SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H15/0139/94 Received:07-FEB-94 Type:SEC 73 MODIFICATION

Name: Mr R Marshall
20 Market Place
Donington
Spalding
Lincs

Agent: John R Clayton (Assocs)
Sandacre Lodge
North Drove
Quadring Fen, Spalding
Lincs, PE11 4QS

Description: Reduce fencing and extend period for surfacing in connection with agricultural building (H15/0480/93)
Location : Quadring Bank Farm Quadring Bank Quadring Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

1 The fence which has been erected along the northern boundary of the site, between it and the adjacent bungalow, shall be maintained and retained at its present height of approximately two metres, whilst the yard is in use.

Reason: In the interests of the amenities of the adjacent bungalow.

2 The concrete apron shown hatched on the plan referenced SP1/9/93A received by the Local Planning Authority on the 7 February 1994 shall be laid before the 27 September 1994.

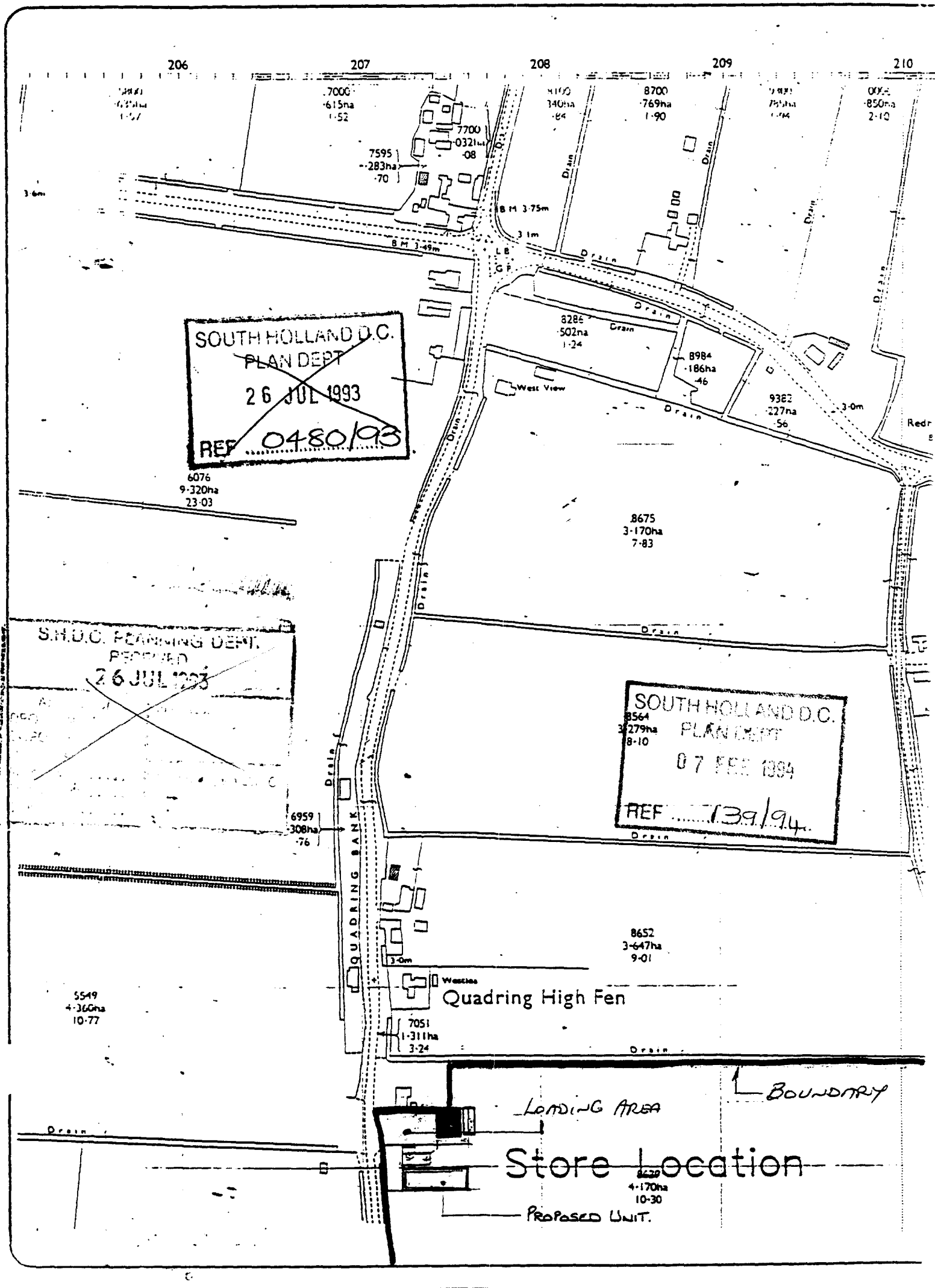
Reason: In the interests of the amenities of the locality.

Director of Planning and Building Control Services
15-JUN-94 H15/0139/94

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)



206
207
208
209
210
7000
·615ha
1·52
7700
·032ha
·08
7595
·283ha
·70
8700
·769ha
1·90
850ha
2·10
B M 3·75m
3·1m
B M 3·49m
L B
G P
Drain
8286
·502ha
1·24
8984
·186ha
·46
West View
9382
·227ha
·56
3·0m
SOUTH HOLLAND D.C.
PLAN DEPT
26 JUL 1993
REF 0480/93
6076
9·320ha
23·03
8675
3·170ha
7·83
S.H.D.C. PLANNING DEPT.
RECEIVED
26 JUL 1993
SOUTH HOLLAND D.C.
PLAN DEPT
07 FEB 1994
REF 139/94
8564
3·279ha
8·10
6959
·308ha
·76
QUADRING BANK
8652
3·647ha
9·01
3·0m
Westlea
Quadring High Fen
5549
4·360ha
10·77
7051
1·311ha
3·24
BOUNDARY
LOADING AREA
Store Location
4·170ha
10·30
PROPOSED UNIT.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H15/0139/94

Date Registered 07 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. R. MARSHALL
20 MARKET PLACE
DONINGTON
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

JOHN R. CLAYTON (ASSOCS.)
SANDACRE LODGE
NORTH DROVE, QUADRING FEN
LINCS PE11 4PS.

Tel. No. 0775 750377

(Personal contact name) J. CLAYTON.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

QUADRING BANK FM. COLD STORE QUADRING BANK, QUADRING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

STEEL FRAMED AGRICULTURAL BUILDING.

OFFICE COPY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70=.. If you consider no fee is payable include a written explanation instead.

Signed..... Date 2 Feb 94 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 Certificates**

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 pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	H15/0480/93 2 & 3 • REDUCE HEDGE HEIGHT (2) • EXTEND PERIOD TO 2YRS. (3)

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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).	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.** (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 2 Feb 94

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 2 Feb 94

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: HIS/0139/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially PDN 9-2

RECONSULTS (revalidated) ☐

All ☐

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	..... DONE 10-FEB-94	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: PH

Senior Officer Confirmed ..... Date..... 10/2 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 18-2

Site Notice posted by PDM
Date 18-2
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Fence already up.
Yard already gravelled / hardened.

RECOMMENDATION/DECISION

NON DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ..... ✓ & 9/6

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date.....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

The concrete extension shown hatched on the Plan approved at Numbered SP1/9/93/A shall be laid within 2 years from the date of this notice.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks
works/use restricted ✓

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £70 .

Receipt No P3893

Date first Rec'd 07 FEB 1994

Registration

Reference H15/0139/94

Cross-Ref R

Date 8/2/94

Validation

TYPE Sec 73

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/(Works)

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £70 .

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 33 OS Plots
Grid ref 520160 333350

Ward C Parish GUARDING

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1379
Dist Bound ☐

Linked to property Ref
Other: ☐

Planning Records:
Earlier apps 480/93

B Reg Records:
Already submitted – Ref:
Request needed
Requested

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

John R Clayton (Associates)
Sandacre Lodge
North Drove
Quadring Fen
Spalding
Lincs
PE11 4QS

Your Contact: Mr P J Udy
Our Ref: PJU/LAC/H15/ 0139 & 0158/94
Your Ref:
Date: 29 November 1994

Dear Sir

Storage Sheds, Quadring Bank - Mr R Marshall.

Thank you for your letter which was received on the 10 November 1994.

I enclose the necessary Condition Compliance forms for you to complete and return with a plan showing the extent of the concrete which has been laid. This will enable Lincolnshire County Council to assess the development with respect to Condition No. 6 of application referenced H15/0158/94.

Yours faithfully

pp

N R Midlen
Principal Planning Officer
Development Control

Enc

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

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

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

08 November 1994

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING, Lincs.
PE11 2XE
Attention: **Mr.P.Udy (Planning Offr.)**

Dear Mr.Udy,

Re: Storage Sheds, Quadring Bank - Mr.R.Marshall.

Further to my letter of 24th September, in respect of the concreting work to the yard at Quadring Bank, I am now in a better position to advise you on the completion of the concreted area.

It is the intention to proceed with the Packing Shed erection next spring - after the current busy season. Until that time, although the rearmost bay of the concrete apron remains pending, the trafficked forward delivery areas are complete. These are the important locations as you remember, leading from the road to the main shed. I hope your Authority can accommodate this time-scale for the last section.

Whilst writing, I am pleased to advise that the new concrete roadway layout has performed excellently and the concerns expressed by L.C.C. have proved to be unfounded in practice.

Yours sincerely,

John R.Clayton

S.H.D.C. PLANNING DEPT.
RECEIVED
10 NOV 1994 Pu

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

Cardcamp 158

Tel: (0775) 750377 Fax: (0775) 750311
Mobile: 0836 686213

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

24 September 1994

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING, Lincs.
PE11 2XE
Attention: **Mr.P.Udy. (Planning Officer)**

Dear Sirs,

Re: Storage Sheds, Quadring Bank - Mr.R.Marshall

I am in receipt of your letter following our brief telephone discussion on the new concrete access to the above site. Your concerns are appreciated and I note your comments and those of L.C.C.Highways.

In hoping to allay your fears, I understand that Mr.Marshall and his builder took the measurements, indicated on the plan, from the recently re-constructed road junction at the Quadring Bank/Town Drove cross-roads. This is already negotiated by vehicles accessing the site and was measured precisely to avoid the concerns you raise. The builder advises that work is largely completed, and that slight adjustment has been made to accommodate the telegraph pole.

I am passing a copy of your comments on to Mr.Marshall, both to appraise him of L.C.C.'s apparent concerns, and also to gain his views on time-scale for the remaining area of concrete to the rear apron. I shall contact you as necessary.

Thank you for your attentions.

Yours faithfully,

for:
John R.Clayton (Associates)

S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1994 PU
Action by
DPO
DDPO
C
File Nos.

Copy to: Mr.R.Marshall - Donington.

Tel: (0775) 750377 Fax: (0775) 750311
Mobile: 0836 686213

John R Clayton Associates
Sandacre Lodge
North Drove
Quadring
Spalding
Lincs PE11 4QS

Mr P J Udy

PJU/JK/H15/0139/94
& H15/0158/94

23 September, 1994

Dear Sir

Storage Sheds, Quadring Bank for Mr R Marshall

I have shown your proposed plan to the Highways Liaison Officer from Lincolnshire County Council and following his advice, I write to question whether the 5 metre radii that you show on your plan are sufficient. When a manoeuvring diagram for an articulated vehicle is overlaid on your plan it would seem that the telegraph pole will need to be removed in order to allow turning left out of the site. The width of the roadway would need to be extended to a point in line with the side elevation of the existing building, i.e. removing the fuel tanks, in order to allow the vehicle to turn right out of the site and not collide with the boundary fencing with the neighbouring bungalow. Although I am very pleased to see that Mr Marshall is willing to undertake this work, I must bring to your attention that it may be that the area laid is insufficient to provide the benefit that we all desire.

In relation to the area of concrete which is not to be laid within the period of time specified on application H15/0139/94, I can only suggest that a further application to modify that time period is submitted. Alternatively, I can only advise that the foundation and surface preparation work for the new building should be carried out as soon as possible, so that all the concrete can be laid.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

September 1994

South Holland District Council
Dept.of Planning & Building Control
Council Offices
Priory Road
SPALDING, Lincs.
PE11 2XE
Attention: **Mr.P.Udy** (Planning Officer).

Dear Sirs,

Re: Storage Sheds - Quadring Bank.
Your refs. H15/0139/94 & H15/0158/94.

Further to your letter of 19 August, and our telephone conversation on your return from leave today, I enclose a copy of the site layout to clarify the situation regarding the concrete apron.

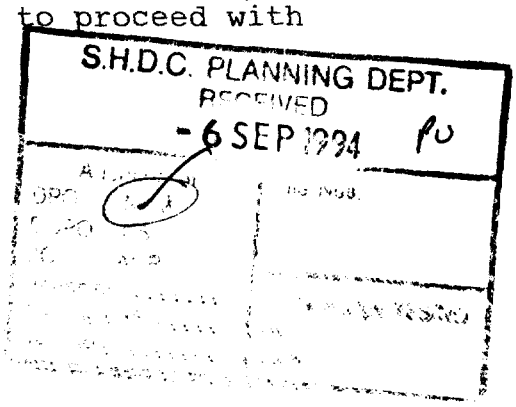
In complying with your requirements, a concrete "road" access is being laid from the road on Quadring Bank, to the storage shed apron - Approval 158/94 Condition 6. The existing apron will be increased as agreed to give a deeper loading space alongside the shed in accordance with Approval 139/94 Condition 2.

Condition 2 of the earlier approval requires completion by end-Sept.'94. However, to avoid disturbing the rearmost section of the newly-laid apron concrete in the provision of services & structure for the proposed Packing-shed, approximately the last quarter of this apron will be concreted with the later Packing-shed work.

Although not complying exactly with your requirements at this immediate stage, I know you will see the reasoning. I hope, as you suggested, that, in view of the overall action taken, your officers will find this acceptable. Please let me know how you wish me to proceed with Compliance Notices.

Yours faithfully,

for
John R.Clayton (Associates)



S.H.D.C. PLANNING DEPT.
RECEIVED
-6 SEP 1994 PU

Sow Nrm. 22-9.
modify cond'n re time again +
advise radii insufficient.

Tel: (0775) 750377 Fax: (0775) 750311
Mobile: 0836 686213

John R Clayton Associates
Sandacre Lodge
North Drove
Quadring Fen
Spalding
Lincs PE11 4QS

Mr P J Udy

PJU/JK/H15/0139/94
& H15/0158/94

19 August, 1994

Dear Sir

Laying of Concrete Apron at Quadring Bank Farm, Quadring Bank, Quadring for Mr R Marshall

I write further to your letter which was received on 16 August, 1994.

Your submitted plan would provide the basis for an application to comply with condition no: 6 of the application referenced: H15/0158/94 and I enclose the necessary Condition Compliance forms for you to use.

However, the other application referenced: H15/0139/94 required in its condition no: 2 all the hatched area shown on the plan referenced SP1/9/93A to be laid before the 27 September, 1994. Your most recent plan sent with your letter which is referenced SP1/9/93C does not show all this area to be concreted and therefore I have to advise that if the new concrete roadway is installed along with the part extension of the existing hardstanding, that the condition on this application would not be complied with. The Local Planning Authority would then have the opportunity to serve a notice for failure to comply with a condition.

I am pleased to see that your client is intending to increase the concrete hardstanding upto the edge of the carriageway and I therefore suggest that you submit the necessary Condition Compliance application as soon as possible. I also think that if your client is intending to extend the concrete hardstanding, it would be as easy, and possibly as cheap in the long run, to extend all the concreting in one go, rather than have contractors revisit the site at some point in the future.

/Cont...

look forward to your comments and the receipt of your condition Compliance application with respect to condition 6 of the application referenced H15/0158/94.

Yours faithfully

pp N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

John R. Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

11 August 1994

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING, Lincs. PE11 2XE
Attention: **Mr.P.Udy (Planning Officer).**

Dear Sirs,

Re: Permission H15/0158/94.
Steel-framed Store Extension - Quadring Bank.

Further to your grant of approval above, and our earlier discussions regarding vehicular traffic surface wear, I would advise as follows:

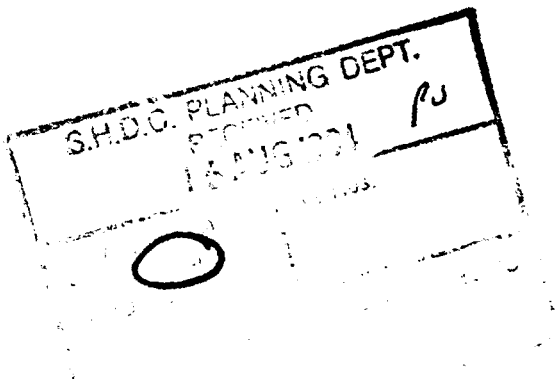
The applicant has been studying the impact of lorries accessing the site throughout recent months and determined the area most affected by wheel disturbance. To satisfy your wishes (Condition 6) regarding surface damage, it is intended to concrete from the road to the extended hardstanding shed apron. This work will, hopefully, be carried out this summer/autumn and will link both this requirement and that of the previous consent (H15/0139/94 - modified).

For your information and retention, I enclose a site plan with the concreted road access annotated in red.

Thank you for your attentions.

Yours faithfully,

for:
John R.Clayton (Associates)



H15/139/94 Card 2
Total widths = 14m barn building
Thus proposed = 12.5m "
Does not full widths nor full depths

Tel: (0775) 750377 Fax: (0775) 750311
Mobile: 0836 686213

372. PLANNING APPLICATIONS (Continued)

a) Applications Granted (Continued)

H20/0132/94 F S Campling		Indoor bowling building with car parking from existing access with use seven days per week at Fishergate, Sutton St James.

(The permission to include use on Sundays and Bank Holidays between the hours of 8 am and 11 pm.)

H15/0139/94 Mr R Marshall		Steel framed agricultural building at Quadring Bank Farm, Quadring Bank,
H15/0158/94 Mr R Marshall		Extension to steel framed agricultural building at Refrigerated Store, Quadring Bank, Quadring.
H16/0183/94 Mr K Blundell	O.A.	Dwelling at Fen End Lane, Spalding.

(Councillors J.A. Dobney and M.C. White declared indirect interests in the above application, and left the Council Chamber during consideration thereof.)

H08/0214/94 Mr D Cordner		Temporary change of use from residential to residential and offices at "Jensalbry", Boston Road, Gosberton.
H11/0221/94 Mr N N Law		Change of use from agricultural potato store to carpenters workshop at Seagate Road, Sutton Crosses, Long Sutton.

(Recommended Condition 4 was amended by the deletion of the word "nor" in line two and its substitution by the words "and only".)

H11/0235/94 Pledgers		Radio mast at 26 Market Place, Long Sutton.
H23/0252/94 R B Mayer		Change of use of existing fruit store to enable fruit to be sold retail off Middle Road, Whaplode.
H14/0300/94 Broadgate Builders Ltd		Landscaping east of Spalding Road, Field Nos. 7572 and 9352, Pinchbeck.

(Councillor C J T H Brewis requested that his abstention from voting on the above application be recorded.)

(Councillor N.H. Pepper declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H14/0301/94 Broadgate Builders Ltd		Landscaping on land between Spalding Road (A16) and Enterprise Way, Pinchbeck.

APPLICATION REFERENCE: H15/0139/94 DATE RECEIVED: 07-FEB-94

TYPE: Section 73 Modification

DESCRIPTION: Steel framed agricultural building

LOCATION: Quadring Bank Farm, Quadring Bank, Quadring.

APPLICANT: Mr R Marshall AGENT: John R Clayton (Assoc)

REASON FOR COMMITTEE CONSIDERATION

Resident objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

RECOMMENDATION

Grant Permission

COMMENTS

1 This site has recently received planning permission for a new steel framed agricultural building. This application seeks to modify two of the conditions placed on that planning permission. These were conditions 2 and 3 which relate to the height of a closeboarded fence to be erected along the boundary with the adjacent bungalow and the hard surfacing of the yard.

2 The boundary fence has already been erected and the neighbour has written to say that he is happy with it as built. This is half a metre lower than the condition required but since the neighbour is satisfied with the fence I see no reason to refuse the application to amend that condition to two metres.

3 The applicant has also applied for the period of six months in which to lay the yard to hardstanding to be increased to two years and for it to apply only to a small shaded area. It is considered that the two year period is too long. A period of one year from the date of the previous planning application, that is 27 September 1994 would be more acceptable. To require the whole yard to be concreted is unreasonable. It is considered the proposal is acceptable and any further development eg. H15/0158/94 should require the hardstanding to be increased further.

REPRESENTATIONS

Parish Council: No comments received

Env. Services: No objections to screening being reduced in height if owner/occupiers are in agreement. Crushed stone yard will create dust and suggest hard surfacing i.e. concrete on at least the access road and loading/unloading area. This should be provided in a reasonable timescale. Understand Quadring Bank will be resurfaced and widened, perhaps appropriate for programme of improvements to be submitted and agreed.

Public: Letters received from Stonerigg Farm, Quadring Fen and The Cottage, Quadring Bank (summarised).

- Writing to emphasise phone complaint regarding noise from yard late at night. This occurred on Tuesday 19 April 1994 at 11.30 pm.
- When planning permission granted very few restrictions were placed. Main one was to keep noise to working hours and to finish work at 5.30 pm. This has never been adhered to, loading takes place at 6.30 pm, 7.30 pm, 8.30 pm and even 9.30 pm. To exceed the restrictions by so larger margin, 11.30 pm when people are in bed is too much.
- I work at this address and have to put up with noise of diesel fork lift truck, if only applicant would use electric instead of diesel many problems would be avoided.

Applicant wishes to delay concreting of courtyard for two years to coincide with proposed erection of second agricultural building. Concreting was requested to combat excessive dust and noise created by heavy vehicles using the site in dry conditions. Though the delay may be economically advantageous to applicant the two years of nuisance created will be seriously detrimental to enjoyment of my property.

In addition would like to take the opportunity to document the fact that the condition relating to permitted hours of loading breached twice this week.

1 7.15 pm on the 18 April 1994 loading pallets of cabbage by fork lift truck onto lorry.
2 11.30 pm on 19 April 1994 loading pallets of cabbage by fork lift truck onto lorry.

Have spoken informally to applicant regarding this issue and would not consider formal action necessary at this moment. However I will forward log of times and dates with the view to Enforcement if further breaches occur.

Applicant: Enclose a letter from The Bungalow, Quadring Bank which states "the boundary fence between my property and that of the yard provides adequate visual and sound barrier. The construction and height of the fence meets my full requirements.

SCHEDULE OF CONDITIONS

1 SCA The fence which has been erected along the northern boundary of the site, between it and the adjacent bungalow, shall be maintained and retained at its present height of approximately two metres, whilst the yard is in use.
Reason: In the interests of the amenities of the adjacent bungalow.

2 SCB The concrete apron shown hatched on the plan referenced SP1/9/93A received by the Local Planning Authority on the 7 February 1994 shall be laid before the 27 September 1994.
Reason: In the interests of the amenities of the locality.

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

H15/0139/94

SEC 73 MODIFICATION

Applicant: Mr R Marshall
Tel:

Agent: John R Clayton (Assocs)
0775 750377

Description: Steel framed agricultural building

Location: Quadring Bank Farm
Quadring Bank
Quadring
Spalding Lincs

Valid date:	07-FEB-94	Terminal date:	04-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	14-FEB-94	Report deadline:	16-MAR-94
Inspected by	21-FEB-94	Agreed TD Ext:	
Extra contacts	28-FEB-94	Case Officer:	
Report if not clear by	14-MAR-94		P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~18~~ 11-FEB-94	~~04~~ 24-MAR-94
Clerk to Quadring PC 0775 820049	10-FEB-94	24-FEB-94
Dir of Environmental	10-FEB-94	24-FEB-94
Cllr Mrs R Hunt MBE 0775 820291	10-FEB-94	17-FEB-94
Cllr M S L Rollinson	10-FEB-94	17-FEB-94

L.C.C – No objections fr cb 17/2/94

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: H15/0139/94

Applicant: Mr R Marshall
20 Market Place
Donington
Spalding
Lincs

Agent: John R Clayton (Assocs)
Sandacre Lodge
North Drove
Quadring Fen, Spalding
Lincs, PE11 4QS

Description: Reduce fencing and extend period for surfacing in connection with agricultural building (H15/0480/93)
Location: Quadring Bank Farm Quadring Bank
Quadring Spalding Lincs

Type: SEC 73 MODIFICATION

17-JUN-94

Dear Sir/Madam,

PLANNING APPLICATION

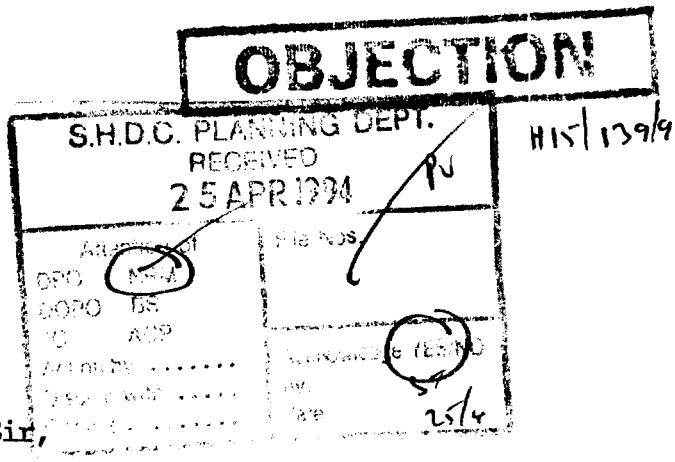
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

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

(1) T J Gabbey
The Cottage
Quadring Bank
Spalding
Lincolnshire, PE11 4RD

(2) Miss Y Eskrigge
Stonerigge Farm
Quadring Fen
Quadring



Miss. Y. Eskrigge,
Stonerigge Farm,
QUADRING FEN,
Quadring,
Spalding,
Lincs.

20th April, 1994

Dear Sir,

Re: Cabbage Processing Plant, Quadring Bank, Quadring
(Owner Mr. Marshall)

Further to the conditions attached by your Department to Mr. Marshall's recent permission for the erection of an agricultural building, I write to express concern regarding his application for a time extension in commencing the concreting of his courtyard.

Mr. Marshall has expressed the view that he wishes to delay the concreting of the courtyard for two years to coincide with his proposed erection of a second agricultural building. As stated in the condition, the concreting was requested to combat excessive dust and noise created by heavy vehicles using the site in dry conditions.

As a neighbour to the site I feel though the delay may be economically advantageous to Mr. Marshall the two years of nuisance created by the dust and noise will be seriously detrimental to the enjoyment of my property and would request your Department to consider this when responding to the application.

In addition to the above I would also like to take this opportunity to document the fact that the condition relating to permitted hours of loading has been breached twice this week:-

1. 7.15 p.m., on the 18.4.94 loading pallets of cabbage by forklift truck onto a lorry.

2. 11.30 p.m., on the 19.4.94 loading pallets of cabbage by forklift truck onto a lorry.

I have spoken informally to Mr. Marshall regarding this issue and would not consider formal action necessary at this moment, however, if further breaches occur I will forward a log of times and dates to your Department, with a view to you enforcing your conditions.

Yours faithfully,

Y. Eskrigge (Miss)

Mr. B. Smith,
Director of Planning & Building Control Services,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

TERENCE J. GABBEY
FREELANCE ILLUSTRATOR
The Cottage, Quadring Bank, Near Spalding, Lincs. PE11 4RD
Tel: 0775-821160

22nd. April 1994

OBJECTION

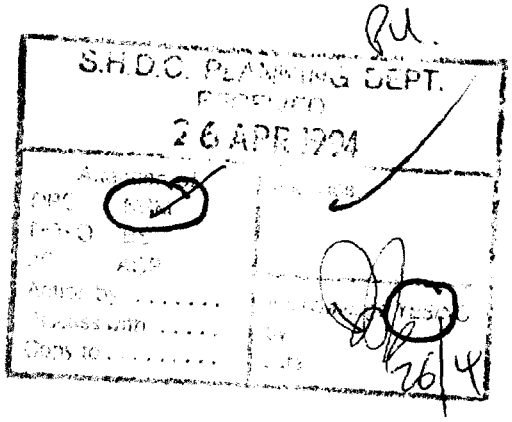
For the attention of :-

Mr. Udy.

South Holland District Council

Planning Dept.

Priory Road
Spalding
Lincs.



Dear Sir,

re:- Marshalls Yard, Quadring Bank.

I am writing to emphasise the complaint I made over the phone about noise coming from the above yard late at night. This occured on Tuesday 19th inst at 11.30 pm.

When Mr. Marshall was granted planning permission to enlarge his storage and processing facility, very few restrictions were placed on him. One of the main ones was to keep the noise to working hours and to finish work at 5.30pm. This has never been adhered to, loading takes place at 6.30, 7.30, 8.30 and even 9.30pm. But to exceed the restrictions by so large a margin, 11.30pm when people are in bed and trying to sleep, is too much.

I work at this address and have to put up with the noise of that Deisel fork-lift truck all day, at night as well I can do without. If only Mr. Marshall would use Electric instead of Deisel fok-lift trucks, many of the problems would be avoided.

Yours faithfully

T.J. Gabbey

Co. plaint received from Mr Gabbey
that lanes loaded at 11.30 pm
last night.
Chris Stone confirmed this.
Letter should be sent in by Mr Gabbey
- To K.W.

PJM 20-4-94

S.H.D.C. PLANNING DEPT.
RECEIVED
24 FEB 1994

NRA

National Rivers Authority
Anglian Region

22 February 1994

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

Our Ref: 94/1/SH/0059
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H15/0139/94

PROPOSAL: ERECTION OF A AGRICULTURAL BUILDING - AMENDMENT OF CONDITIONS 2 & 3
LOCATION: QUADRING BANK FARM, QUADRING BANK, QUADRING
APPLICANT: MR R MARSHALL

I refer to your consultation received on 18 February 1994.

This Authority has no objection to the proposed development, as submitted.

Yours faithfully

R.Morgan
Planning Manager

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

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 16.2.94

OUR REF: JC/SS/PC

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

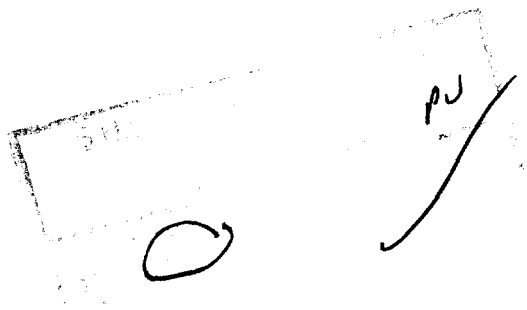
Planning Application H15/0139/94
Agricultural Building, Quadring Bank

I write in response to your consultation and would comment as follows:-

(i) The boundary screening is designed to protect the dwelling but if the owner/occupiers have agreed a reduced height then subject to confirmation of that in writing I foresee no objections.

(ii) The crushed stone yard area will create dust and as with previous consents I would suggest that hardsurfacing i.e., concrete of at least the access roadway and loading/unloading area should be provided within a reasonable timescale. I understand Quadring Bank may be resurfaced and widened so perhaps it is appropriate for a programme of improvements to be submitted and agreed.

p Director of Environmental Services



John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

SOUTH HOLLAND D.C.
PLAN DEPT.
07 FEB 1994
REF 0139/94

02 February 1994

SHDC. Dept.of Planning
Council Offices,
Priory Road
SPALDING, Lincs. PE11 2XE

Attention: **Mr.P.Udy (Planning Officer)**

Dear Mr.Udy,

Approval Conditions - Agri. Stores, Quadring Bank.
Ref: H15/0480/93. Roger Marshall.

Thank you for spending the time to meet on site with Mr.Marshall a few days ago. It was useful to hear your suggestions as to how we should proceed, and to have you see the site operation in progress to help explain the yard surface needs. The junction with the highway is indistinct, but in view of the purported Lincs C.C. roadworks, any attempts in this area are likely to be destroyed anyway. Your proposal for an extension of the Condition period for concreting the defined yard area, (double the width & same extent as the current apron), will be useful in operational terms, and also in phasing with the future proposals discussed.

Following our site meeting, I am pleased to enclose Planning Application forms to vary the above conditions, together with 4No. copies of the site layout SP1/9/93^{A} to confirm your recommendations.

For your further information, I am also providing a copy letter from the adjoining owner, Mr.Baker, in respect of the northern boundary fence height (Condition #2). You will see he is in agreement to the lesser height as installed.

I shall be contacting you separately regarding the rear "infill building" extension we discussed. Meanwhile, have you any information regarding the need for Planning Application *vs.* Agricultural Determination in respect of the hardcore base intentions behind the buildings? I await your advices.

Yours faithfully,

John R.Clayton (Associates).

Tel: (0775) 750377 Fax: (0775) 750311
Mobile: 0836 686213

THE BUNGALOW
QUADRING BANK
3 JAN 94

To Whom it may Concern

The Boundary fence between my property and that of Marshall yard provides an adequate visual and sound barrier. The construction and height of the fence meets in full my requirements

P.F. BAKER

SOUTH HOLLAND D.C.
PLAN DEPT.
07 FEB 1994
REF 0139/94

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3853
Date received : 07-FEB-94

Received from

J R Clayton

Address

Sandacre Lodge
North Drove
Quadring Fen
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

PAID

Q U A D R I N G B A N K.

N

ROADSIDE "PULL-OFF" REINFORCED WITH CRUSHED STONE TO AVOID TRAFFIC CONFLICT. NEW DRAINAGE TO ENTIRE AREA.

Telegraph Pole.

BOUNDARY LINE WITH NEIGHBOURING BUNGALOW PROPERTY.

Portable Office (existing)

Fuel Oil Tanks

Concrete Extension line.

Staff Parking Area.

Loading Area concreted max. width 8 MTRS. (intended for covering over in 1994)

BUNGALOW.

SITE BOUNDARY LINE WITH ADJOINING FIELD (OWNED WITH THE SITE).

Line of extended concrete standing. (Loading Area) *

CURRENT PALLET STORAGE.

NEIGHBOURING BUNGALOW TO BE SCREENED FROM AGRICULTURAL BUILDING OPERATIONS BY 2M HIGH CLOSE-BOARDED FENCE ADJACENT TO THE HOUSE, REDUCING ALONG DRIVE & FORWARD SECTION TO 1M HIGH. * ALL AS AGREED WITH ADJOINING OWNER *

PALLET STORAGE TO RELOCATE IN FUTURE, AS NEW CONCRETING COMPLETES, TO REAR OF SHEDS.

* Hatched Area to be new concrete. EXTG. HARDSTANDING TO BE EXTENDED FOR IT'S FULL LENGTH ALONG THE BUILDINGS TO DOUBLE THE PRESENT WIDTH - ALL AS AGREED BETWEEN THE OWNER/PLANNING OFFICER ON SITE 19 JAN 94 - TO ENABLE COMPLIANCE WITH APPROVAL CONDITIONS FOR NEW BUILDING.

SITE BOUNDARY LINE WITH ADJACENT FIELD (OWNED WITH THE SITE).

"A" JAN '94 USE AMENDMENTS.

Revisions.

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT. 07 FEB 1994 REF S/94/...

Title.

GENERAL SITE LAYOUT.

Address.

AGRICULTURAL BLDGS. QUADRING BANK QUADRING.

Project Design

Drwn. J.C.

Scale. 1:200

Date 26 SEP '93

No. SPI/9/93 A

John R Clayton Associates

(0776) 750877

Q U A D R I N G B A N K.

N

ROADSIDE "PULL-OFF" REINFORCED WITH CRUSHED STONE TO AVOID TRAFFIC CONFLICT. NEW DRAINAGE TO ENTIRE AREA.

Telegraph Pole.

BOUNDARY LINE WITH NEIGHBOURING BUNGALOW PROPERTY.

Portable Office (existing)

Fuel Oil Tanks

Staff Parking Area

Concrete Extension line

BUNGALOW.

SITE BOUNDARY LINE WITH ADJOINING FIELD (OWNED WITH THE SITE).

Loading Area concreted max. width 8 MTRS. (Intention for covering over in 1994)

Line of extended concrete standing. (Loading Area) *

CURRENT PALLET STORAGE

NEIGHBOURING BUNGALOW TO BE SCREENED FROM AGRICULTURAL BUILDING OPERATIONS BY 2M HIGH CLOSE-BOARDED FENCE ADJACENT TO THE HOUSE, REDUCING ALONG DRIVE & FORWARD SECTION TO 1M HIGH.
* ALL AS AGREED WITH ADJOINING OWNER *

"A" JAN'94 USER AMENDMENTS.

Revisions.

PALLET STORAGE TO RELOCATE IN FUTURE, AT NEW CONCRETING COMPLETES, TO REAR OF SHEDS.

DETERMINED PLAN

* Hatched Area to be new concrete. ENTIRE HARDSTANDING TO BE EXTENDED FOR IT'S FULL LENGTH ALONG THE BUILDINGS TO DOUBLE THE PRESENT WIDTH. - ALL AS AGREED BETWEEN THE OWNER/PLANNING OFFICER ON SITE 19 JAN 94 - TO ENABLE COMPLIANCE WITH APPROVAL CONDITIONS FOR NEW BUILDING.

SITE BOUNDARY LINE WITH ADJACENT FIELD (OWNED WITH THE SITE).

SOUTH HOLLAND D.C. PLAN DEPT. 07 FEB 1994 REF 0139/94

Title.

GENERAL SITE LAYOUT.

Address.

AGRICULTURAL BLDGS. QUADRING BANK QUADRING.

Project Design

John R Clayton Associates

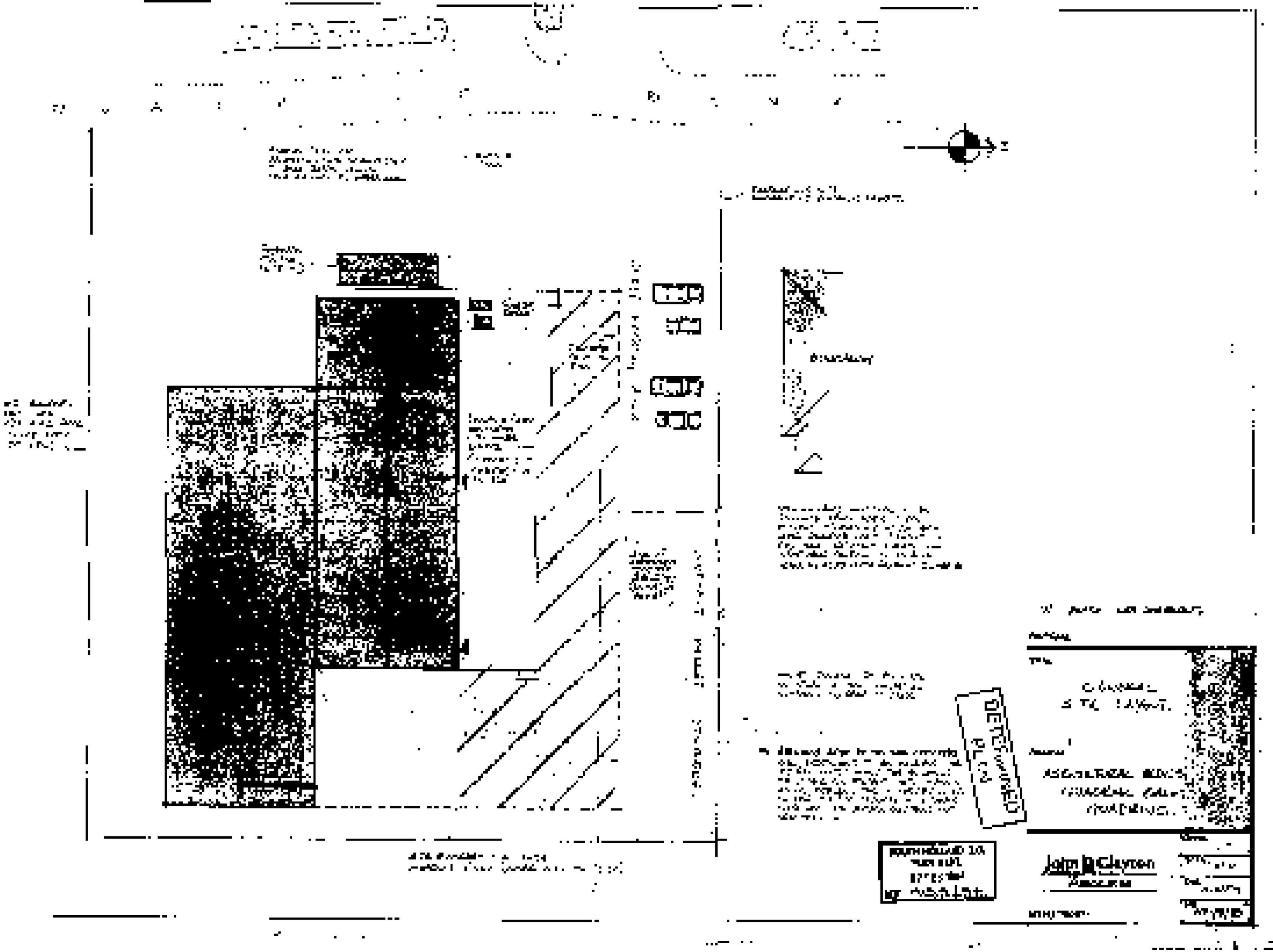
(0778) 750877

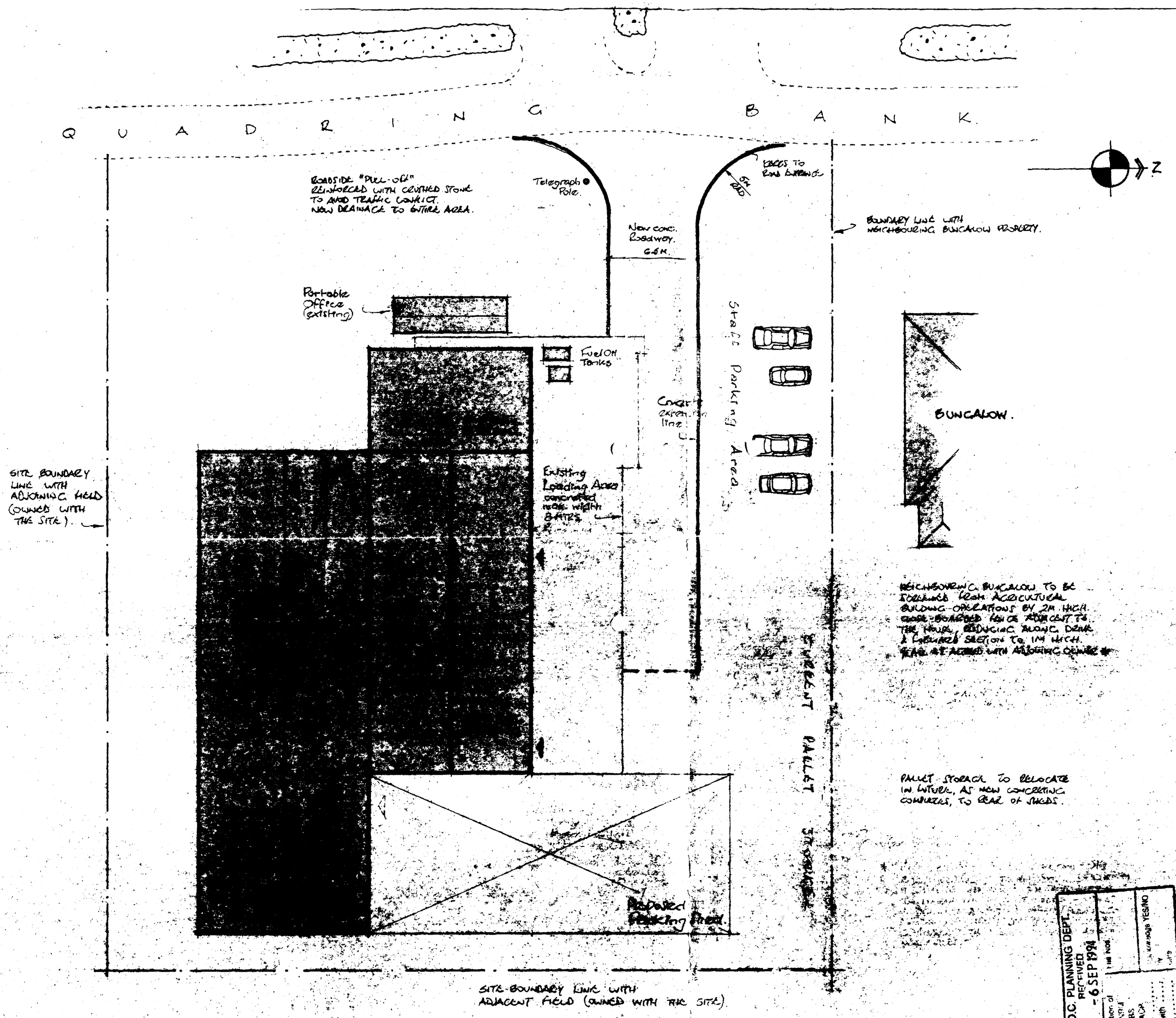
Drwn. J.C.

Scale. 1:200

Date. 26 SEP '93

Nr. SP1/9/93 A





NEIGHBOURING BUNGALOW TO BE SCREENED FROM AGRICULTURAL BUILDING OPERATIONS BY 2M HIGH. CLOSE-BOARDED FENCE ADJACENT TO THE HOUSE, REDUCING ALONG DRIVE & FORWARD SECTION TO 1M HIGH. [illegible] WITH ADJOINING OWNER.

PALLET STORAGE TO RELOCATE IN FUTURE, AS NEW CONCRETING COMPLETES, TO REAR OF SHEDS.

"C" AUG '94 NEW CONC. ROADWAY ADDED.

"B" MAR '94 AMENDED TO SHOW PACKING SHED FOR L.AUTH. LOCATION PURPOSES.

"A" JAN '94 MORE AMENDMENTS.

Revisions.

Title.

GENERAL SITE LAYOUT.

Address.

AGRICULTURAL BLDGS. QUADRING BANK QUADRING.

Project Design

S.H.D.C. PLANNING DEPT. RECEIVED -6 SEP 1994

Attention of: DPO NRM DOPO BS JC ACP

Action by: Discuss with: Copy to:

File Nos.

Acknowledge YES/NO

John R Clayton Associates

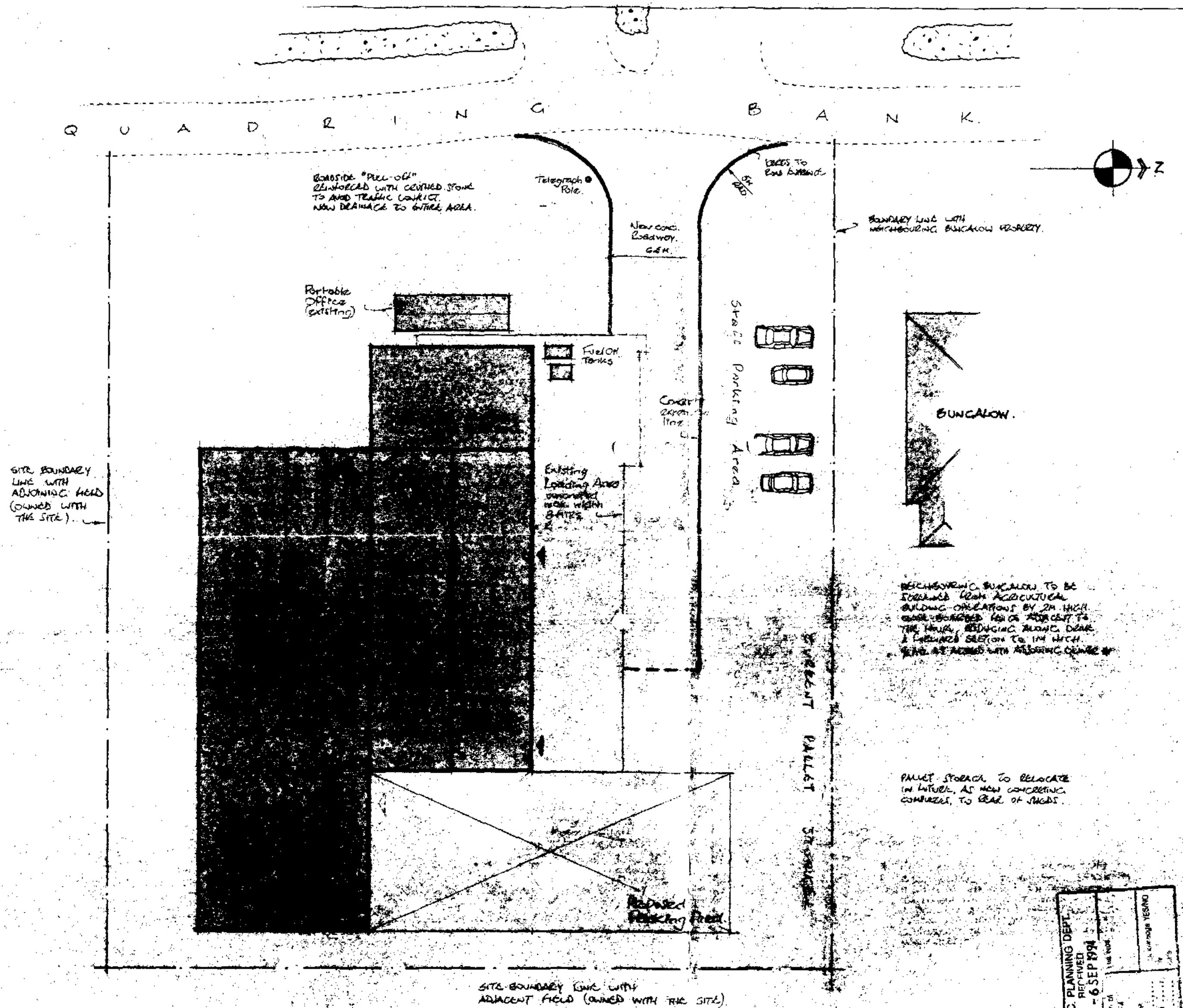
(0776) 750677

Drawn. J.C.

Scale. 1:200

Date. 26 SEP '93

No. SD1/9/93



NEIGHBOURING BUNGALOW TO BE SCREENED FROM AGRICULTURAL BUILDING OPERATIONS BY 2M HIGH CLOSE-BOARDED FENCE ADJACENT TO THE HOUSE, REDUCING ALONG DRIVE & FIRMLAND SECTION TO 1M HIGH. [illegible]

PALLET STORAGE TO RELOCATE IN FUTURE, AS NEW CONCRETING COMPLETES, TO REAR OF SHEDS.

"C"	AUG '94	NEW CONC. ROADWAY ADDED.
"B"	MAR '94	AMENDED TO SHOW PACKINGSHED FOR L.AUTH. LOCATION PURPOSES.
"A"	JAN '94	[illegible] AMENDMENTS.

Revisions.

Title.

GENERAL SITE LAYOUT.

Address.

AGRICULTURAL BLDGS. QUADRING BANK QUADRING.

Project Design

S.H.D.C. PLANNING DEPT. RECEIVED - 6 SEP 1994

Attention of: DPO NPM, DOPO BS, JC AGP

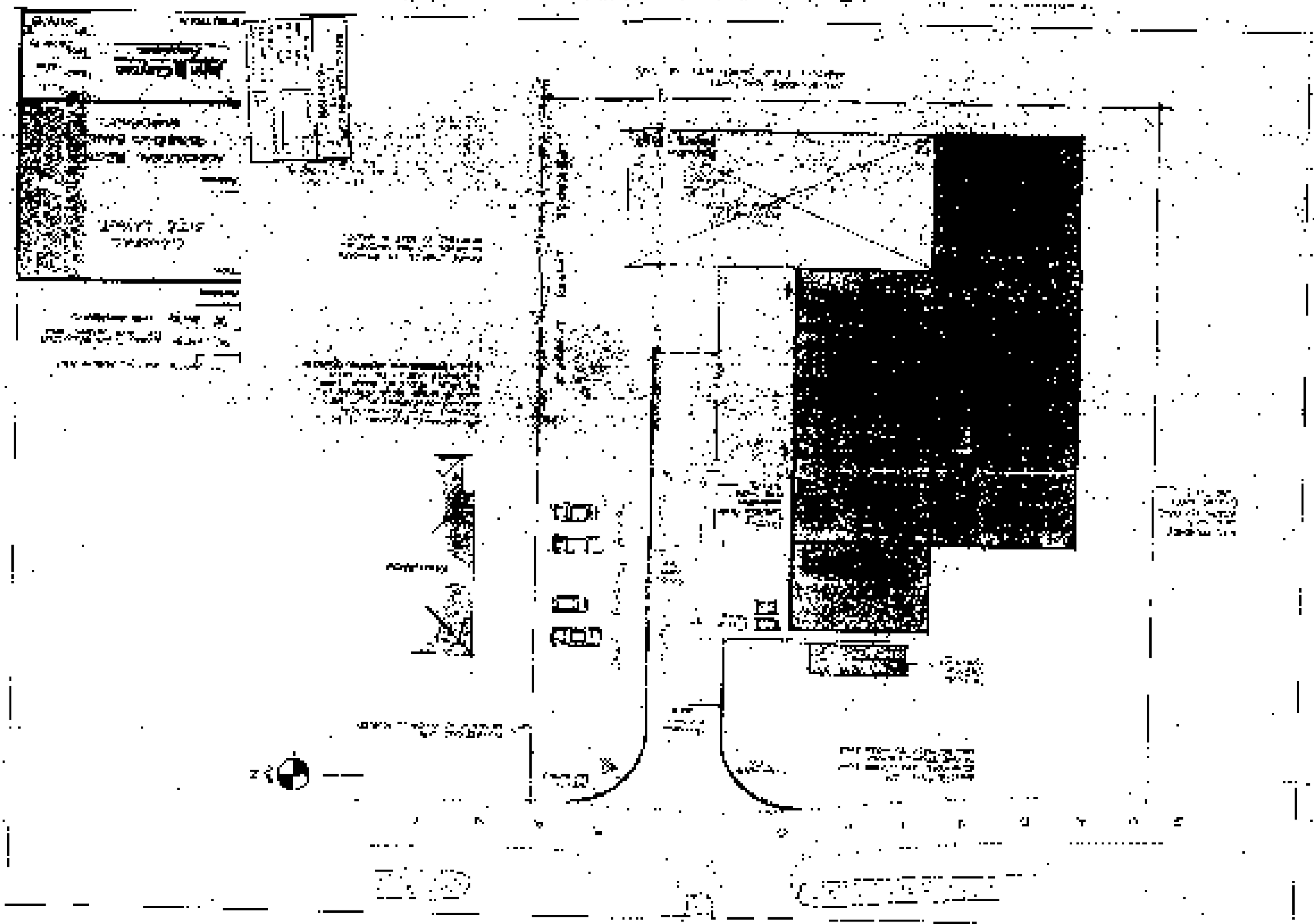
Action by: Discussed with: Copy to:

Drawn: J.C.

Scale: 1:200

Date: 26 SEP '93

No. SD1/9/93

John R Clayton Associates

(0776) 750677