

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1295/92

Received: 15-JAN-93 Type: FULL

Name: Linco Components Ltd
Eagle House
Redstone Industrial Estate
Boston
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of wholesale warehouse for motor spares

Location : Enterprise Way Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 Parking, loading, unloading and manoeuvring areas are inadequate for the size of the proposed building. Large delivery vehicles cannot adequately manoeuvre through and within the site, which may lead to vehicles reversing out onto the adjoining roads to the detriment of other road users. The parking spaces would as shown lead to a reduction to the access width and would necessitate vehicles manoeuvring in the access area to the detriment of vehicles entering and leaving the site.
- 2 In the opinion of the Local Planning Authority, the building is too large for its site, creating traffic problems as detailed above and leaving insufficient room for any landscaping to soften the effect of the building and its hardcored yard area, and the layout leaves insufficient scope for acceptable landscaping.

Director of Planning and Building Control Services
12-MAR-93 H14/1295/92

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.

PLANNING APPLICATION

For office use only

Application No. H14/1295/92

Date Registered 18 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LINCO COMPONENTS LTD.,
EAGLE HOUSE,
REDSTONE INDUSTRIAL ESTATE,
BOSTON, Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

D.A. GREEN & SONS LTD.,
HIGH ROAD, WHAPLODE,
SPALDING, Lincs.

Tel. No. 0406 370585

(Personal contact name) JON BRADLEY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ENTERPRISE WAY, PINCHBECK, SPALDING, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF RETAIL WAREHOUSE FOR MOTOR SPARES

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of £770..... If you consider no fee is payable include a written explanation instead.

Signed. *Jon Bradley*

Date. 18/12/92

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 worksor This is an **outline** application

(✓)

✓

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

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

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

468 sq. metres

7.75m metres

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

2.4m metres

(b) max. length:

19.5m metres

(c) max. width:

C. Please state type and colour of materials for facing external walls:

P.C. Steel Cladding - Merlin Grey and Poppy Red.

D. Please state type and colour of roofing materials.

P.C. Steel Cladding - Goosewing Grey

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

Designated Industrial Development Area

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: Enterprise Way

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 Mains

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

N/A

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

☐

→ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public footpath

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices or shopping purposes

☒

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application. Continue on separate sheet if necessary.

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

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

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

☐

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

☒

Proposed total gross floorspace sq. m.

Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m.

➡ If so, please state use:

How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff? If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	Office staff 3 New Staff	Industrial staff 2	Other staff 3
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed	Printing labels on plastic containers with a Dubuit screen printer (details attached).		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No No		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No Yes 1,000sq.ft. in Benner Road - Spalding 1,000sq.ft Redstone Ind. Estate - Boston Lease on both to be terminated		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	Concrete loading/unloading area to side of building. Gravel parking/turning area to front of building.		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	HGVs 2 per day Vans - 3 regular runs per day Customers - 10 per day		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Covered skip Collected on request.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No Yes Sales of oils and chemicals used in the motor trade small containers only		
What provision is being made for access to the premises for the disabled?	Toilets, ramped apron		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

OWNER

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 *R. B. D. D. D.* (Applicant/Agent) Date 11 December, 1992.

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:

Signed (Applicant/Agent) Date

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 *R. B. D. D. D.* (Applicant/Agent) Date 22/12/92

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed Date

Setting Power

Site 112500 changed on this + P. copy 14-1-99
letter to follow ^{if we - possible need design} DC RECORD SHEET

APPLICATION REF. :

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siding Design Ext app Access Landscape

Reg 4

Scale drawing —

Highway S/W —

Agric appraisal —

1:500

Other —

Precise details, The submitted block plan does not relate to the
for non-standard site outlined in red on 1:2500 O.S. Plan. Would you
direction: also clearly indicate parking areas (20 spaces) loading/
unloading areas + turning areas?

Senior Officer authorised:

DD 12/1

Sent

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed

DD 18/1

Further direction:

Precise details:

Amended description:

New valid date:

15/1/99

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant Name

Order No

Other:

Case Officer

PSV ✓

Recorded on board

APPLICATION ASSESSMENT

Notes for Case Officer

On site the proposed site only covers part of the land. Obvious has access points on both sides.

Site Inspection

Accuracy

Neighbours

Boundaries

Site features

Other

Chris Briggs will bring agent to in/out using two accessors available per 22-1.

Inspected by

Date

PSM 22-1

Notice posted by

Date

PSM 22-1

Resident Notices required

Sent

Delivered

Case Officer Conclusions

Corner of Land on Brimel Road & Enterspry Way. Moorair will be opposite. Building large, little room for landscaping + connecting to 'distance' building from road. Buildings on other side of enterspry way.

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against material objection

Other circumstance viz

DELEGATED

bricks + small work

Case Officer

Senior Officer

Site area

Case Officer Recommendation

Approve

Refuse

Signed

Change to Committee recorded 22-1

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐
☐
☐

Disabled
Outstanding RM
Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 770

Receipt Issued P2046 P2139

Date first Rec'd 18 DEC 1992

Registration

Reference H14/1295/92

Cross-Ref B14/0837/92

Date 21/12

Validation

TYPE Full

Earliest permission

Site area

No of dwellings

Floorspace 468

Description

Tech

Certificate
Site plans
Description

☒
☒
☐

Accuracy
Incomplete form

☐
☐

Fees

Nil fee

☐
☐
☐

Previous app
Type

Discounted fee

Correct fee 770

Additional
Refund

£70

Receipt P2139
Issued

4/1/93

Information

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

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

☐	☐	☐	☐	☐
☐	☐	☐	☐	☐

Index sheets 164

OS No's

Grid ref 5293503 541300

Ward 100

Parish P'BECK

TR Rural
TR Bypass
Level Cross
Footpath

☐
☐
☐
☐

CA
LB
TPO

☐
☐
☐

Inside IBD NO

Inside LP area 100

Linked to site

Ref 1034

Linked to property

Ref

Planning Records:
Earlier apps

408/90 Encl B

B Reg Records
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1295/92

Received: 15-JAN-93 Type: FULL

Name: Linco Components Ltd
Eagle House
Redstone Industrial Estate
Boston
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of wholesale warehouse for motor spares

Location : 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 ☒ Parking, loading, unloading and manoeuvring areas are inadequate for the size of the proposed building. Large delivery vehicles cannot adequately manoeuvre through and within the site, which may lead to vehicles reversing out onto the adjoining roads to the detriment of other road users. The parking spaces would as shown lead to a reduction to the access width and would necessitate vehicles manoeuvring in the access area to the detriment of vehicles entering and leaving the site.
- 2 ☒ In the opinion of the Local Planning Authority, the building is too large for its site, creating traffic problems as detailed above and leaving insufficient room for any landscaping to soften the effect of the building and its hardcored yard area, and the layout leaves insufficient scope for acceptable landscaping.

12-MAR-93

AD check.....*AP* 12/3.

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

BRI. 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

Cam.



Application no: H14/1295/92

Type: FULL

Applicant: Linco Components Ltd
Tel:

Agent: D A Green & Sons Ltd
0406 370585

Description: Erection of wholesale
warehouse for motor spares

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Valid date: 15-JAN-93
Target dates:
To case officer 22-JAN-93
Inspected by 25-JAN-93
Extra contacts 29-JAN-93
Report if not clear by 19-FEB-93

Terminal date: 12-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 468 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	22-JAN-93	05-FEB-93	} Amended description
Cllr T Bray 0775 723794 (Of	22-JAN-93	05-FEB-93	
Cllr Mrs P J Buffham	22-JAN-93	05-FEB-93	
Site/Press Advert MIN	22-JAN-93	12-FEB-93	

L.C.C. - Ops Attached for 28/1/93

SITE DETAILS

Grid ref: 525350 324730
OS Sheets: 164

Parcel:

BRI. 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



Application no: H14/1295/92

Type: FULL

Applicant: Linco Components Ltd
Tel:

Agent: D A Green & Sons Ltd
0406 370585

Description: *wholesale*
Erection of ~~retail~~ warehouse
for motor spares

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Valid date: 15-JAN-93
Target dates:
To case officer 22-JAN-93
Inspected by 25-JAN-93
Extra contacts 29-JAN-93
Report if not clear by 19-FEB-93

Terminal date: 12-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 468 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	19-JAN-93	02-FEB-93
Cllr T Bray 0775 723794 (Of	19-JAN-93	02-FEB-93
Cllr Mrs P J Buffham	19-JAN-93	02-FEB-93
Site/Press Advert MIN	22-JAN-93	12-FEB-93

SITE DETAILS

Grid ref: 525350 324730
OS Sheets: 164

Parcel:

BRI. 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



Application no: H14/1295/92

Type: FULL

Applicant: Linco Components Ltd
Tel:

Agent: D A Green & Sons Ltd
0406 370585

Description: Erection of retail warehouse
for motor spares

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Valid date: 22-DEC-92
Target dates:
To case officer 29-DEC-92
Inspected by 01-JAN-93
Extra contacts 05-JAN-93
Report if not clear by 26-JAN-93

Terminal date: 16-FEB-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 468 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
✓ Clerk to Pinchbeck P 0775 723838	31-DEC-92	14-JAN-93
✓ Cllr T Bray 0775 723794 (Of	31-DEC-92	14-JAN-93
✓ Cllr Mrs P J Buffham	31-DEC-92	14-JAN-93
✓ Site/Press Advert MIN	08-JAN-93	29-JAN-93

✓ L.C.C.
see H/A/33 dated 7/1/93

SITE DETAILS

Grid ref: 525350 324730
OS Sheets: 164

Parcel:

TYPE: Full

DESCRIPTION: Erection of wholesale warehouse for motor spares

LOCATION: Enterprise Way, Pinchbeck

APPLICANT: Linco Components Ltd AGENT: D A Green & Sons Ltd

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

RECOMMENDATION

NORTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 9 MAR 1993

Refuse permission.

- 1 *Parking, loading, unloading and manoeuvring areas are inadequate for the size of the proposed building. Large delivery vehicles cannot adequately manoeuvre through and within the site, which may lead to vehicles reversing out onto the adjoining roads to the detriment of other road users. The parking spaces would as shown lead to a reduction to the access width and would necessitate vehicles manoeuvring in the access area to the detriment of vehicles entering and leaving the site.*
- 2 *In the opinion of the Local Planning Authority, the building is too large for its site, creating traffic problems as detailed above and leaving insufficient room for any landscaping to soften the effect of the building and its hardcored yard area, and the layout leaves insufficient scope for acceptable landscaping.*

PLANNING ISSUES

- 1 Site at junction of Enterprise Way and Brunel Road.
- 2 The proposed building covers 41% of the site area and is covered with steel cladding. Buildings nearby are constructed of brick.
- 3 It is considered that the building is too large for the site and that insufficient site remains for vehicles to manoeuvre on it, and for any landscaping to soften the appearance of the building and the hardcored yard.

REPRESENTATIONSParish Council: Recommend approval.Highways Department: Request refusal.

Applicant:

- Three new staff, five employees transferred from Benner Road building, also have building in Boston. Proposed use involves sales of oils and chemicals involved in motor trade, small containers only, and printing labels on plastic containers with a screen printer.
- Two heavy goods vehicles visit site per day, vans three regular runs per day, customers ten per day.

S O U T H

H O L L A N D
DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 9 FEB 1993	
Attention of DRD LHM JWG BS AG ALP	Mr. Nos.
Mr. [unclear] Mr. [unclear] Mr. [unclear]	Mr. [unclear] Mr. [unclear] Mr. [unclear]

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council

Application
Reference

H 14/1295/92

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	5	3	2	4	7

2. Address or location

ENTERPRISE WAY PINLITBECK

3. Name, classification and number of road

UC

4. Date application referred

7-1-93

5. State whether outline, detailed application etc.

Full

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

ERECTOR OF RETAIL WAREHOUSE
FOR MOTOR SPARES

- 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:

28/1/93

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS:—

Delete as
appropriate

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

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposed parking, loading, unloading & manoeuvring areas are inadequate for the size of the proposed building. Large delivery vehicles cannot adequately manoeuvre through/within the site which may lead to vehicles reversing out onto the adjoining roads to the detriment of other road users. Also the parking spaces would, as shown, lead to a reduction of the access ~~width~~ width and would necessitate vehicles manoeuvring in the access areas to the detriment of vehicles entering and leaving the site.

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



Application no: H14/1295/92

Applicant: Linco Components Ltd
Eagle House
Redstone Industrial Estate
Boston
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Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of retail warehouse for motor spares

Location: Enterprise Way Pinchbeck
Spalding Lincs

Type: FULL

Date received: 15-JAN-93

Dear Sir/Madam

26-JAN-93

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 03-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

M. H. Cunniff

S.H.D.C. PLANNING DEPT.	
RECEIVED	
28 JAN 1993	
Attention of	File Nos.
OPO NEM	
DOPO BE	
JC ACP	
Action by	Amend YES/NO
Discuss with	by
Copy to	date

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 JAN 1993	
Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	acknowledge YES/NO
Discuss With	by
Copy to	date



NRA

National Rivers Authority
Anglian Region

25th January 1993

Our Ref: AEC/93/1/SH/0010

Dear Sirs

**PLANNING APPLICATION NO H14/1295/92
PROPOSED ERECTION OF RETAIL WAREHOUSE FOR MOTOR SPARES
AT ENTERPRISE WAY, PINCHBECK, FOR LINCO COMPONENTS LIMITED**

With regard to the above-mentioned application received on 11th January 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow. Open gullies should not be installed.

All surface water from roads and hardstanding areas should discharge to a piped positive system incorporating trapped road type gullies.

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

Only clean surface water from roofs and roads should discharge to any soakaway.

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

Cont./

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

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

Cont./2
Our Ref:AEC/93/1/SH/0010



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

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

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

Yours faithfully

A handwritten signature in black ink, which appears to read "R-F Morgan". The signature is fluid and cursive, with a large, prominent "M" and "R".

R-F Morgan
Planning Engineer

LMP

GREEN

STRUCTURAL

D.A. GREEN & SONS LTD.,
Structural Engineers,
High Road, Whaplode,
Spalding, Lincs. PE12 6TL.
Tel: Holbeach (0406) 370585
Telex No. 32172
Telefax: (0406) 370766

Your ref:

Our ref: JCB/MW

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

25 January, 1993.

For the attention of Mr. P. Udy

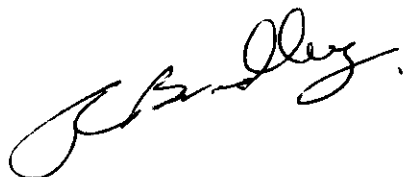
Dear Sir,

Re: Application No. H14/1295/92

Further to my recent telephone conversation with Mr. Briggs of Lincolnshire Highways, please find enclosed the revised block plan showing parking and commercial vehicle access for the above application.

I trust the enclosed is satisfactory.

Yours faithfully,
D.A. GREEN & SONS LTD



J.C. Bradley,
AREA SALES REPRESENTATIVE

Encl.

S.H.D.C. PLANNING DEPT. RECEIVED 26 JAN 1993	
Attention of DPO <u>MEM</u> DOPO ES JC ACP	File Nos. Ack KL
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

PLANNING AMENDMENT

For office use only

Application No.

114/1295/92

Date registered

26 JAN 1993

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application cannot be considered unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A.

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.

☐
☐

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

J. Bradley phoned 21-1-93

Gave authorization for description to be changed from retail to Wholesale as per letter dated 15-1-93.

Client pressing. Can give no guarantees on outcome. my personal carries are, we has to be squared with policy Section + question whether building to buy

Norm thinks if maneuvering a road suggests building too large for site.

DOM

Phoned J. Bradley 22-2-93 3000 ft² of wholesale
multidirect parking currently at Boston.

GREEN

STRUCTURAL

D.A. GREEN & SONS LTD.,
Structural Engineers,
High Road, Whaplode,
Spalding, Lincs. PE12 6TL.
Tel: Holbeach (0406) 370585
Telex No. 32172
Telefax: (0406) 370766

Your ref:

Our ref: JCB/MW

Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

15 January, 1993.

For the attention of Mr. P. Udy

Dear Sir,

Re: Application No. H14/1295/92

Further to our recent meeting we write to confirm an error in the described use of the above building.

Our client informs me that there will be no retail to the general public from his building. The building is to be used as a warehouse for motor spares, with provision for a trade counter for wholesale customers to order and collect goods. At no stage do more than two customers visit the premises at any given time.

We propose to provide 10 No. parking spaces for staff and visiting trade customers as shown on the attached plan.

We enclose a cheque for £70 for the increased planning fee.

We trust the above is satisfactory.

Yours faithfully,
D.A. GREEN & SONS LTD



J.C. Bradley,
AREA SALES REPRESENTATIVE



Encl.

*P.S. I have spoken to Mr Briggs of Lincs highways
The overlay of diagram 5 appears to be the only
acceptable way of achieving the turning of rigid commercial
vehicles.*

BF 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



Application no: H14/1295/92

Applicant: Linco Components Ltd
Eagle House
Redstone Industrial Estate
Boston
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of retail warehouse
for motor spares

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 18-DEC-92

12-JAN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be considered.

The Court has ruled on that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning Act 1988, you are therefore requested to supply the following information:
(Applicant's plan does not relate to the site outlined in the following plan. Would you also clearly indicate parking areas (20 spaces), loading/unloading areas and turning areas.)

Re-validated 15/1/93
Any comments NO-DSK

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully

[Signature]
Principal Planning Officer



2

B I 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



Application no: H14/1295/92

Applicant: Linco Components Ltd
Eagle House
Redstone Industrial Estate
Boston
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of retail warehouse for motor spares

Location: Enterprise Way Pinchbeck
Spalding Lincs

Type: FULL

Date received: 22-DEC-92

31-DEC-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 15-JAN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

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

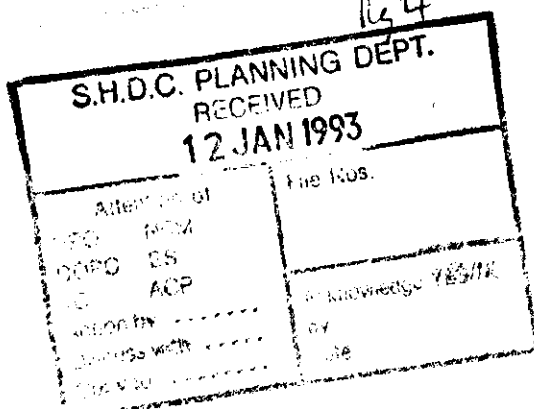
FOR PARISH COUNCIL USE ONLY

Comments:

Recommended approval.

Signed:

W. H. P. [Signature]



BR 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



Application no: H14/1295/92

Applicant: Linco Components Ltd
Eagle House
Redstone Industrial Estate
Boston
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of retail warehouse
for motor spares

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 18-DEC-92

12-JAN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

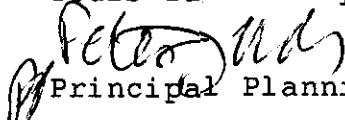
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- 1 The submitted 1:500 block plan does not relate to the site outlined in red on 1:2500 O.S. Plan. Would you also clearly indicate parking areas (20 spaces), loading/unloading areas and turning areas.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully


Principal Planning Officer

Further £10 requested
on note at bottom of
this letter.

DEPARTMENT OF HIGHWAYS AND PLANNING

To PUDY - SHDCPlanning
Reference H14/1295/92

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

ENTERPRISE WAY - PINCHBECK

I would point out that the 1:500 plan
does not relate to the site outlined in red on
the 1:2500 plan.

Also I shall be pleased if you will
ask the applicant to clearly indicate the
proposed parking areas (20 spaces minimum)
plus loading/unloading and turning areas
within the site.

Date

7/1/93

Signed

[Signature]
Director of Highways and Planning

B. J 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2135
Date received : 15-JAN-93

Received from

Linco Components Ltd.

Address

Eagle House
Redstone Industrial Estate
Boston

Fee paid	£	70.00
VAT	£	0.00

Total received £ 70.00

Cash/Cheque : Cheque

Signed.....K. Lowe.....
(Authorised Collector)

B. N 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



Application no: H14/1295/92

Applicant: Linco Components Ltd
Eagle House
Redstone Industrial Estate
Boston
Lincs

Agent: D A Green & Sons Ltd
High Road
Whaplode
Spalding
Lincs

Description: Erection of retail warehouse
for motor spares

Location: Enterprise Way
Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 18-DEC-92

29-DEC-92

Dear Sir/Madam

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

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

✓ The enclosed certificate needs to be completed where marked.

✓ Four copies of a 1:2500 site location plan are required showing the site clearly outlined in red, and any other land in the applicants ownership in blue.

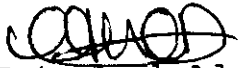
PLEASE NOTE: One further set of plans and calculations are required for the Building Regulation application.

Please return the additional copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.

If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully


Principal Administrative Officer

PLANNING COMMITTEE - 9th March, 1993

165. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H09/0026/93 Holbeach Tyres	Modification of condition No.3 - access arrangements - of H11/1134/92 (conversion to tyre depot) at Boston Road, Holbeach.

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

H14/0034/93 J T Peach & Son Ltd	Renovation and conversion of barn into existing dwelling with extension at Castle Farm Barn, Leaveslake Drove, West Pinchbeck.
------------------------------------	--

(This permission was in accordance with the amended plans which had been submitted showing revision to the external appearance of the building.)

H11/0076/93 S Goodband	Replacement windows and new shop front at 31 High Street, Long Sutton.
---------------------------	--

H02/0077/93 Burmor Construction	Two semi-detached dwellings at 18 Reform Street, Crowland.
------------------------------------	--

(Subject to the Director of Planning and Building Control Services being satisfied that the development can be provided strictly in accordance with the submitted plans.)

H10/0048/93 Hillsdown Ltd	Steel tanks to form trade waste water treatment plant at Lockwoods Factory, Bridge Road, Long Sutton.
------------------------------	---

(It was reported that the Little Sutton Parish meeting had expressed various concerns regarding the application.)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/1174/92 Mr B O'Rourke	Change of use to bed and breakfast guest house at 61 Campbells Close, Little London, Spalding.
H14/1283/92 Mr & Mrs M Senior	Two-bedroomed bungalow and garage on land at Six House Bank, West Pinchbeck.
H14/1295/92 Linco Components Ltd	Wholesale warehouse for motor spares at Enterprise Way, Pinchbeck.
H16/0004/93 Miss F R Seymour	O.A. Bungalow at rear of 30 Halmergate (off Grange Drive), Spalding.

Andrew



1700 1-49dhs 3

Banner Road Industrial Estate

Handwritten: Moulton

Handwritten: FLEETING RD

Handwritten: Bunker

Handwritten: 14/1/93

Handwritten: BRUNEL RD

Handwritten: Moulton

Handwritten: ENTERPRISE

Handwritten: CHATELAIN CLOSE

Handwritten: BANNER ROAD

Handwritten: 12/1/93

1295/93

South Midland District Council

Reproduced from the Ordnance Survey 1:2500 scale map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright reserved. Licence No. LA 074413

12/1/93

Settling Pond
4.653ha
11.28

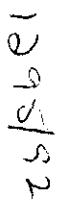
PRODUCED ON LICENSE FROM THE ORDNANCE SURVEY. THIS PLAN MUST NOT BE COPIED FOR ANY PURPOSE.

COPY

Settling Pond

Settling Pond

REVISÉ Blocs PLAN
15/1/93 JUB.



1700 1.498ha 3

Benner Road
Industrial Estate

FLEMING RD

14/1/93
JAG

Amended

15.1.93

1295/92

1295/92

South Island Utility Council
Resubmitted from the previous
Survey 1:2500 A.C.
map with the revision of the
Council or not
Plan prepared by S. J. J. J. J. J.
Coping Corporation and
Licence No. LA 100000

PRODUCED ON LICENSE FROM THE
ORDNANCE SURVEY. THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE

Settling Pond
6073
4.663ha
11.25

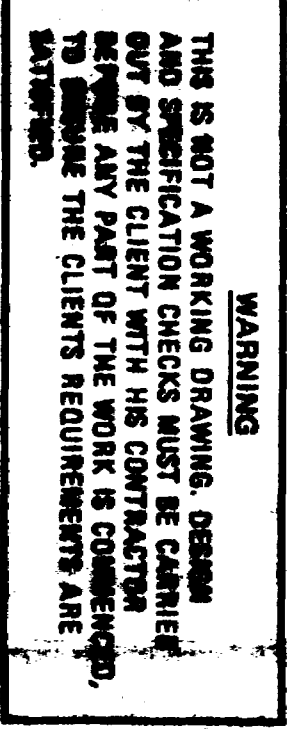
Settling Pond

Settling Pond

Settling Pond

10m

5m



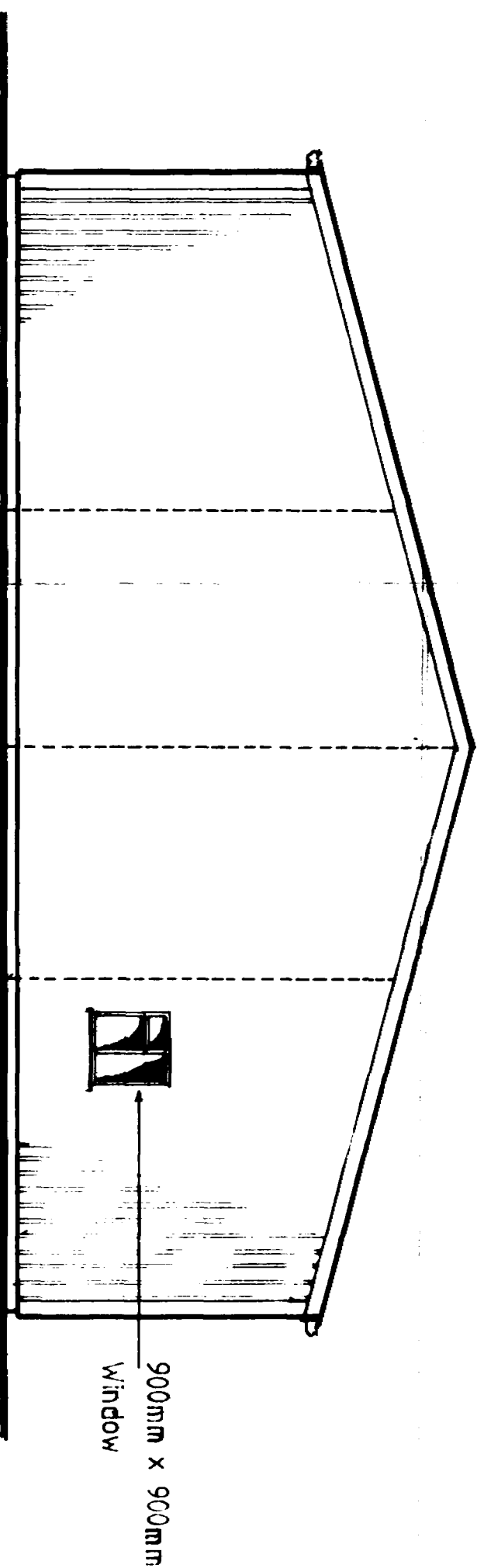
DESIGNED TO BS 5950 1992

DRAWING NO. LC/17 28/1

D.A. GREEN & SONS Ltd.
WHAPLODE, SPALDING,
LINCS, PE12 6TL.

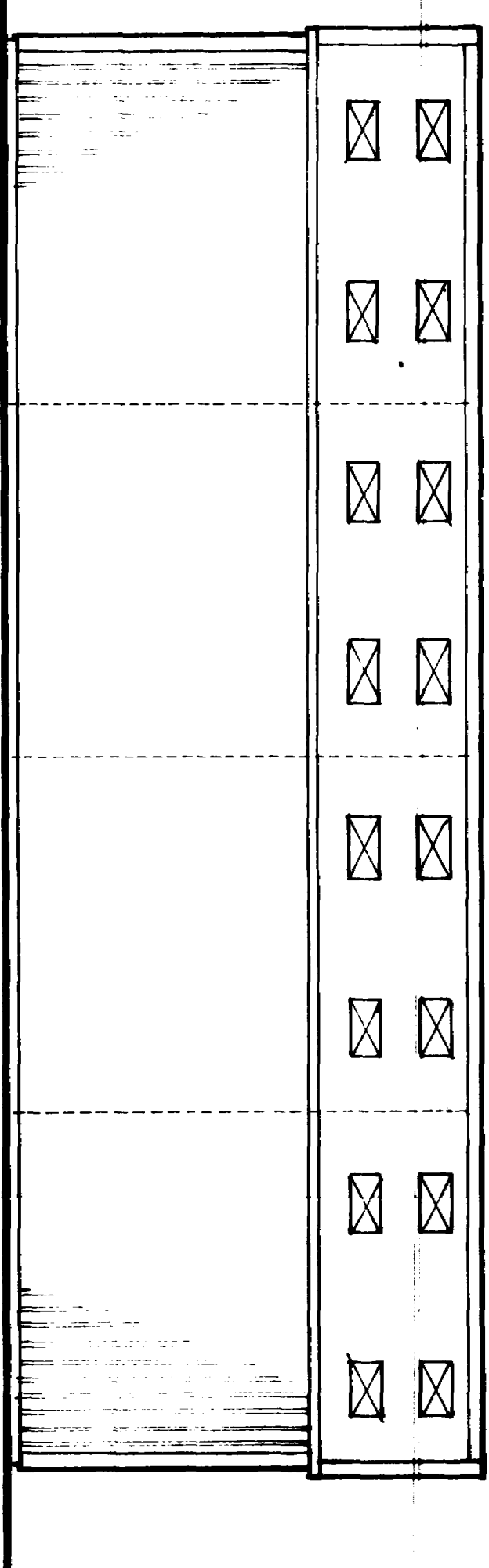
Tel: HOLBEACH (0406) 370585
Fax: HOLBEACH (0406) 370766

▢ GENERAL NOTES
 ALL HOLE SIZES MUST BE _____
 NOTED ON ACTUAL DETAILS.
 ALL WELDING TO BE _____ mm FILLET
 WELD CONT. EXCEPT WHERE NOTED.
 ALL NOTCHES TO HAVE 10mm _____
 RADIUS.



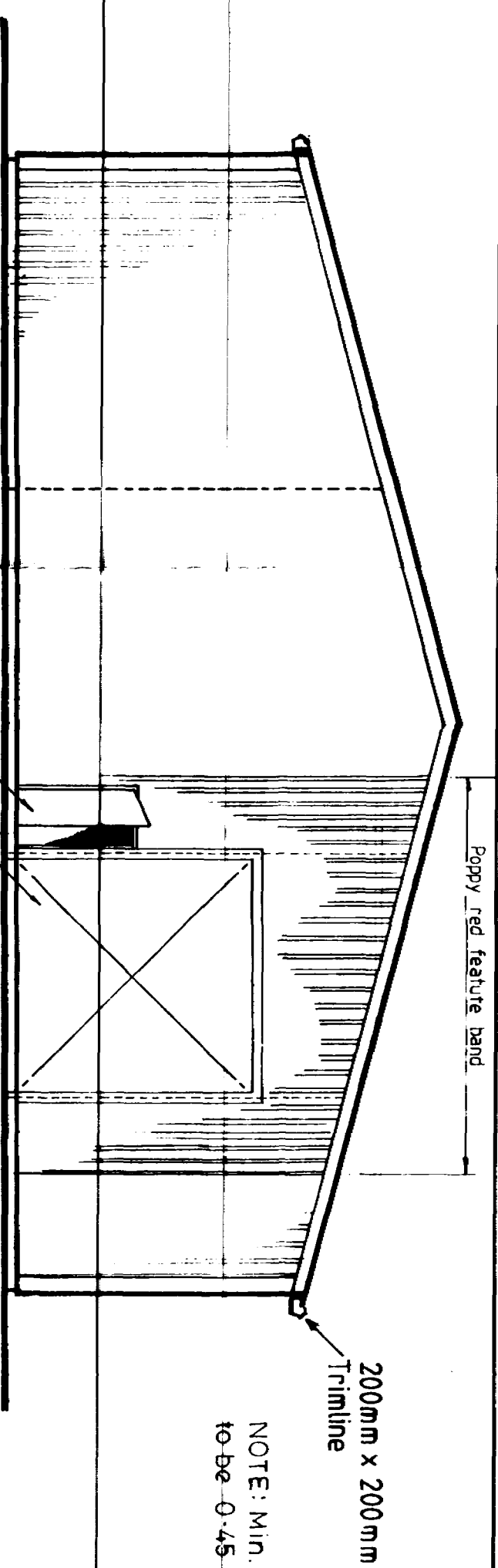
EAST ELEVATION

NOTE: Vertical cladding to east and south elevations to comprise plastic coated steel cladding with 80 mm glass fibre insulation and a metal fire tray. Both elevations to have one hour fire protection.



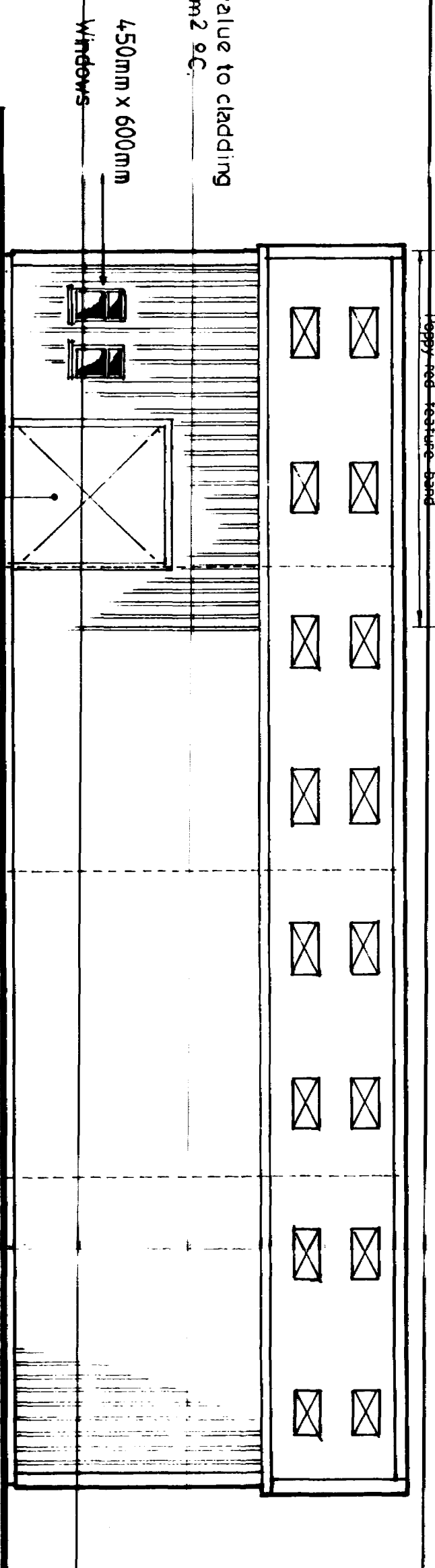
SOUTH ELEVATION

Roof cladding colour: goosewing grey 10 A 05
Vertical cladding colour: merlin grey 18 B 25,
with poppy red 04 E 55, feature bands, bargeboards,
corner rolls, rainwater goods & doors

WEST ELEVATION

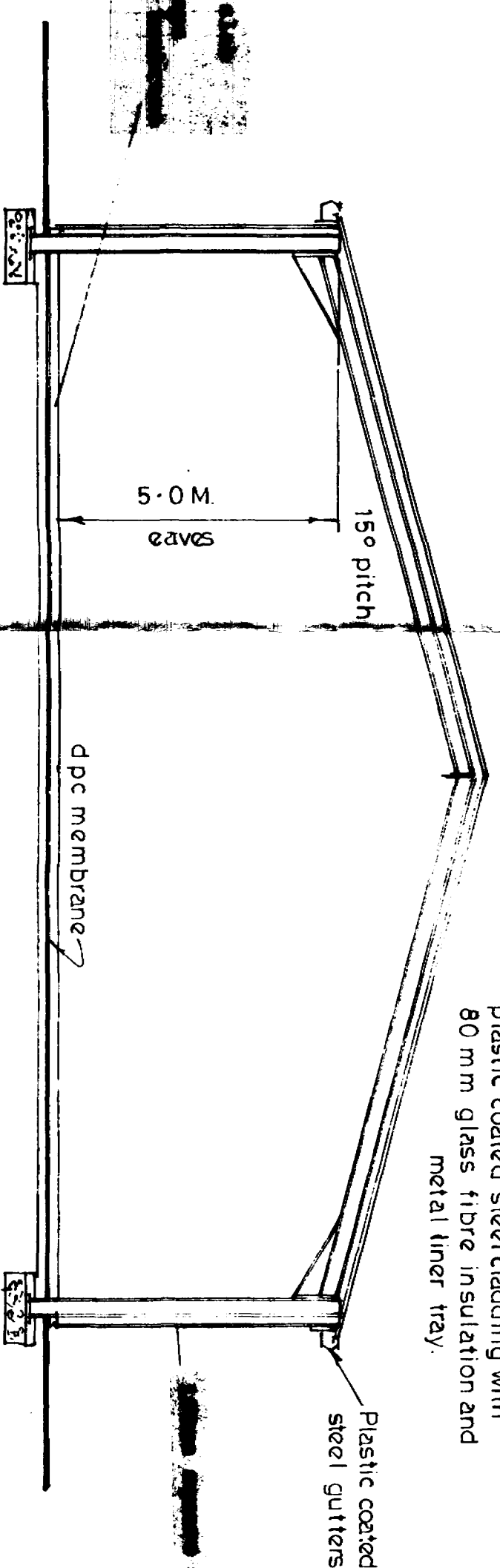
Roller shutter door 4.0M. x 4.0M.
colour poppy red

NOTE: Min. U value to cladding
to be 0.45 W/m² °C.



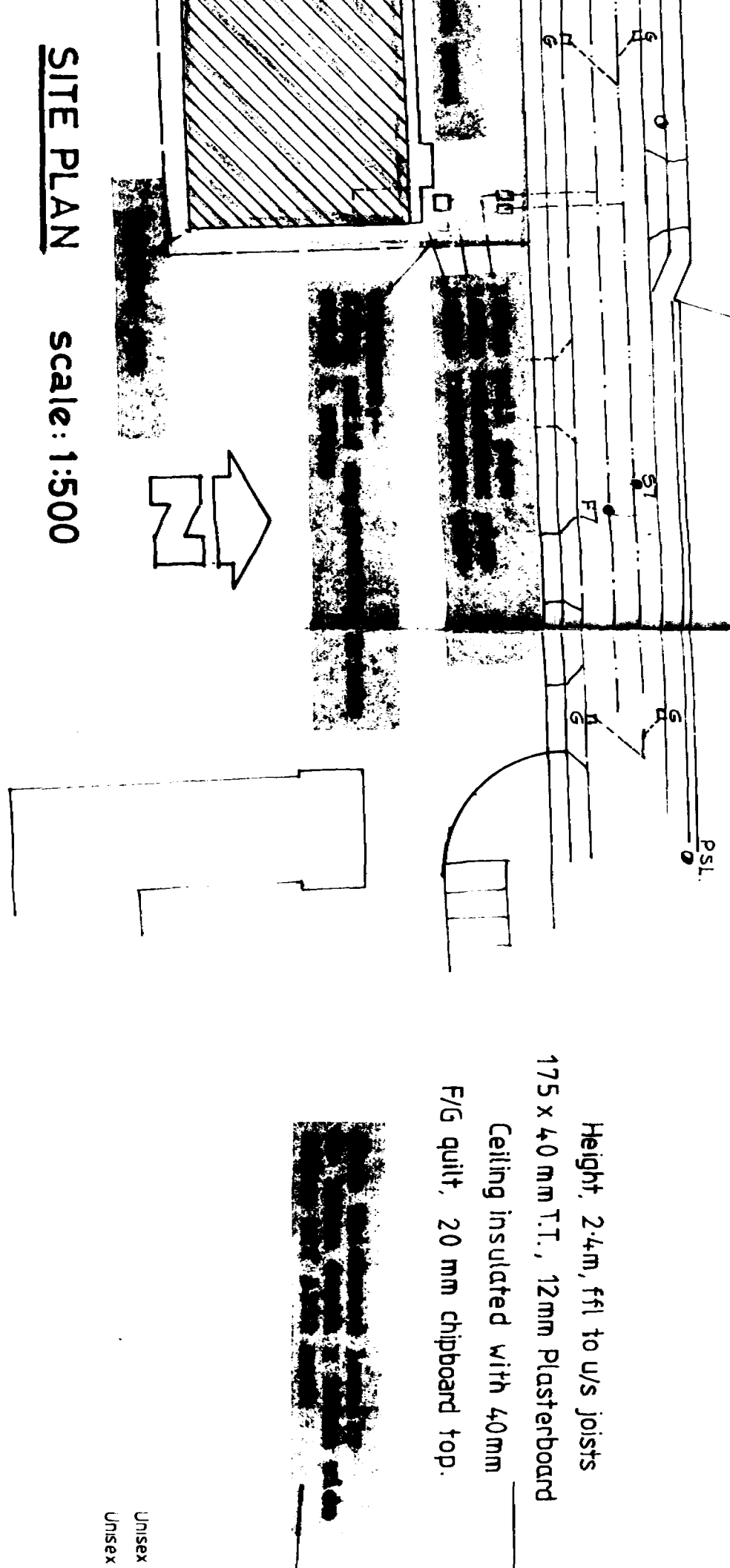
NORTH ELEVATION.

—Roller shutter door 3.0M. x 2.90M wide
colour poppy red.



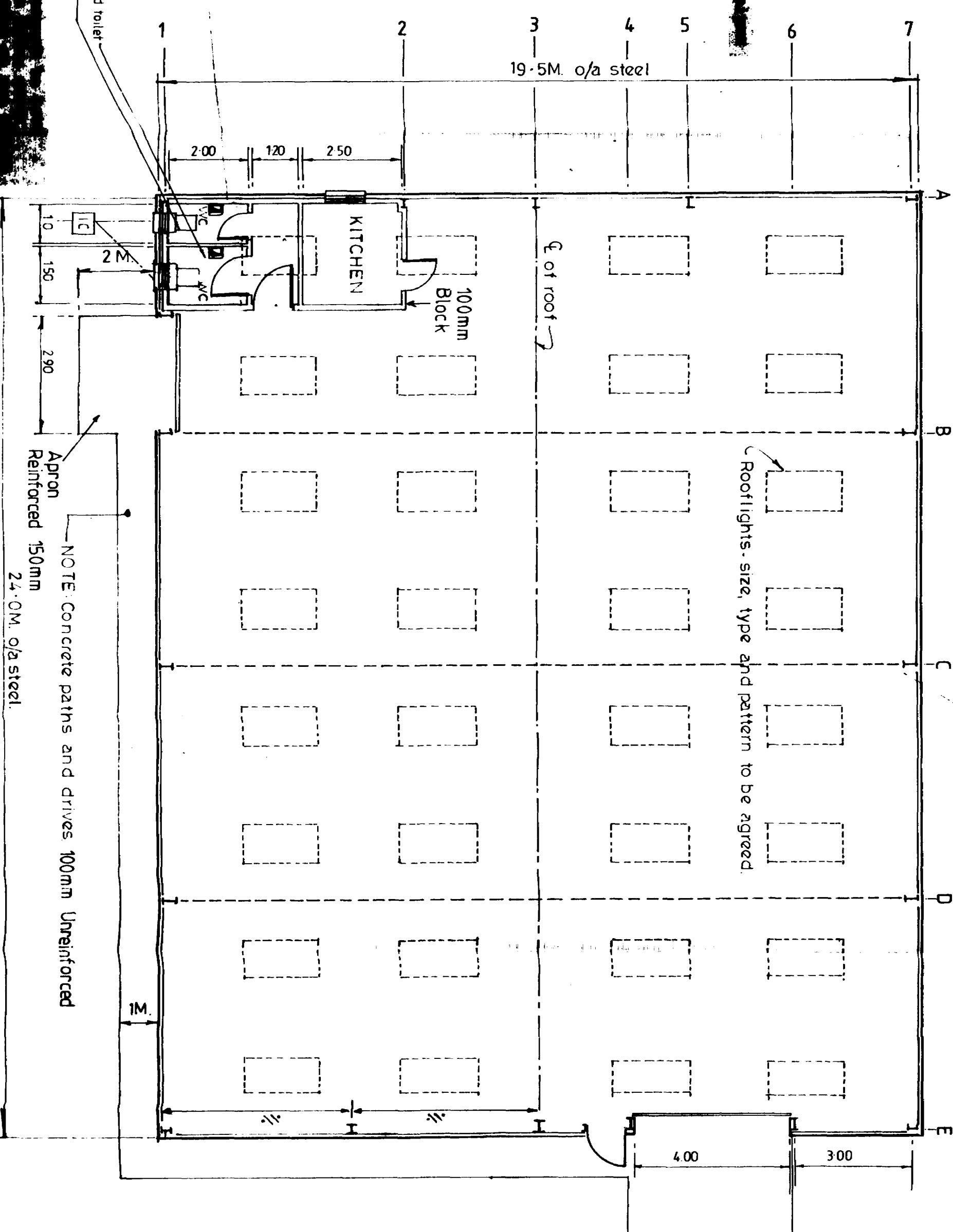
NOTE: Roof cladding to comprise plastic coated steel cladding with 80 mm glass fibre insulation and metal liner tray.

Important: Floors and foundations to specialist design and calculations.



SITE PLAN

Scale: 1:500



REVISIONS	BY	DATE
-----------	----	------

S/BLAST
PAINT
REPAINT

SCALE 1:100 and as shown.	DATE
DRAWN J.P.	OCT. '92
CHKD.	

DRAWING ISSUED TO						
F.	W.	SP.	A.	AP.	T.	SM. CR.
SC.	LP	RC	CM.	SO.	ST.	B.

CONSULTING ENGINEER

MAIN CONTRACTOR	
-----------------	--

PROJECT

SITE ADDRESS	
--------------	--

LINCO COMPONENT LIMITED
WARDENTREE ESTATE
SPALDING-LINCS.

DETAILS	
---------	--

MOTOR FACTORS BUILDING.

QRENZ
STRUCTURAL

DRAWING NO. LC/1728/1