12th FEBRUARY 1996 DEVELOPMENT CONTROL SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H15/1044/95 Mr & Mrs Marshall	PJU	Auth to grant contrary to recommendation and subject to a 106 legal obligation tying dwelling to adjoining business and appropriate conditions.
H15/1072/95 Mr R Marshall	PJU	Grant contrary to recommendation subject to appropriate conditions including condition implementing landscaping scheme as shown on plans between site hardstanding and rear boundary.
H15/1078/95 Mr R Marshall	PJU	Grant contrary to recommendation subject to appropriate conditions reflecting existing conditions for alternative development.
H05/1110/95 Mr & Mrs Paul	JB	Refused as recommended. Advise that there is no objection to the principle of residential developmnet on the land.
H13/1140/95 Longhurst Housing Assoc	JB	Grant as recommended.
H16/1216/95 Mr & Mrs Lee	PJU	Refused as recommended.
H11/1223/95 Mr & Mrs Banks	DMG	Members concerned over garage but would not wish to delay granting the rest of the proposal. Authorised to grant if applicants willing to remove garage from application description. If applicants unwilling application to be brough back to next sub-cttee for determination.

13 February 1996

Signed: .....

R J Smith
Head of Planning

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 Within one month of the proposed steel framed building being brought into operation the ~~portable office~~ temporary building, Container + waste hopper located at the front of the site shall be removed.

Reason: In the interests of the visual amenities of the site owing to the building being of a temporary nature which is beginning to deteriorate.

3 Upon the commencement of the use of the proposed building the existing packaging building, which is the small timber and corrugated sheet building located to the front of the site shall cease to be used for the packaging of produce.

Reason: In order to gain environmental benefit by moving the main noise generating element of the use towards the rear of the site.

4 No ~~lorries~~ goods vehicles shall be loaded or unloaded between the hours of 6.30 pm and 7.00 am on any day.

Reason: To protect the residential amenities of the neighbouring properties from vehicles visiting the site during evenings and early mornings.

5 The level of noise from static plant and machinery on the northern boundary of the application site between the hours of 6.30 pm and 7.00 am shall be no greater than 35dB ~~[illegible]~~ LAeq 5 minute and between 7.00am + 6.30 pm no greater than 45 dB LAeq 30 minute

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

~~6 Before the building is brought into use the concrete hardstanding shall be extended towards the highway, in accordance with details to be submitted to and approved by the Local Planning Authority.~~

~~Reason: To provide further hard-surfacing for the manoeuvring of vehicles.~~

6 Upon the commencement of the use of the new building the timber and clad building, currently used for packing vegetables, shall be used only as a workshop and store on an ancillary basis for the site.

Reason: To prevent the building being used as a general store and workshop for useages unconnected with the site which would attract further traffic and disturbance to the site to the detriment of the residential amenities of the adjacent property.

30th JANUARY 1996 DEVELOPMENT CONTROL COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H22/1207/94 S Halgarth etc	DMG	Auth to grant subject to sect 106 obligation as recommended. Condition 8 re water supply to be deleted.
5	H08/0912/95 Mr T W Jones	DJR	Grant as recommended.
7	H17/1030/95 F Townsend & Son	DJR	Grant as recommended.
9	H15/1044/95 Mr & Mrs Marshall	PJU	Deferred for site visit. Report required on differences in agricultural consults advice and ADAS report. Include definition of agriculture i report.
14	H15/1072/95 Mr R Marshall	PJU	Deferred for site visit.
17	H15/1078/95 Mr R Marshall	PJU	Deferred for site visit.
20	H14/1086/95 H14/1087/95 Broadgate Builders	DJR	Auth to grant as recommended.
23	H05/1110/95 Mr & Mrs Paul	JB	Deferred for site visit.
25	H16/1117/95 Mr & Mrs Mann	PJU	Grant as recommended.
26	H19/1136/95 Mr & Mrs Bradley	JB	Grant as recommended.
28	H13/1140/95 Longhurst Housing Association	JB	Deferred for site visit.
30	H04/1156/95 Mr R Sly	DJR	Refused plus advisory letter as recommended.
32	H15/1161/95 Mr & Mrs Pacey	DJR	Grant as recommended.
33	H22/1170/95 C R Bustance	JB	Grant as recommended.
35	H23/1182/95 Sly Bros	DMG	Check that factory to South was taken into consideration whe assessing the proposed development. If factory exists and was considered then Authorised to gran as recommended. If factory exists and was not considered then application deferred.
38	H12/1188/95 Mr M E Bunn	DMG	Grant plus auth to take enforcement action if necessary as recommended. Add condition re car park level if necessary
40	H16/1189/95 Patterson Properties	JB	Auth to grant as recommended.

44	H09/1196/95 T R Cox	JB	Grant as recommended.
45	H03/1204/95 Peter Jeffes	DJR	Refused plus enforcement action as recommended. Amend lines 3 and 4 of recommendation "B" to read "within a period of 2 months".
47	H05/1206/95 Mr C H Carter	JB	Refused as recommended.
50	H05/1208/95 Clive Browne	DMG	Auth to grant subject to sect 106 obligation as recommended.
54	H16/1216/95 Mr & Mrs Lee	PJU	Deferred for site visit.
57	H11/1223/95 Mr & Mrs Banks	DMG	Deferred for site visit.

31st Jan 1996

Signed:.....

N R MIDLEN
DEVELOPMENT CONTROL MANAGER

APPLICATION REFERENCE: H15/1078/95 DATE RECEIVED: 13-NOV-95

TYPE Full

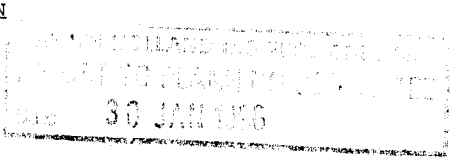
DESCRIPTION: Extension to steel-framed agricultural building to form packing shed

LOCATION: Refrigerated Store, Quadring Bank, Quadring

APPLICANT: Mr R Marshall AGENT: John R Clayton

REASON FOR COMMITTEE CONSIDERATION

Objections received.



RECOMMENDATION

Refuse Permission.

1 *In the opinion of the Local Planning Authority the proposed development will affect the visual amenities of the adjacent bungalow owing to the siting of a trailer to collect waste on the northern elevation. In addition an elevator will 'puncture' this elevation in order to carry the waste from the processing lines to the collecting trailer. The hole through which the elevator would protrude will allow the noise generated within the building to escape further reducing the residential amenities of the adjacent bungalow.*

2 *In the opinion of the Local Planning Authority the existing operation appears not to be an agricultural use any longer and therefore it is considered inappropriate to permit further extensions until the existing land use has the benefit of planning permission.*

COMMENTS

1 Planning permission was granted in June 1994, for a building of similar dimensions in the same position as this proposal. The main differences are that the originally proposed offices, rest room and W.C.'s have been removed, which reduces the length of the building by 3 metres and the design of the roof of the packing area has been changed to make the building taller.

2 Although planning permission exists for a building in the same location it is considered that, owing to its design, it will affect the adjoining bungalow more. Also a skip will 'catch' the cabbage leaves leaving the conveyor belt, presumably through a hole in the elevation. This is an obtrusive feature and will not help tidy up the appearance of the site. It will also allow noise to escape from the building.

3 Owing to the conclusions of the report on H15/1044/95 it is also considered that before additional approvals are given the whole existing operation needs to be regularised in planning terms.

REPRESENTATIONS

Parish Council: Three applications should be considered at same time. Untidy site and has order to remove some hardcore, not complied with. Bungalow should be screened off. Should seriously study plans to see what can be done for surrounding area.

Motors should be sited on other side away from bungalow, restrictions on hours of use on these motors is not being adhered to. Lorries parking on Quadring Bank to load/unload, no provision for this to be done off road. Site near to line as to what is agricultural and what is industrial. Concerned whether buildings have had change of use, used for import/export. Output on this site is increasing, applicant does not take notice of planning restrictions. Site visit requested.

Ward Member: (Councillor R B Hartfill)

Request application considered by Planning Committee because of ongoing problems local residents have with this site.

County Highways: Request conditions.

Env. Services: Siting of waste elevator and trailer on northern elevation results in greater impact on bungalow than if its location was behind the new extension. The proposed location also increases need for hardstanding behind bungalow.

Public: Letter received from The Bungalow, The Cottage, Willow Farm and Stonerigge Farm, Quadring Bank (summarised).

Noise from present cutting shed can be heard inside our bungalow. Feel that moving shed nearer to our boundary will create more noise pollution than at present, make garden unusable. Trailer used for collecting waste cabbage frequently overflows. Debris left on ground encouraging rodents and insects.

No objection to shed and trailer being moved to far side of existing buildings where applicant owns ample land. Existing buildings would provide some form of acoustic buffering.

Not uncommon for lorries to be parked, several in a row, across our frontage blocking access to our bungalow. Causes impaired visibility to other road users and get lorries into yard after 8 p.m. causing disturbance. The cooler fans are left running and sometimes the engines. Forklifts are noisy to.

Feel that with better management neither of these problems need occur and yard could operate within stipulated times.

Served by narrow lane, noisy, disturbing, dangerous, should be on an industrial estate.

Ignores restrictions, lorries loaded late at night.

Object to the location of the waste outlet from the packing shed.

Detriment to the visual aspect of the site.

Agent:

Layout of packing line will not permit leaf waste to discharge, other than to end of proposed shed.

If leaf waste hopper were to be positioned at the rear, then box pallets in this location would need re-siting, presumably to the side. This would have greater impact on bungalow.

It is intended to store boxes which could not periodically be contained within the sheds behind these buildings and thus out of site. Any further development or general box storage can only be considered to the hidden rear area of the sheds. This space needs to remain clear of any permanent operational process, or the cluttered situation will return. Applicant already hires some storage off site pending this extension and is removing other redundant items to clear the present untidy area.

67. **PLANNING APPLICATIONS** (Continued)

(c) **Applications Deferred** (Continued)

(Councillor R B Hartfil declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

Plan No and Applicant	Proposal
H15/1072/95 Mr R Marshall	Hardstanding area for cold store at refrigerated store, Quadring Bank, Quadring.

(Pending a site inspection to assess the suitability of the development.)

(Councillor R B Hartfil declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H15/1078/95 Mr R Marshall	Extension to steel-framed agricultural building to form packing shed at refrigerated store, Quadring Bank, Quadring.

(Pending a site inspection to assess the suitability of the site for the development.)

(Councillor R B Hartfil declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H05/1110/95 Mr & Mrs B A Paul	O.A.	Demolition of existing building and residential development including siting and means of access at Fleet Road/Branches Lane, Fleet.

(Pending a site inspection to assess the suitability of the site for the development, and to assess the application in relation to other backland development along Branches Lane.)

(Councillor B A Paul declared an interest in the above application and left the Council Chamber prior to consideration thereof.)

(Councillor A M Newton entered the meeting during consideration of the application.)

H13/1140/95 Longhurst Housing Association Ltd	Demolition of existing unstable bungalow and construction of 2 semi-detached bungalows at 127 Broad Lane, Moulton.

(Pending a site inspection to assess the suitability of the site for the development.)

H16/1216/95 Mr & Mrs R J Lee	Bungalow and garage at Dolphin House, Horseshoe Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the development.)

H11/1223/95 Mr & Mrs J Banks	Alterations, extension and garage at Rainbow House, 37 Church Green, Long Sutton.

(Pending a site inspection to assess the suitability of the site for the development.)

MRS .LLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H15/1078/95

FULL

Applicant: Mr R Marshall
Tel:

Agent: John R Clayton
01775 750377

Description: Extension to steel-framed agricultural building to form packing shed

Location: Refrigerated Store
Quadring Bank
Quadring
Spalding Lincs

Valid date: 13-NOV-95
Target dates:
To case officer 20-NOV-95
Inspected by 27-NOV-95
Extra contacts 04-DEC-95
Report if not clear by 18-DEC-95

Terminal date: 08-JAN-96
Target Committee: 02-JAN-96
Report deadline: 19-DEC-95
Agreed TD Ext:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 312 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
J D & C Cleaver	Willow Cottage	17-NOV-95	08-DEC-95
Mr T J Gabbey	The Cottage	17-NOV-95	08-DEC-95
Miss Y Eskerigge	Stonerigg Farm	17-NOV-95	08-DEC-95
Mr & Mrs Baker	The Bungalow	17-NOV-95	08-DEC-95
Site/Press Advert	MIN	20-NOV-95	12-DEC-95
Clerk to Quadring PC	0775 820049	17-NOV-95	01-DEC-95
Cllr C A Fretwell	01775 750510	17-NOV-95	24-NOV-95
Cllr R B Hartfil	01775 820565	17-NOV-95	24-NOV-95

I.C.C. Obs Attached JRC 21/11/95

MRS . .LLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H15/1078/95

Applicant: Mr R Marshall
20 Market Place
Donington
Spalding
Lincs, PE11 4ST

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

Description: Extension to steel-framed agricultural building to form packing shed
Location: Refrigerated Store Quadring Bank Quadring Spalding Lincs

Type: FULL

27-FEB-96

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
Mrs S A Waltham
Director of Housing and Planning Services

(1) Miss Y Eskrigge
Stonerigge Farm
Quadring Bank
Quadring
Spalding, Lincs

(2) T J Gabbey
The Cottage
Quadring Bank

(3) J D & C Cleaver
Willow Cottage
Quadring Bank

(4) Mr & Mrs Baker
The Bungalow
Quadring Bank

Ifrobections can be made
contact agent. PM 2-1-96

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

H75/1078/95
1072/95
PJ

28th December.1995

Ack. 27/12

For the attention of:-
The Housing and Planning Dept.
South Holland District Council

ACTION
Attention of DCM
Discuss with
Copy to
File Ref.
Comments

Dear Mrs,Waltham,

re:- Planning Application at Mr.Marshall,s Yard
Quadring Bank

I am writing to register my opposition to any further granting of planning permission to Mr.Marshall, and refer you to my letter of the 11th August this year. (copy enclosed).

I am particularly concerned about the hard-standing at the rear of the bungalow adjacent to his yard. This was built without planning permission and Mr.Marshall has made no attempt to remove it - according to your directive that it should be removed within 2 months.
Mr Marshall is now proposing to reduce it to provide a road and access to a nearby field.

I have 2 points to make:-

(a) The field is only rented by Mr.Marshall on a temporary basis and this proposal suggests to me a ruse to retain the hard-standing.

(b) Is it not demeaning for the council to enter into negotiations to determins the extent to which they are to be allowed to enforce their own rulings. It was built illegally and it should be removed.

The other points in my previous letter are still relevant objections to the application.

In conclusion Mr.Marshall should not be granted any further planning permission, because - firstly he has shown contempt for the planning process and secondly he is unwilling to comply with any restrictions placed on his activities by the council for the benefit of the other residents in the area.

Yours faithfully.

T.J. GABBEY.

Copy sent to:-
Mr. Udy.

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

11th August 1995

For the attention of:-
The Housing and Planning Dept.
South Holland District Council

Dear Mrs Waltham,

re:- Planning Application at Marshall,s Yard. Quadring Bank.

I am writing to express my alarm at the seemingly unstoppable expansion of Marshalls yard. As you may be aware from my previous correspondence, I have always objected to the development of this site, as I feel it is inappropriate to this area. I had understood originally that this site was to be used to process Mr Marshalls own produce, but the rapid expansion has confirmed my original suspicions that he had much larger operations in mind.

My concerns are threefold:-

Firstly - is the disruption to the area. The yard is served by a narrow lane in which large lorries passing and manouvering is both a nuisance and a danger. My property is roughly opposite the yard, and as I work at home, I find the noise from lorries being loaded by deisel forklift trucks disturbing. I did not object to the last planning application for the new sheds because I understood they would be used to tidy the site by incorporating the office and toilet facilities, thereby removing the old caravan from the front of the site. I now know that this is not the case and they will be used as part of his continuing expansion. I still feel that the best place for an operation of this size should be close to a main road or on an industrial park.

Secondly - what limited restrictions have been placed on his activities have been completely ignored. The site is supposed to close at 5-30p.m but lorries have continued to be loaded until very late at night, and on occasions refrigerated units adding to the noise and nuisance.

Thirdly - at the rear of the bungalow adjoining the site, a length of hard standing has been laid without planning permission. This is covered with old machinery and broken pallets and is an eyesore. I understand that Mr.Marshall intends to use this as a roadway for manouvering lorries. This is really appalling. It should not be allowed to happen so close to the rear of a private dwelling. I object to planning permission being granted for this addition and would like it removed. It is plainly visible from my property and that of nearby residents.

These last points indicate that Mr.Marshall does not take the planning procedures seriously and suggests to me that the council is not interested in protecting the rights of the local residents to the peaceful enjoyment of their homes and of a healthy environment.

Yours faithfully

Copy sent to:-
Mr. Udy.

- Insert in Ctte report
16-1-96

OBJECTION

Miss Y Eskrigge
18.12.95. Stonerigge Farm
PSM 22-12 Quadring Bank.
Quadring
H15/1a7E/95 & H15/1a7E/96 RSV

Planning Application Re:-
Alteration of Farm Building and
Hardstanding at Marshalls Yard.

Dear Sir,

Having viewed the resubmitted plans for the above I would like to object to the location of the waste outlet from the packing shed. The outlet is proposed for the elevation overlooking my property, and having regard to the general 'mess' created presently from the outlet, I feel this to be a detrement to the visual aspect of the site.

I would also like to object regarding the proposed Hardstanding. The proposed turning circle impedes beyond the existing site boundary, a point I discussed in my original objection to these plans. If MR Marshall wishes to retain the road way as shown, I feel it is imperative that the roadway is restricted in width to a single track and conditions are imposed to ensure that no parking or storage is permitted on the roadway at any time. Failure to impose such restrictions will result in the site continuing in its present state as the roadway will only be used periodically

Yours Sincerely

M. Essengeye

SOUTH HOLLAND DISTRICT COUNCIL

COPY

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENT AND LEISURE SERVICES

DATE: 20/12/95

OUR REF: JC/SS/PC

TO: DIRECTOR OF HOUSING AND PLANNING SERVICES

YOUR REF:

Planning Application H15/1072/95
H15/1078/95
Building and hardstanding, Quadring Bank

I refer to my previous correspondence regarding this site and notwithstanding that previous consents have been given for the building, the siting of the waste elevator and trailer on the northern elevation would inevitably result in a greater overall impact on the bungalow than if it were positioned behind the new extension to the east. The proposed location of the trailer also increases the need for a greater hardstanding/manoeuvring area behind the bungalow.

Director of Environment and Leisure Services

QUADRING PARISH COUNCIL

'ROSSETT'
TOWNDAM LANE
DONINGTON
PE11 4TR

12-12-95

DR/PU

DCT
HP in due course.

SHDC
Housing & Planning
Received

RE: PLANS, H15/1078/95, H15/1072/95, H15/1044/95

Dear Sirs,

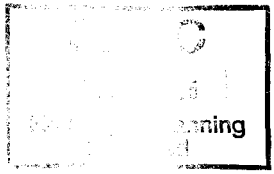
We believe that the above 3 plans should be considered at one and the same time. The site at present is very untidy and we believe has an order on it to remove some hardcore, which has not been complied with. The bungalow at the side of this site should be screened off and we think the planning officers should seriously study the plans to see what can be done for the surrounding area. The motors on the buildings should be sited the other side, away from the bungalow, as the restriction, as to hours of use on these motors is not being adhered to. Lorries are parking on the side of Quadring Bank to load/unload and there is no provision for this to be done off road. The site is very near to the line as to what is an agricultural site and what is an industrial site. We also are concerned over whether or not the buildings have 'a change of use' category on them as they are now being used for Import/Export. The output on this site is increasing and Mr Marshall does not seem to want to take notice of any Planning restrictions. A site visit is requested before any decision is made.

M V Stacey (CLERK)

MRS SAL. WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H15/1078/95

Applicant: Mr R Marshall
20 Market Place
Donington
Spalding
Lincs, PE11 4ST

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

Description: Extension to steel-framed agricultural building to form packing shed

Location: Refrigerated Store Quadring Bank
Quadring Spalding Lincs

Type: FULL

Date received: 13-NOV-95

17-NOV-95

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 01-DEC-95. 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
Mrs S A Waltham
Director of Housing and Planning Services

Clerk to Quadring PC
Rossett
Towndam Lane
Donington, Spalding, Lincs
PE11 4TR

FOR PARISH COUNCIL USE ONLY

Comments:

Signed:

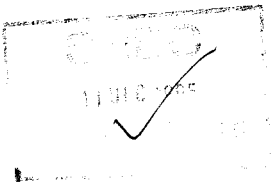
Our Ref: **FL/95/1/SH/0191**
Contact: Frank Lee

8 December 1995

NRA

National Rivers Authority
Anglian Region

Mrs Sally Waltham
Director of Housing & Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Madam

PLANNING APPLICATION NO. H15/1078/95
PROPOSAL: PACKING SHED - EXTENSION TO STEEL FRAMED AGRICULTURAL BUILDING
LOCATION: REFRIGERATED STORE QUADRING BANK, QUADRING
APPLICANT: MR R MARSHALL

I refer to your consultation received on 24 November 1995.

The Authority has no objection to the proposed development but wishes to make the following comments:-

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

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

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

Yours faithfully

F Lee

MERVYN PETTIFOR
Planning Manager

DES

Awarded for excellence

RON LINFIELD Area Manager (Northern)
PAUL FOSTER Regional General Manager

Area Office: Aqua House, Harvey Street, Lincoln, LN1 1TF.
Tel: (01522) 513100 Telefax: (01522) 512927

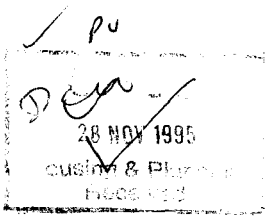
Printed on Recycled Paper

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

25 November 1995

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



Dear Sirs,

Re: Packing Shed Extension - Quadring Bank.

Your reference - H15/1078/95.

Thank you for your letter of 22nd Nov. and suggestion contained therein. Unfortunately the layout of the packing line will not permit the leaf-waste to discharge other than to the end of the proposed shed as currently shown, if the improvements planned for the operation are to be achieved.

A further practical (and visual) consideration is that, if the leaf-waste hopper were to be positioned at the rear, then the box pallets in this location would need resiting - presumably to the side as a consequence. This would be a greater impact to the bungalow side elevation. As you recall, it was intended to store those boxes which could not, periodically, be contained within the sheds, behind these buildings - and thus out of sight.

I am aware that any further development, or general box storage, can only be sensibly considered to the "hidden" rear area of the sheds. This space needs therefore to remain clear of any permanent operational process (like the waste outlet), or the cluttered situation will return. The owner has already taken steps to hire some storage off-site, pending this extension, and is removing other redundant items to clear the present untidy disputed area.

I trust you can accept the reasoning for not progressing your alternative suggestion, and hope to hear from you in due course.

Yours faithfully,

John R.Clayton.

Mobile: 0850 109698
Tel: (0775) 750377 Fax: (0775) 750311

Mr J R Clayton,
Sandacre Lodge,
North Drove,
Quadring Fen,
Spalding,
Lincs.
PE11 4QS.

Mr P Udy

PJU/JJ H15/1078/95

22 Nov 1995

Dear Sir,

EXTENSION TO STEEL FRAMED AGRICULTURAL BUILDING TO FORM PACKING SHED FOR MR R MARSHALL, QUADRING BANK.

The site has recently been visited following which I offer the following comments.

I would be grateful if the waste trailer could be located to the rear of the proposed packing shed. This will help with the improvement of the visual appearance of the site as a whole and will also place it out of view of the bungalow.

I look forward to hearing your comments on this and suggest that you submit an amended plan showing it in the new location. I enclose the necessary amendment forms.

Yours faithfully

Peter Udy

N Midlen
Development Control Manager

Enc.

MRS SALL. WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

PJ

SHDC
23 NOV 1995
Housing & Planning

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H15/1078/95

Applicant: Mr R Marshall
20 Market Place
Donington
Spalding
Lincs, PE11 4ST

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

Description: Extension to steel-framed agricultural building to form packing shed

Location: Refrigerated Store Quadring Bank Quadring Spalding Lincs

Type: FULL

Date received: 13-NOV-95

17-NOV-95

Dear Cllr R B Hartfil

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 24-NOV-95 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Cllr R B Hartfil
Komani House, 27 Malting Lane
Donington
Spalding, Lincs
PE11 4XA

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

OF ONGOING PROBLEMS LOCAL RESIDENTS HAVE WITH THIS SITE

Signed:

R B Hartfil

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

11 November 1995

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

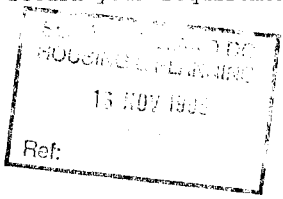
Dear Sirs,

Re: **H15/1078/95 - Steel-framed Packing Shed extension.**

I refer to your request for additional site & block plan information dated 10 Nov.

Since the current application amends a similar Approval, gained under H15/0158/March 94, this information is already in your possession.

Nevertheless, I herewith return your requirements as requested.



Yours faithfully,

for:
John R Clayton (Associates)

Mobile: 0850 109698
Tel: (0775) 750377 Fax: (0775) 750311

.RS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H15/1078/95

Applicant: Mr R Marshall
20 Market Place
Donington
Spalding
Lincs, PE11 4ST

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

Description: Extension to steel-framed agricultural building to form packing shed

Location: Refrigerated Store
Quadring Bank
Quadring
Spalding Lincs

Type: FULL

Date received: 08-NOV-95

10-NOV-95

Valid

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:

- Outline the site in red and any adjoining land under the same ownership in blue.
- Four copies of a scaled block plan showing the position of the building on site.

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 Lowe quoting the above reference.

Yours faithfully

pp K Lowe
Support Services Manager

John R Clayton
Associates

Sandacre Lodge
North Drove
Quadring Fen
Lincolnshire
PE11 4QS

04 November 1995

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

SOUTH HOLLAND DC
HOUSING
08 NOV 1995
Ref: 1078/95

Dear Sirs,

Re: **Packing Shed Extension - Quadring Cold Store, Quadring Bank.**

Further to our discussions I herewith enclose a new submission which separates the "non-contentious" Packing Shed element of the recently refused application from the hardstanding areas, which gave the Council cause for concern when included at that time.

You will recall that the original Packing Shed application was passed in March last year (H15/0158/94), and the current amended submission provides for a symmetrical roof line and slightly smaller plan area. Drawing No. P1/2/94 Amendment "**A**" refers.

You will already be aware that the Conditions of the original approval, regarding concreting, have since been undertaken by the site owner.

I hope this meets with your approval and that you are able to deal with this as soon as possible.

Yours faithfully,

for:
John R.Clayton (Assocs.)

Copy:
Mr.R.Marshall.

Mobile: 0850 109698
Tel: (0775) 750377 Fax: (0775) 750311

RECOMMENDATION/DECISION

NON–DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed PM Date 15-7

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

Cond^ns as on attached sheet.

Condition monitoring:

non–std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on–site review ☐

DC INSTRUCTION SHEET

APPLICATION REF: HIS/1078/95

Directions

7

☐ RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

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

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:

County .....
E Heritage .....
Societies ..... G ROW

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/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐	G ENV (See separate sheet)
Conservation	LB Demolish	.....	G* DEM
LB	Archaeology	.....	G ARC Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	.....	G* HAZ
	Specific	.....	Specify:
Other PLA ✓		.....	Specify: Neighbours as 0703/95

Case Officer: PJH

Senior Officer Confirmed PP DJR Date 12-11 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £30

Receipt No P6668

Date first Rec'd 08 NOV 1995

Registration

Reference H15/1078/95

Cross-Ref

Date 9/11

Validation

TYPE Full

Site area
No of dwellings
Floorspace 3125m

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 £ ~~[illegible]~~ NIL
transferred to H15/1072/95.
Additional £
Refund £

Nil fee
Discounted
Receipt No
Voucher No

Previous app – ref:
Type of app
Reason:
Date
Date

Information

Index sheet 33
Grid ref 520750 332400
Ward C
Parish QUADRING
Inside IBD NO
Inside LP area NO

Linked to site Ref 1375
Linked to property Ref

Constraints:
CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int
Dist Bound
Other:

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

Planning Records:
Earlier apps
793/89
1112/91
1152/94
158/94
703/95
139/94
480/93
1044/95 current

B Reg Records:
Already submitted – Ref:
Request needed
Requested
Card Comp.
Steel Framed Extn
Extn + handstanding
modification of Cardns
Steel Framed Ag Building

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H15/1075/95

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. Address or location

Quadring Bank, Quadring

3. Name, classification and number of road

III

4. Date application referred 21-11-95

5. State whether outline, detailed application etc.

Full

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

Extension to Steel Framed Agricultural Building to Form Packing Shed

7. 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:—

Delete as appropriate

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

b. (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: 21-11-95 Signed:

Director of Highways and Planning

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 7-11

Site Notice posted by PM
Date
Expiry 22-11

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

Similar building already has B.P.
Trailer should go to back elevation – at of site of
Bungalow. Hardstanding still littered with
implements.

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

1 F7 - Before the extension is commenced -

(drawing No SP1/7/95 B dated 3/7/95)

Delete as appropriate

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

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

(1) F7 Quadrant Bank

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