SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
24-APR-92 H14/1351/91

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

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

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

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PM 2-1-92

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

MM 1K

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1351/91 Received:18-DEC-91 Type:FULL

Name: Cecil Francis Ltd
13 Knight Street
Pinchbeck
Spalding
Lincs

Agent: Barry Johnson Architects
16 Main Ridge West
Boston
Lincs

Description: Proposed new cold store

Location : 13 Knight Street Pinchbeck
Spalding

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 maximum noise level from the normal operation of all refrigeration plant and ancillary equipment shall not exceed Noise Rating NR 30 dB when measured 1 metre from the facade of any residential dwelling.

Reason: In the interests of the residential amenities of the surrounding dwellings.

Notes to Applicant:

The applicant is advised that owing to the position of this site in Pinchbeck, its continued extension will eventually cause demonstrable harm to the amenities of adjoining residential properties and at that time planning applications for extensions may be refused.

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)

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJM

date: 4-2-92

Residents notified on site visit: 23, 25, 27, 29, 31 Knight St

Case Officer Conclusions (issues) Bear lane

Ex to rear of rec at each end.

orchard between ct + knight St

Compressor to keep existing buildings - could be ct as before

Case Officer Recommendations (summary).
(details overleaf)

Delegation
Recommended approvals –

Confirmed by
Case Officer:

Departure from policy — Yes ___ No ___

Ward member request — Yes ___ No ___

Recommend approval against material objection — Yes ___ No ___

Any objection received? No
If yes, is any obj. material? No
Yes

[Reason:

Other circumstances needing Committee decision — Yes ___ No ___

Signed by Senior Officer
Signed .....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic — No ___ Yes ___

Till fees (not first Submission)

ANY ONE OF ABOVE

Other info. etc
Signed .....

Committee
report
Sub-Committee:
SV recommended .....
Exc/Int. recommended .....

Delegation
confirmed by
Senior Officer
.....

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92

Receipt Issued ..... No. 6397

Date First Received 18 DEC 1991

REGISTRATION

REFERENCE H14/1351/91

Cross-Ref .....

Date 19/12/91

VALIDATION Date 9/12/91

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

Site area ..... No. of dwellings ..... Floorspace 44.116

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date 23.12

Index Sheets 145 OS Nos ..... Grid Ref 534090 399960

Ward ..... Parish ....PUBECK

Inside IBD YES Inside LP Area YES

TR Rural	/	CA	YES	
TR Bypass	/	LB	YES	Grade
Level crossing	/	TPO	—	
Footpath	☐	Other:		

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

Planning Records:
Earlier apps 5512/91 Sign
204/91 Cobal Stone
Res Dev (R) 638/89
Permission Note 43/87
51/71 Storage building rear of Bar Lane
3/71
495/80 Alts to Dwelling
255/82 LBC Alts to building

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

Inputs completed.....

Contacted T. Sykes

PLANNING APPLICATION

For office use only

Application No. H14/1351/91

Date Registered

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.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Please complete

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

Signed..... Date..... Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

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

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

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 [redacted] sq. m.

This new total includes the following net floorspace:

Retail NONE sq. m. Office NONE sq. m. Industrial NONE sq. m. CAD STORE Warehousing 39·4 sq. m.

Other NONE sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	NO NEW STAFF NEEDED.		
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	Small compressor for cold store cooling Equipment.		
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	Further development is not envisaged in the near future, although internal works may be necessary.		
Is the proposal related to an existing use on or near the site? State Yes or No	YES		
If so, please explain the relationship	New cold store for produce. 6NO Existing Stores on site.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? State Yes or No	No – space presently used is leased and will be leased to other growers.		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	N/A		
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)	Large yard for parking and turning. Further hardstanding is proposed to gain access to the new store.		
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)	2No. Lorries average per day for 5 day week.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE		
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No	NO.		
What provision is being made for access to the premises for the disabled?	No special provision, but all areas are accessible by fork lift truck. ie smooth or ramped access.		

BRIAN SMITH DipTP MRTPI District Planning Officer

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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1351/91 Type: FULL

Applicant: Cecil Francis Ltd
Tel:

Agent: Barry Johnson Architects
0205 367929

Description: Proposed new cold store

Location: 13 Knight Street
Pinchbeck
Spalding

Valid date:	18-DEC-91	Terminal date:	12-FEB-92
Target dates:		Target Committee:	12-FEB-92
To case officer	23-DEC-91	Report deadline:	29-JAN-92
Inspected by	28-DEC-91		
Extra contacts	02-JAN-92	Case Officer:	
Report if not clear by	22-JAN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 44.46 M2
Category: Extension/curt bldg
Listed building: LISTED BUILD SETTING
Conservation Area: PINCHBECK

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	30-DEC-91	13-JAN-92
Cllr T Bray 0775 323794 (Of	30-DEC-91	13-JAN-92
Cllr Mrs P J Buffham	30-DEC-91	13-JAN-92
Site/Press Advert CLB	03-JAN-92	24-JAN-92

A

C C C - No objections JB CB 2-1-92.

Residents
27 Knight St (post)

11 FEB 92 25 FEB 92
12 FEB 92 26 FEB 92

Objection

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1351/91 Received:18-DEC-91 Type:FULL

Name: Cecil Francis Ltd
13 Knight Street
Pinchbeck
Spalding
Lincs

Agent: Barry Johnson Architects
16 Main Ridge West
Boston
Lincs

Description: Proposed new cold store

Location : 13 Knight Street Pinchbeck
Spalding

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 maximum noise level from the normal operation of all refrigeration plant and ancillary equipment shall not exceed Noise Rating NR 30 dB when measured 1 metre from the facade of any residential dwelling.

Reason: In the interests of the residential amenities of the surrounding dwellings.

Notes to Applicant:

The applicant is advised that owing to the position of this site in Pinchbeck, its continued extension will eventually cause demonstrable harm to the amenities of adjoining residential properties and at that time planning applications for extensions may be refused.

Authorised to issue:

15-APR-92 H14/1351/91 AD..AC.....DC..AC....
23/4 23/4

APPLICATION REFERENCE: H14/1351/91 DATE RECEIVED: 18 December 1991

APPLICANT: Cecil Francis Ltd
13 Knight Street
Pinchbeck
Spalding
Lincolnshire

AGENT: Barry Johnson
Architects
16 Main Ridge West
Boston
Lincolnshire

TYPE: Full

DESCRIPTION: Proposed new cold store

LOCATION: 13 Knight Street, Pinchbeck

Parish Council: Recommend Approval.

Ward Member: No objections.

County Highways: No objections.

Public Objections:
- No provision on plan for coolers, may cause noise and discomfort to adjoining property in Bear Lane.
- Area becoming more developed facilitating more continental and English lorries using a dangerous access.
- Should be relocated onto Wardentree Lane.

Information from Applicant: Summarised:
- During the last 12 months no articulated lorries delivering or collecting from the yard.
- English lorries collect and deliver to the site, average two per day over five day working week.
- 90% of produce handled is grown by Cecil Francis Ltd in and around Pinchbeck area.
- Cold store for clients use and will now store produce previously stored under a space leasing agreement away from the site.
- Further development is not envisaged in near future, although internal works may be necessary.

Environmental Services: Request noise level condition.

PLANNING ISSUES

1 The proposal is for a new cold store which is 7.8 metres wide by 5.7 metres long. It is located at the end of an existing cold store which was granted permission in 1991.

2 The compressor for the cold store will be located in the existing building and its position is shown on the plan. The Environmental Services Department suggest a noise condition.

3 The objector also points out that the site is growing facilitating more lorries visiting the site. Information relating to traffic movements has been submitted and is outlined above.

CONCLUSIONS

1 The actual building and its cooling system can be operated within acceptable limits. The issue of traffic generation and the nature of this established business are of concern owing to the site's location in the Pinchbeck Conservation Area and being adjacent to a listed building and residential properties. However, this proposal will not materially change this but the sites continued expansion may cause demonstrable harm to the amenities of the adjoining dwellings.

RECOMMENDATION - Grant Permission.

1 The maximum noise level from the normal operation of all refrigeration plant and ancillary equipment shall not exceed Noise Rating NR 30 dB when measured 1 metre from the facade of any residential dwelling.

Reason

1 In the interests of the residential amenities of the surrounding dwellings.

NOTE

The applicant is advised that owing to the position of this site in Pinchbeck, its continued extension will eventually cause demonstrable harm to the amenities of adjoining residential properties and at that time planning applications for extensions may be refused.

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1992 P.J
SOU... P... REF .....

Barry Johnson

BJ

Chartered Architect
W. B. Johnson Dip. Arch (Sheffield) RIBA

16 Main Ridge West
Boston
Lincolnshire
PE21 6QN
Tel. (0205) 367929
Fax. (0205) 358031

Our Ref: WBJ/NP

Your Ref: PJU/SJS H14/1351/91

Date: 25th March 1992

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

For the attention of Mr. P.J. Udy

Dear Sir,

~~Subject to~~ proposed Cold Store at 13 Knight Street Pinchbeck for Cecil Francis Ltd.

Thank you for your letter and enclosures dated 17th March 1992.

I have discussed the matter with Mr. Bowser of Cecil Francis Ltd. and would set out the additional information requested:-

1. During the last 12 months there have been no continental lorries either delivering or collecting produce from this yard.

2. There have been English lorries collecting and delivering produce to the yard and these average 2 No. vehicles per day over a five day working week. Some days there are no deliveries or collections from the site.

3. 90% of the produce handled in this yard is grown by Cecil Francis Ltd. in and around the Pinchbeck area.

4. The proposed Cold Store is for our client's own use and will store produce that in the past has been stored under a space leasing arrangement away from the site.

Part 7 of the Planning Application Form has been completed as far as possible and is returned as requested.

I trust that the above information is satisfactory for your needs, however, should you require additional information or wish to discuss any of the matters fo not hesitate to contact me.

I trust that you will be in a position to determine this Application without further delay, as we are considerably beyond its terminal date.

Yours faithfully,

W.B. Johnson

aap
An Allied Architects Practice
Also at 12 Upper Berkeley Street, London W1. Congleton, Cheshire; Whitehaven, Cumbria; Elland, West Yorkshire; Wells, Somerset.

ACA A Member of the Association of Consultant Architects

Barry Johnson Architects
16 Main Ridge West
Boston
Lincolnshire

P J Udy

PJU/BJS H14/1351/91

17 March 1992

Dear Sir

Proposed cold store - 15 Knight Street, Pinchbeck

I refer to the above application.

I have received an objection to the above application which raises the point that the area is becoming more developed facilitating more Continental and English lorries visiting the site.

I do not have any details on the lorry movements, or what type of vehicles visit your clients site. I would also be grateful if you could advise me as what proportion of apples stored are brought in, rather than grown by your client.

I enclose a copy of this Council's planning application form and would be obliged if you would fill in Part 7 and return it along with the above requested details.

Yours faithfully

Peter J Udy

pp. N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 24.2.92

OUR REF: JC/SS/PC

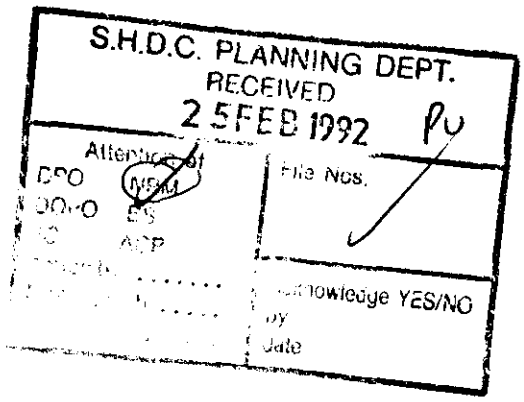
TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H14/1351/91
Cold Store, Graft House, Knight Street, Pinchbeck

I write with reference to the above and would confirm that I have no objections in principle to this further proposal subject to the following condition:-

The maximum noise level from the normal operation of all refrigeration plant and ancillary equipment shall not exceed Noise Rating NR 30dB when measured 1m from the fascade of any residential dwelling.

Director of Environmental Services



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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JAN 1992
Attention of
DPO NMM
DDPO BS
PC ACP
Action by

NRA

National Rivers Authority
Anglian Region

20 January 1992

Our ref.GT/92/1/SH/0005

Dear Sir

PLANNING APPLICATION NO.14/1351/91
PROPOSED NEW COLD STORE AT 13 KNIGHT STREET, PINCHBECK,
BY CECIL FRANCIS LTD.

With regard to the above-mentioned application received on 6 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Liquid and solid vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

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

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

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

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

This site is within the Welland & Deepings Internal Drainage Board's area. The IDB's byelaws apply.

Yours faithfully

R F Morgan
Planning Engineer

cc Cecil Francis Ltd
13 Knight Street, Pinchbeck

VJC

DR. KEVIN BOND
Regional General Manager

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

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PUBLIC NOTICES

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984
SECTION 14(1)

TEMPORARY CLOSURE TO THROUGH TRAFFIC
DEEPING ST NICHOLAS — C729

NOTICE IS HEREBY GIVEN that due to the maintenance works, the Lincolnshire County Council has made an Order the effect of which will be to prohibit vehicular traffic from proceeding on the C729, Deeping St Nicholas (Jordan Cradge Bank Road) at its junction with the C710 as from January 13, 1992 for a period of four weeks or the completion of the works.

The alternative route for traffic affected by this closure is via C722 Horseshoe Road, South Drove, A16 and vice-versa.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

1875G10-1

LINCOLNSHIRE COUNTY CO

ROAD TRAFFIC REGULATION
SECTION 14(1)

TEMPORARY CLOSURE TO TH
TRAFFIC
WHAPLODE — FARROW R(

NOTICE IS HEREBY GIVEN that due of water pipelines the Lincolnshire Co has made an Order the effect of whi prohibit vehicular traffic from proceedi Road and the northern end of Broadgat as from January 6, 1992 for a period of the completion of the works.

The alternative route for the closure of is via Green Bank/Back Bank, B116 vice-versa.

The alternative route for traffic affe Broadgate closure is via C734, Gree Bank, B1166 and vice-versa.

J. El
Director of Highways a
Lincolnshire County Council.

PLANNING APPLICATIONS

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

Proposals in Conservation Areas

The Proposal may affect the character or appearance of the Conservation Area —

Change of use from insurance office to curtain workshop and showroom
First Floor Premises, 6A Sheep Market, Spalding
(Application No H16/1346/91)

Listed Buildings in Conservation Areas

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character of the Conservation Area —

Proposed new cold store
13 Knight Street, Pinchbeck
(Application No H14/1351/91)

Setting of Listed Building

The proposal affects the setting of Washway House which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Proposed general purpose store, office, canteen and toilets extensions
Washway House Farm, Washway Road, Holbeach
Application No H09/1360/91)

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 within 21 days of the date of this notice.

B. Smith
Director of Planning & Building Control Services

Council Offices
Priory Road
Spalding

3 January 1992

SOUTH HOLLAND DISTRICT COUNCIL

NATIONAL RIVERS AUTHO

ANGLIAN REGION
NORTHERN AREA

ANGLIAN WATER AUTHORITY

RIVER GLEN NAVIGATION REST

NOTICE IS HEREBY GIVEN pursua 15 of the above Act that a restriction wi on the River Glen upstream of Surflee January 27, 1992 to February 8, 1992. should be taken with any boats moored and in particular due regard given to th adequacy of mooring warps and stays.

The water level in the river length will b up to one metre, and although this wil the passage of river craft, navigators a proceed with caution.

The lowering is to allow inspection and works to be carried out to the river.

Persons seeking further information sh the District Engineer on 0775 762123.

BRYAN U
Operations Manage
Kingfisher House, Goldway Way,
Orton Goldhay, Peterborough PE2 0Z

Miscellaneous — Ring SPA

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SPALDING
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0778-342682 ev

BRIAN SMITH TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1351/91

Applicant: Cecil Francis Ltd
13 Knight Street
Pinchbeck
Spalding
Lincs

Agent: Barry Johnson Architects
16 Main Ridge West
Boston
Lincs

Description: Proposed new cold store

Location: 13 Knight Street Pinchbeck
Spalding

Type: FULL

Date received: 18-DEC-91

30-DEC-91

Dear Cllr Mrs P J Buffham

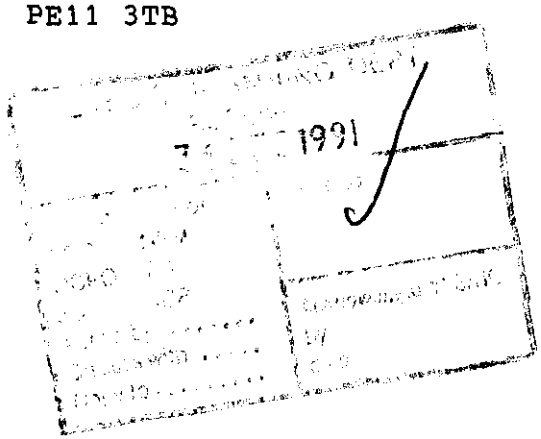
NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 09-JAN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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



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

No objections to permission being granted.

Signed: Pauline Buffham

31·12·91

BRIAN SM... Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JAN 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Application no: H14/1351/91

Applicant: Cecil Francis Ltd
13 Knight Street
Pinchbeck
Spalding
Lincs

Agent: Barry Johnson Architects
16 Main Ridge West
Boston
Lincs

Description: Proposed new cold store

Location: 13 Knight Street Pinchbeck
Spalding

Type: FULL

Date received: 18-DEC-91

30-DEC-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 14-JAN-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 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:

Our Ref: WBJ/AMP

Your Ref:

Date: 11th. December 1991

Barry Johnson

Chartered Architect
W. B. Johnson Dip. Arch (Sheffield) RIBA

16 Main Ridge West
Boston
Lincolnshire
PE21 6QN
Tel. (0205) 367929
Fax. (0205) 358031

The Director of Planning,
South Holland District Council,
Town Hall,
Churchgate,
Spalding,
Lincs.

Dear Sir,

Proposed Cold Store for Cecil Francis Limited, 13 Knight Street, Pinchbeck.

Enclosed for your attention are completed forms and drawings in application for Town Planning approval for this project.

You should note that the small compressor required for the cooling system will be located within the existing building.

Please let me know if there are any matters you wish to discuss or if you require any additional information.

Yours faithfully,

W. B. Johnson

aap
An Allied Architects Practice
Also at 12 Upper Berkeley Street, London W1. Congleton, Cheshire; Whitehaven, Cumbria; Elland, West Yorkshire; Wells, Somerset.

ACA A Member of the Association of Consultant Architects

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1971 as amended

		For official use only
Application no.	H14/1351/91	
Date received	18 DEC 1991	
Grid reference		

Four completed copies of this form and plans should be sent to the District Council

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name CECIL FRANCIS LTD.

Address 13. KNIGHT STREET
DINCHBECK SPALDING

Tel. No.

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name BARRY JOHNSON ARCHITECTS

Address 16. MAIN RIDGE WEST
BOSTON LINCS

Tel No. (0205) 367929.

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known) — 13 KNIGHT STREET DINCHBECK SPALDING

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser — OWNER.

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used — PROPOSED NEW COLD STORE.

(d) State whether applicant owns or controls any adjoining land and, if so, give its location — NO

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:—

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	NO ▶	1 siting; 2 design; 3 external appearance; 4 means of access; 5 landscaping
(b) Full planning permission	YES	
(c) Approval of reserved matters following the grant of outline permission	NO ▶	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO ▶	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

4. Particulars of Present and Previous Use of Buildings or Land

(a) State
(i) Present use of buildings/land — YARD AREA
(ii) If vacant, the last previous use including the date when the use was discontinued — N/A.

5. Additional Information

(a) State whether the proposal involves: —

		State Yes or No
(i) Construction of a new access to a highway	vehicular	NO
	pedestrian	NO
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	NO
	pedestrian	NO
(iii) The crossing of a ditch or other water course		NO

(b) State whether the proposal involves: —

(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats		NO
(ii) Alteration or extension		YES
(iii) Change of use		NO

(c) Size of any new structure: —

(a) height	7.0M.
(b) length	5.70M.
(c) width	7.80M

(d) Type and colour of materials for facing external walls — LBC COMMON FACING BRICKS TO MATCH EXISTING.

(e) Type and colour of roofing materials — ASBESTOS CEMENT SHEETING TO MATCH EXISTING

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? — N/A.

(g) Is the application for industrial, office, warehousing, storage or shopping purposes? — NO — If yes, complete Part 2 of this form

(h) Is the application in connection with agriculture? — YES. — If yes, give brief details on page 4 — CROP STORAGE, CONTROLLED CONDITIONS

(i) Does the proposal affect a listed building? — NO

(j) Does the proposed development involve the felling of any trees? — NO — If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of? — TO SOAKAWAYS
(ii) How will foul sewage be dealt with? — N/A.
Continue on page 4 if necessary

(l) Does the proposal affect a land drain? — NO — If yes, indicate positions on plan

(m) Has the site been disturbed, filled or otherwise contaminated? — NO — If yes, please supply details (on separate sheet)

6. Plans

List of drawings and plans submitted with the application

638/1 PLANS SECTIONS ELEVATIONS
638/2 LOCATION PLAN + SITE PLAN.

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed S. Coote

***On behalf of** CECIL FRANCIS LTD

(insert applicants name if signed by an agent)

Date 10:12:91

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant ~~appellant~~ was an owner *(a)* of any part of the land to which the *application ~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying *application ~~appeal~~

* 2. None of the land to which the *application ~~appeal~~ relates constitutes or forms part of an agricultural holding:

or

* 2. ~~*The applicant has / I have / *The appellant has~~ given the requisite notice to every person other than ~~*myself~~ himself who 20 days before the date of the ~~*application / appeal~~ was a tenant of any agricultural holding any part of which was comprised in the land to which the ~~*application / appeal~~ relates, viz:-

~~Name of Tenant *(e)~~ ~~Address~~ ~~Date of Service of Notice~~

Signed S. Coote

***On behalf of** CECIL FRANCIS LTD.

(insert applicants name if signed by an agent)

Date 10:12:91

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

282. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H14/0185/92 H Hargrave & Co Ltd	O.A.	Meat processing complex including abbattoir with lairage, office accommodation and parking at Brunel Road, South Holland Enterprise Park, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services discuss with the applicant the precise position of an adjoining roadway to the south in relation to the development as proposed.)

H04/0189/92 M Burrell Esq	O.A.	Bungalow with garage and access at Holme Lea, Park Lane, Donington.
H07/0246/92 Gedney Hill Parish Council		Change of use from agriculture to burial ground rear of Church, Hillgate, Gedney Hill.
H17/0202/92 Mr & Mrs K Napper	O.A.	House and garage (Renewal of Outline H17/1761/88) at Wedgewood, 1 Seas End Road, Surfleet.
H23/0258/92 Mr & Mrs T Overson		Extension forming garage, bedroom and bathroom at Driftwood House, High Road, Whaplode.
H16/0226/92 Mr & Mrs J M Pearson	O.A.	Dwelling and garage at Orchard House, Spalding Drove, Clay Lake, Spalding.
H14/0238/92 G M Motors		Change of use of existing garden to car sales standing area at 76 Milestone Lane, Pinchbeck.
H04/0247/92 Walter Smith (Cressy) Ltd	O.A.	Residential development and demolition of existing warehouse building at Quadring Road, Donington.
H01/0275/92 Exec Mrs H Batterham Dec'd	O.A.	Dwelling with garage and access adjacent 35 Backgate, Cowbit.
H23/0122/92 Mr R T Tointon		Continued use of garage/workshop for domestic lawn mower and garden machinery repairs and servicing at Winham, High Road, Whaplode.
H08/0285/92 T & A C Green		Use of garage for chipping potatoes at "Strahd", High Fen, Gosberton.
H09/0316/92 Mr H & Mrs W Mill	O.A.	Dwelling (Renewal of H09/1306/88) at 48 Hallgate, Holbeach.
H14/1351/91 Cecil Francis Ltd		Cold store at 13 Knight Street, Pinchbeck.

(Councillor M D Booth left the meeting during consideration of the above application.)

PLANNING APPLICATION

FILE COPY

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

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of PINCHBECK .

Reference No: H14/1351/91
Description: Proposed new cold store

Location: 13 Knight Street
Pinchbeck
Spalding

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 24-JAN-92 quoting the above reference number.

B Smith
District Planning Officer

03-JAN-92

SOUTH HOLLAND DISTRICT COUNCIL

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: H14/1351/91

Applicant: Cecil Francis Ltd
13 Knight Street
Pinchbeck
Spalding
Lincs

Agent: Barry Johnson Architects
16 Main Ridge West
Boston
Lincs

Description: Proposed new cold store

Location: 13 Knight Street Pinchbeck
Spalding

Type: FULL

30-APR-92

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY SENT TO:-

D F Bright
David Bright Developments
Tudor Gables
Thary Lane
Surfleet. PE11 4BN

Tudor Gables, Thary Lane, Surfleet,
Spalding, Lincs. PE11 4BN. Tel: Surfleet (0775 85) 800

S.H.D.C. PLANNING DEPT.
RECEIVED
26 FEB 1992
DPO
DOPO
JC ACP
YES/NO

DAVID BRIGHT DEVELOPMENTS

Traditionally Built Homes for the Future

For the attention of Mr. P. J. Udy

Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding,
Lincs.

24th February, 1992

Dear Mr. Udy,

Proposed New Cold Store, Cecil Francis Ltd., Knight Street, Pinchbeck.

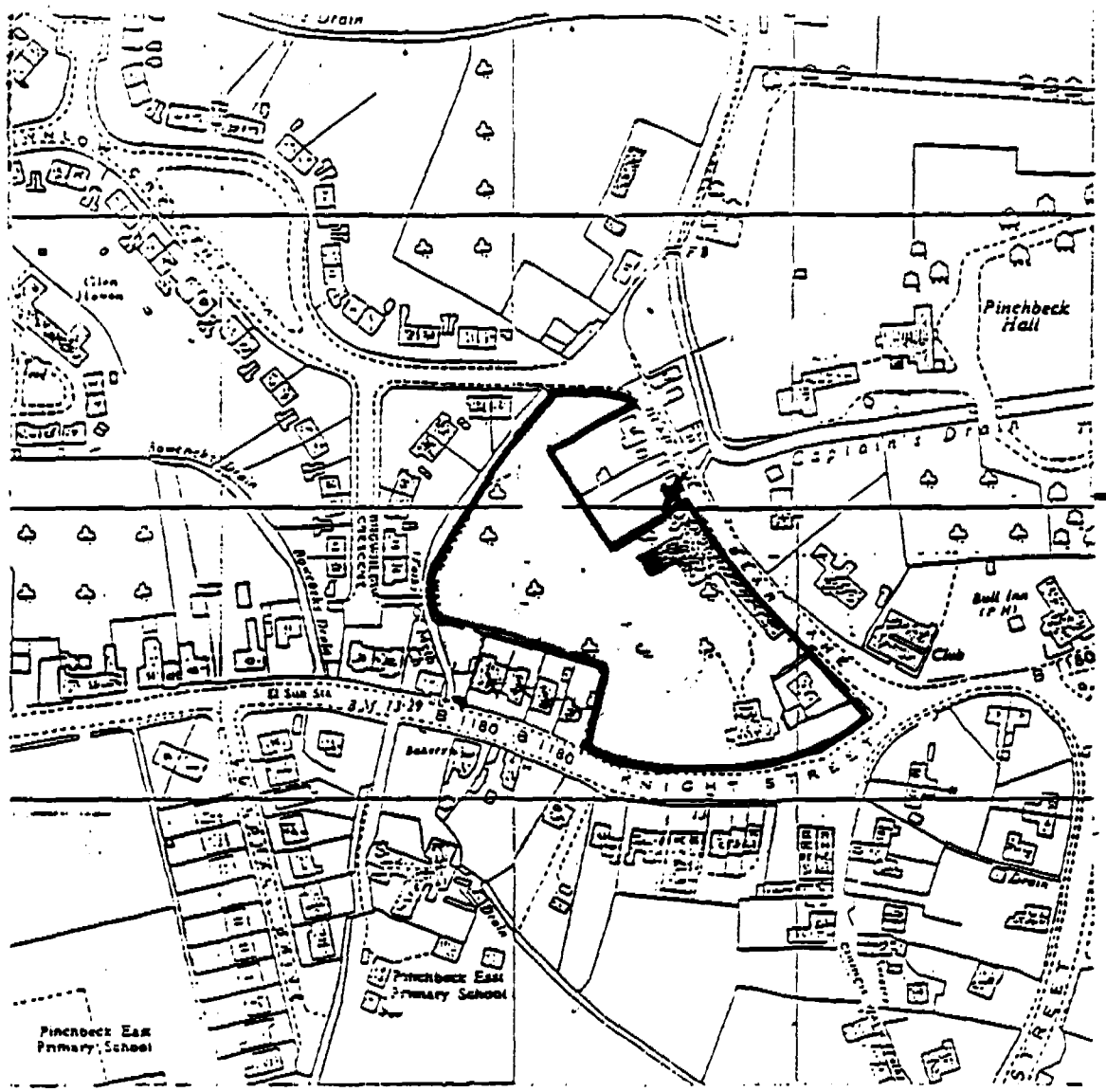
Further to our recent telephone conversation, I pointed out that there was no provision on the plan for any machinery be it coolers etc, that may cause a great deal of noise and discomfort to my Mother-in-Law, Mrs. A. Lane, 18 Bear Lane, Pinchbeck (adjoining property.

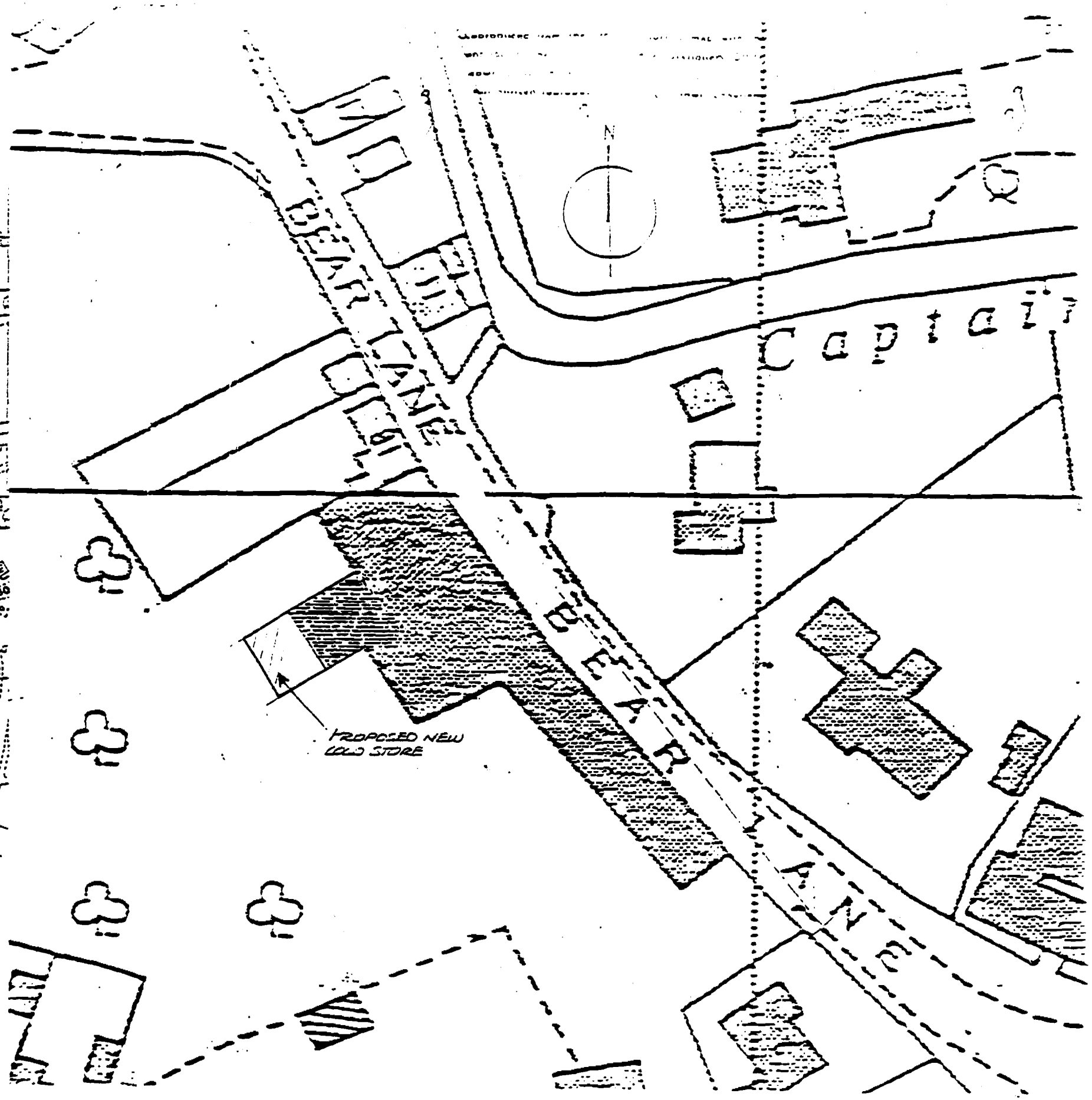
I sincerely hope that siting of such machinery will be determined to all concerned before Planning Permission is granted. Furthermore it should be pointed out that this area is becoming more and more developed, obviously facilitating more Continental and English lorries using what is already a dangerous access. Would it not be more suitable to refuse Planning Permission and rehouse such companies in their rightful place i.e. Wardentree Lane.

Your comments would be appreciated on this matter and I hopefully look forward to hearing from you.

Yours sincerely,

D. F. Bright

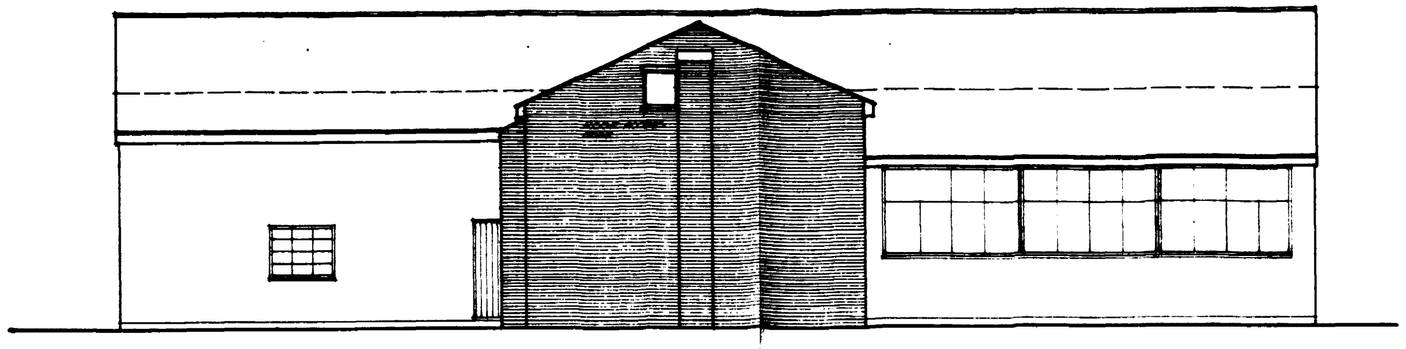




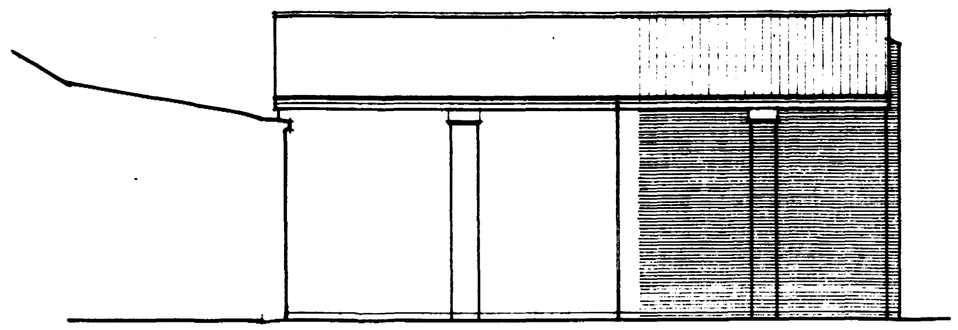
C. Francis Ltd
Proposed Cold Store
at
13 Knight Street.
Pinchbeck.

SOUTH HOLLAND D.C.
PLAN DEPT.
18 DEC 1991
REF 1351/91

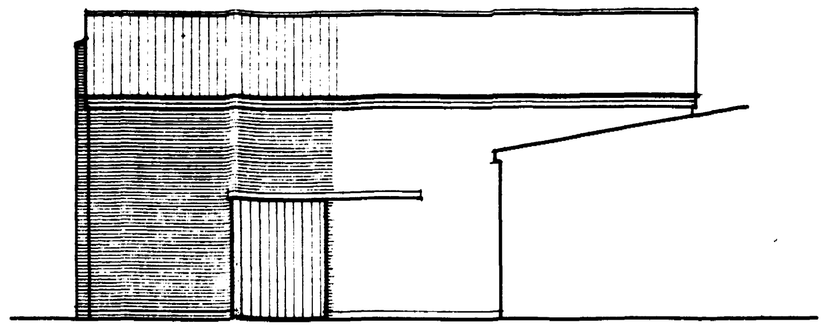
Location and Site Plan
1:2500 1:500
628 /02



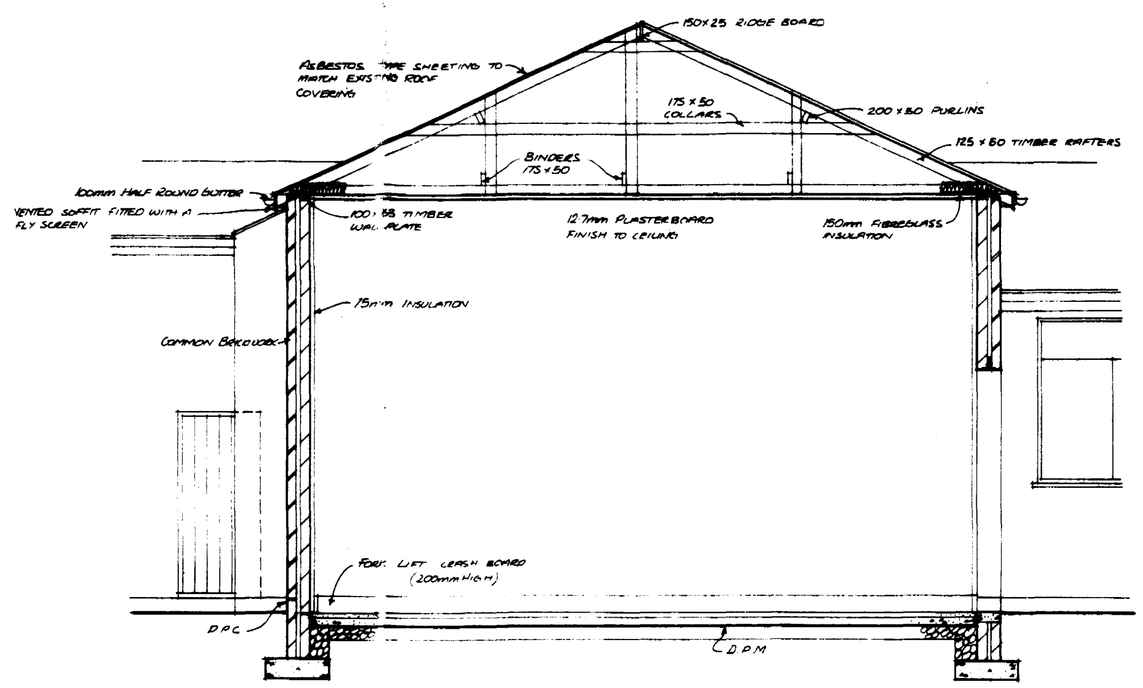
WEST ELEVATION



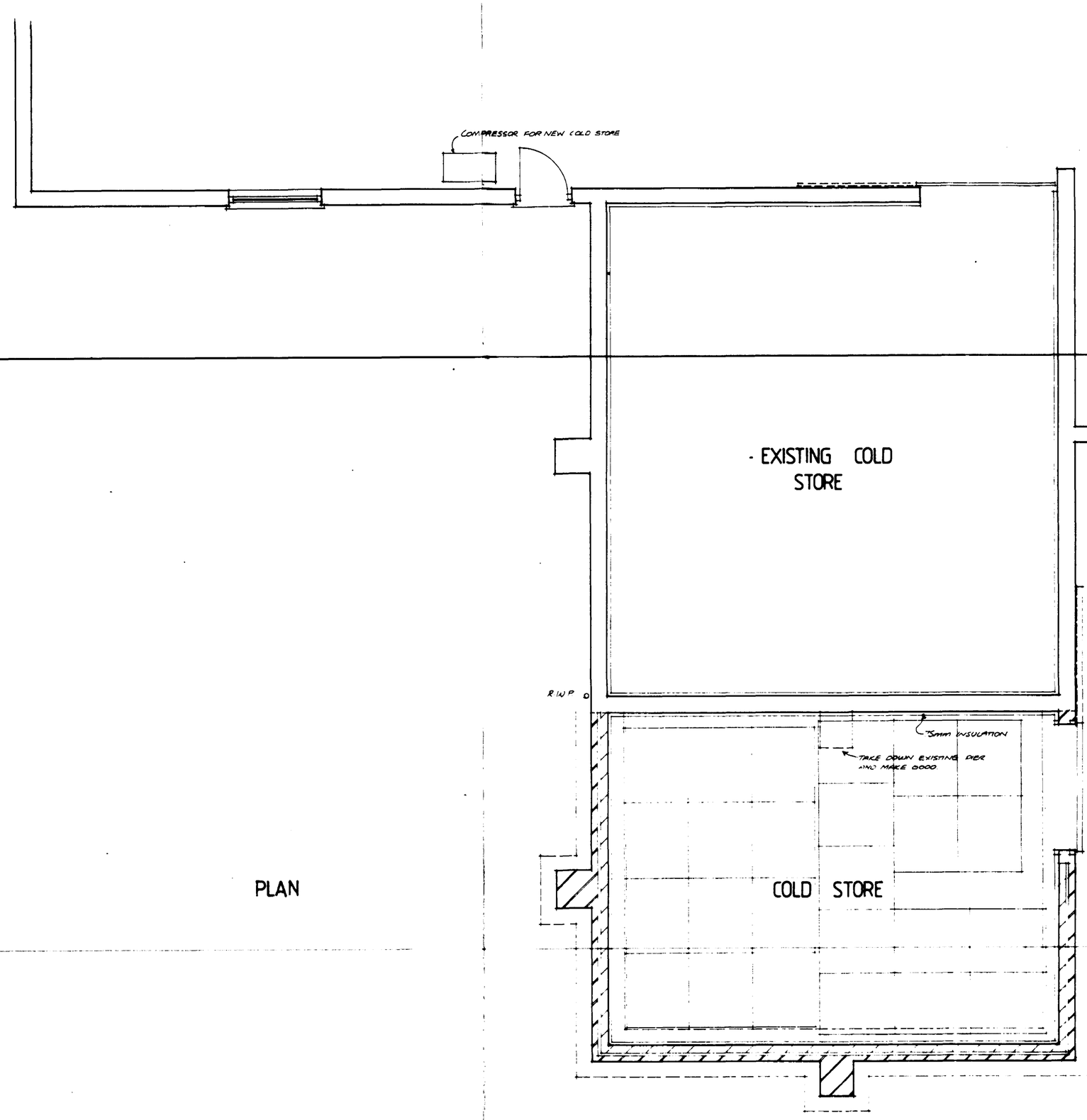
NORTH ELEVATION



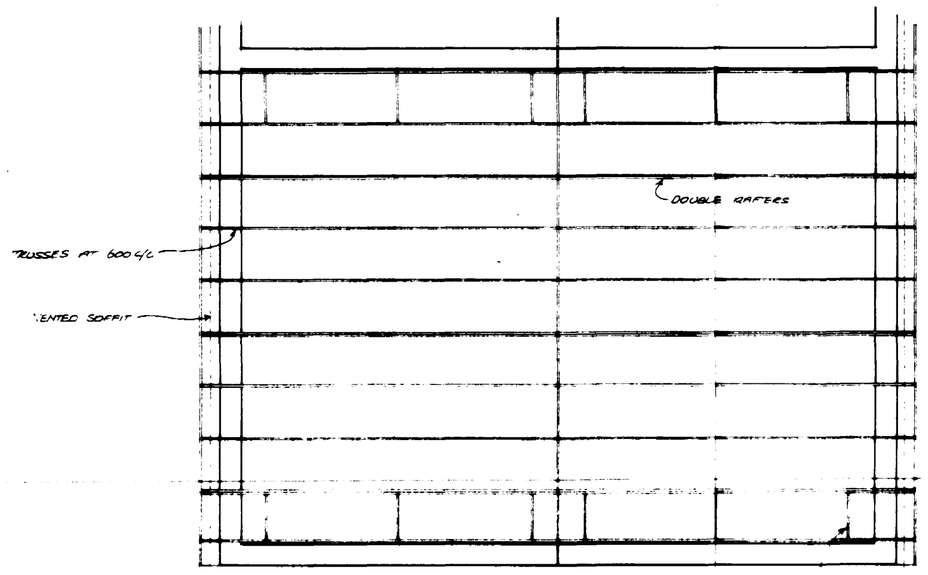
SOUTH ELEVATION



SECTION



PLAN



ROOF PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
18 DEC 1991
REF 1351/91

Contractors must check all dimensions on site all discrepancies must be reported immediately to the architect before proceeding.

client -
C. Francis. Ltd.

project -
Proposed Cold Store,
at
13 Knight Street,
Pinchbeck,
Spalding.

drawing -
Plans, Section & Elevations

scale - 1:50 1:100

date - December 1991

Barry Johnson DipArch, RIBA
Chartered Architect
16 Main Ridge West, Boston
Lincolnshire PE21 6QN
Tel: Boston (0205) 367929

688 / 01