree Lane in the light of these circumstances. This review would also assist the Policy and Resources Committee in considering its involvement in infrastructure provision in the Wardentree Lane area.

After lengthy consideration,it was

RESOLVED: That the following recommendations be made to the Planning Committee:-

a) that the Planning Committee recommend to the Policy and Resources Committee that consideration be given to the Council's future intentions concerning the former railway land which is surplus to the requirements of the Department of Transport for trunk road purposes;

598. SPALDING AND PINCHBECK LOCAL PLAN REVIEW: ECONOMIC AND INDUSTRIAL DEVELOPMENT PROPOSALS (549/92) (Continued)

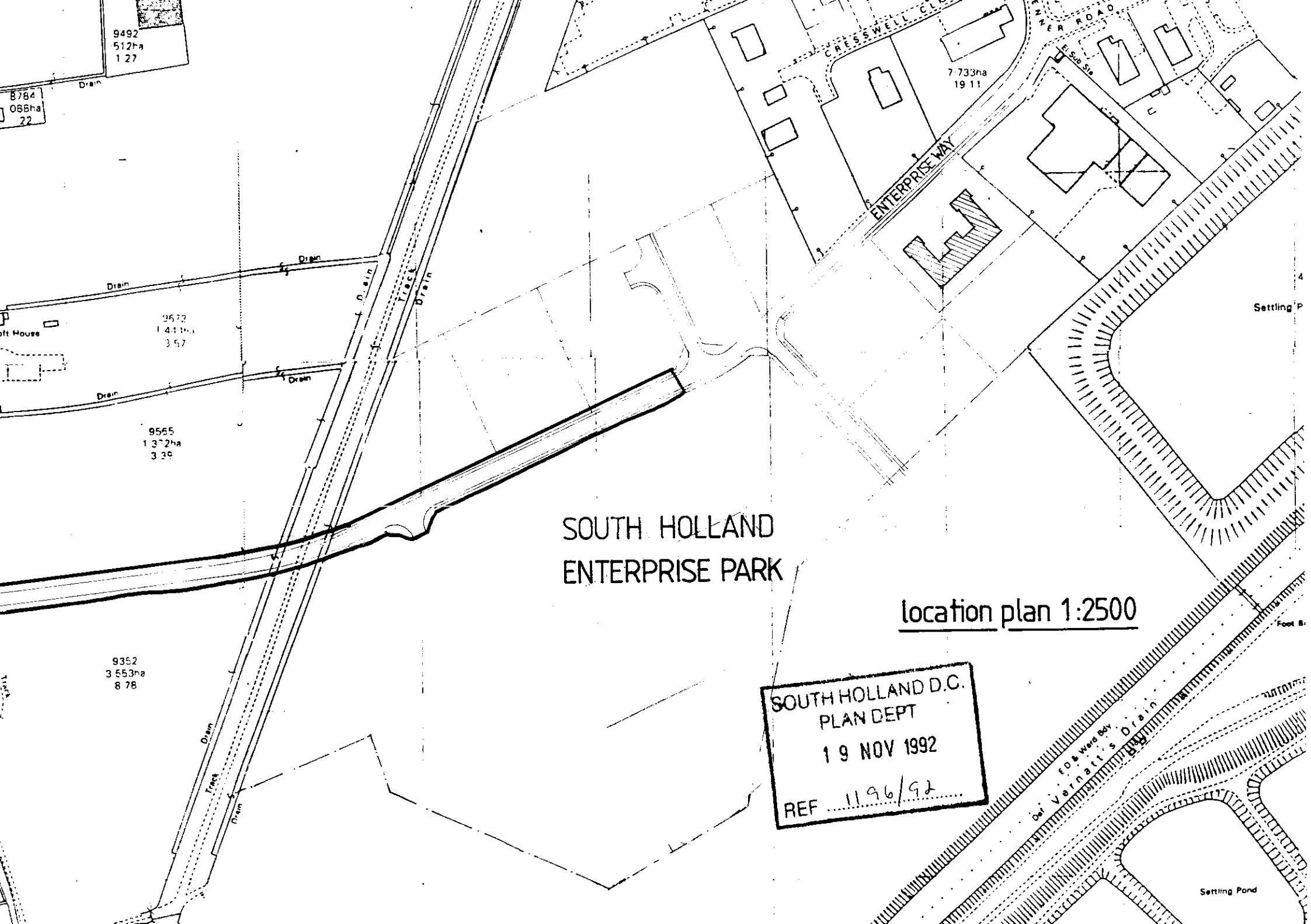
b) that the officers investigate and report to the Planning Committee on possible initiatives to seek the early development of the industrial land at the corner of Shotbolt Lane and Wardentree Lane;

c) that the Planning Committee be recommended not to alter the northern boundary of the land currently included in the draft reviewed Spalding and Pinchbeck local plan which thereby includes land currently the subject of an appeal and a new planning application H14/0304/92 from Elsom Seeds Limited;

d) that the development brief to be produced by the Director of Planning and Building Control Services in respect of the industrial area at Wardentree Lane, Pinchbeck be extended to include other land between Moortoft Lane/Pennygate Drain and Pinchbeck Road and the land the subject of a current application H14/0276/92 on the northern side of Wardentree Lane, and a report be submitted to the Planning Committee to advise on the consequences to the Council's development strategy of including this additional land whilst recognising the need to safeguard the established residential environs of Pinchbeck in accordance with the views of Pinchbeck Parish Council; and

e) that the Council be recommended to investigate the feasibility of an alternative access route to the southern end of the Wardentree Lane industrial area by using the former railway line which could also be used as an access to the British Sugar land.

(End of Minutes)



SOUTH HOLLAND D.C.
PLAN DEPT
19 NOV 1992
REF 1196/92