FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0162/93 Received:25-FEB-93 Type:FULL

Name: Lincolnshire County Council
County Offices
Newland
Lincoln

Agent: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln

Description: Change of use from Highways Depot to B1(Business Use)

Location : Pode Hole Highways Depot Bourne Road
Spalding Lincs

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

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

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

2 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Bourne Road.

3 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons

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

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

SOUTH HOLLAND DISTRICT COUNCIL

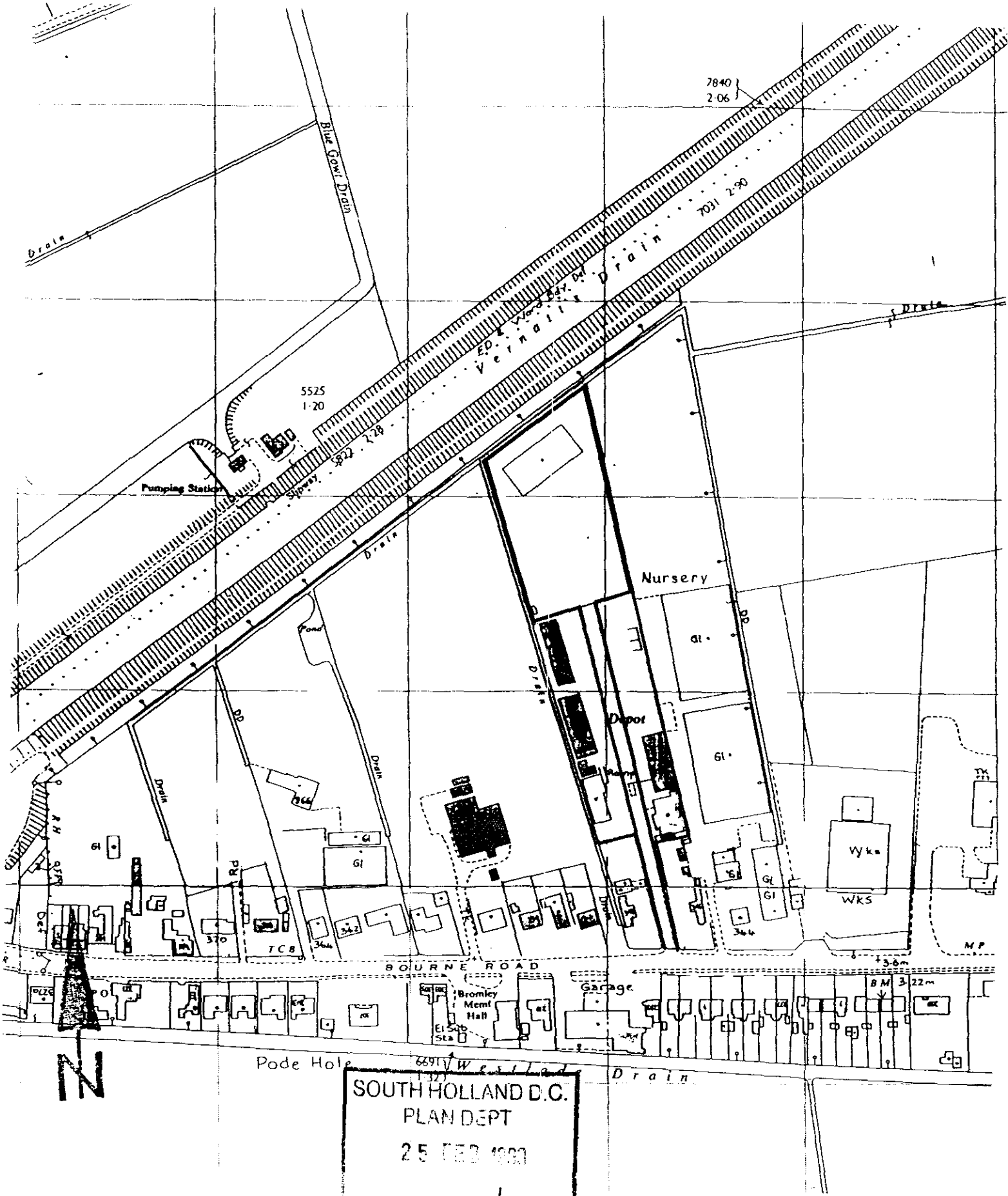
Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
23-APR-93 H16/0162/93

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)



SOUTH HOLLAND D.C.
PLAN DEPT
25 FEB 1993
REF 162/93

PODE HOLE HIGHWAYS DEPOT, BOURNE ROAD, SPALDING

(TF2121 / 2122)

scale 1:2500

date 1.92

drawn S. Short

L&BC

A4/1425/89

A Professional Consultancy of Lincolnshire County Council

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0162/93

Date Registered 25 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Lincolnshire County Council
County Offices
Newland
LINCOLN

Tel. No. 0522 552622

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Land and Buildings Consultancy
Lincolnshire County Council

Tel. No. 0522 552622
(Personal contact name) C F Scott

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Pode Hole Highways Depot
Bourne Road, Spalding

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Change of use from Highways Depot to B1

Please complete

Signed .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 If you consider no fee is payable include a written explanation instead.

Date 23.02.93

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 0.567 (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.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created: — sq. metres

B. Please state size of any new structure:- (a) max. height: — metres
(b) max. length: — metres
(c) max. width: — metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

Highways Depot

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

} To Existing systems

C. Please state whether a land drain will be affected — No

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	Yes	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

ACCESS TO THE SITE VIA THE COUNCIL'S RETAINED LAND - COLOURED YELLOW ON PLAN

INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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 floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ sq. m. Warehousing ____ sq. m.

Other ____ 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?	Not known	at this stage	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
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.	Not known		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: No		
If so, please explain the relationship			
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		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
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)	Not known at this stage		
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)	Not known at this stage		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Not known at this stage		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: No — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	Not known at this stage		

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 23.02.93

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 23.02.93

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 and to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer — Both sides of access

Site Inspection — Accuracy — Neighbours — Boundaries

Site features — Other — 346 + 348 Bourne Rd

* ~~Date~~ Pode Mole Done 8/3 Spalding PE11 3LL

Inspected by PDy
Date 5-3

Notice posted by PDy
Date 5-3

Resident Notices required

Sent — Delivered

* 8/3

Case Officer Conclusions

Land to rear of site. Shed on Drain boundary
Access in centre will require removal of large Salt heap
Open boundaries to both sides fields beyond.
Extra traffic on access will have effect on two dwellings to both sides

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve — Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

Pam 2-3

		Requested	Sent
Extra Publicity:			
	Departure ? D 3/3	✓	9/3/93
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	✓	.....
	Environmental Serv.	.....	4/3/93
	LB/Cons. Area – Local	.....	.....
	– Local & National	.....	.....
	– English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other: Residents	5/3	8/3

Case Officer PM Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt Issued P22978

Date first Rec'd 25 FEB 1993

Registration

Reference H16/0162/93

Cross-Ref N/A

Date 26/2

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 20

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 1991

OS No's

Grid ref 521670 323190

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Inside IBD NO.

Inside LP area NO.

Linked to site

Ref 1156

Linked to property

Ref

Planning Records:
Earlier apps 1954/90

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H16/0162/93 DATE RECEIVED: 25-FEB-93

TYPE: Full

DESCRIPTION: Change of use from Highways Depot to B1 (Business Use)

LOCATION: Pode Hole Highways Depot, Bourne Road, Spalding.

APPLICANT: Lincolnshire County Council

AGENT: Land and Buildings Consultancy

REASON FOR COMMITTEE CONSIDERATION

Development in countryside.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 20 APR 1993

RECOMMENDATION

Grant Permission.

PLANNING ISSUES

1 Site outside IBD but contains existing store building. Site presently used in connection with adjoining Highways Depot.

2 No overriding policy objection : B1 use - comprises office, research and development and light industry. Only concern centres on traffic noise; access runs between existing frontage dwellings.

REPRESENTATIONS

Env. Services: No objections in principle. Increased traffic movements during unsociable hours would have the most significant impact on dwellings. Hours of work condition may be appropriate.

Public: Objection from B M Hall.
- Road safety considerations.
- Highways opposed Son's application at West Pinchbeck. Similar grounds should apply.

---

1 TL1

SCHEDULE OF CONDITIONS

2 F1 - (Parking On Site).

3 F5 - (Turning Space).

4 F6 - (Loading and Unloading).

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

H16/0162/93

FULL

Applicant: Lincolnshire County Council
Tel: 0522 552622

Agent: Land & Buildings Consultan
0522 552622

Description: Change of use from Highways Depot to B1(Business Use)

Location: Pode Hole Highways Depot
Bourne Road
Spalding
Lincs

Valid date: 25-FEB-93
Target dates:
To case officer 04-MAR-93
Inspected by 11-MAR-93
Extra contacts 18-MAR-93
Report if not clear by 01-APR-93

Terminal date: 22-APR-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .57 HA
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	04-MAR-93	18-MAR-93
Cllr Mrs A M Newton	0775 762210	04-MAR-93	18-MAR-93
Cllr R C West	0775 760231 (Of	04-MAR-93	18-MAR-93
Dir of Environmental		04-MAR-93	18-MAR-93
Owner/Occupier, 346 Bourne Road		08-MAR-93	22-MAR-93
Owner/Occupier, 348 Bourne Road		08-MAR-93	22-MAR-93
Site/Press Advert DEP		09-MAR-93	30-MAR-93

L.C. — Mrs Mitchell 16.3

SITE DETAILS

Grid ref: 521670 322180
OS Sheets: 199 Parcel:

B[illegible]AN SMITH Dip TP MRTPI
[illegible]tor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

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Dir of Environmental		04-MAR-93	18-MAR-93
Site/Press Advert DEP		09-MAR-93	30-MAR-93

L.C.C. Ops Attached Jack 4/3/93

SITE DETAILS

Grid ref: 521670 322180
OS Sheets: 199 Parcel:

B[illegible]N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0162/93

Applicant: Lincolnshire County Council
County Offices
Newland
Lincoln

Agent: Land & Buildings Consulta
Lincolnshire County Counc
County Offices
Newland
Lincoln

Description: Change of use from Highways Depot to B1(Business Use)

Location: Pode Hole Highways Depot Bourne Road
Spalding Lincs

Type: FULL

27-APR-93

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

B M Hall
Bourne Road
West Pinchbeck
Spalding
Lincs. PE11 3NQ

B M Hall

BOURNE ROAD, WEST PINCHBECK, SPALDING, LINCS. PE11 3NQ ENGLAND

VAT Reg. No. 121 2441 29

Telephone: Pinchbeck Bars (0775 87) 339

24th March 1993.

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

OBJECTION

Dear Sir,

Ref: H16/0162/93 - Lincolnshire County Council,
Highways Department, Pode Hole Depot.

With reference to the above planning application, I oppose this plan on the same grounds as they opposed my sons' application (Mr R. M. Hall, Bourne Road, West Pinchbeck). As all the same road safety conditions apply, there are ten road junctions between the site at West Pinchbeck and the one at Pode Hole, that could well increase the volume of traffic two fold.

In excess of thirty five years I have used the site at West Pinchbeck and there has never been an accident or even a near miss, this is a better record than the Highways can claim at there junction.

It would seem the Highways Department are saying 'do as I say and not as I do' as they carted the majority of hard core on to the site at West Pinchbeck. If it it as unsafe as they maintain why did they expose there drivers and other people at risk by dumping at West Pinchbeck.

It is a known fact that a junction on a straight stretch of road is more dangerous than on or near a bend as drivers are more alert on the latter.

In my opinion this planning application should be refused, not only for justice to be done, but for it to be shown to be done.

Yours faithfully,

R. M. Hall.

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAR 1993 PJ

Attention of
DPO NPM
DOPO
HC ACP
Action by .....
Discuss with .....
Copies to .....

File Nos.

Acknowledge YES/NO
by
date 25/3

PM 74

S. HOLLAND D C – SECRETARYS DEPT.
RECEIVED
- 5 APR 1993
PASSED TO | FILE No. | INITIALS

26th March 1993

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 APR 1993 PJ

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0083
Contact: GILL THORNALLEY

Dear Sir,

Planning Application No. H16/0162/93

PROPOSAL: C/U FROM HIGHWAYS DEPOT TO B1 USE
LOCATION: PODE HOLE HIGHWAYS DEPOT, BOURNE ROAD SPALDING
APPLICANT: LCC

I refer to your consultation received on 16th March 1993.

The Authority has no objection to the proposal provided the following conditions are included in any approval:

CONDITION: As the proposed site is outside the sewered area, provision shall be made for connecting to the public sewer when it becomes available.
REASON: To provide for satisfactory long term drainage of the site.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.
REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).
REASON: To prevent pollution of the water environment.

CONDITION: No part of the soakaway system shall be more than 2 metres below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No foul sewage or trade effluent, including cooling water

contd ...

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

NRA

containing chemical additives, or vehicle washing water, including steam cleaning effluent, shall be discharged to the surface water drainage system.

REASON: To prevent pollution of the water environment.

CONDITION: Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.

REASON: To prevent pollution of the water environment.

CONDITION: Surface water from impermeable vehicle parking areas and service areas shall be passed through a storm by-pass oil interceptor. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving minimum 6 minutes retention in each interception chamber.

REASON: To prevent pollution of the water environment.

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

REASON: To prevent pollution of the water environment.

CONDITION: 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.

REASON: To prevent pollution of the water environment.

CONDITION: All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

REASON: To prevent pollution of the water environment.

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

A separate Consent is required from the NRA for any proposed trade or sewage effluent discharge to a watercourse or other controlled waters (or to soakaway if notice has been given by the NRA of "relevant prohibition") under the provisions of Schedule 10 of the Water Resources Act 1991.

Controlled water includes stream, underground waters, reservoirs, estuaries and coastal waters.

contd ...

NRA

Advice to Planning Authority

The Welland and Deepings Internal Drainage Board were consulted and their response letter is enclosed.

Advice to Applicant

The developer should consult with the NRA on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas.

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

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

The above comments are made strictly on the understanding that no part of the site will be used for:-

a) Reprocessing of Waste Oils.
b) Formulation or storage of pesticides or related agrochemicals.
c) Formulation, storage or use of chlorinated organic solvents.
d) Timber treatment.

Yours faithfully

R. Morgan
Planning Engineer

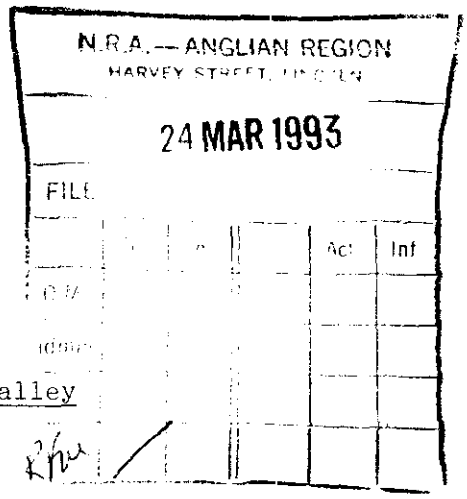
Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. JH/TF/P/S/2
Your Ref.

This matter is being handled by John Honnor



22nd March, 1993

Planning Engineer,
National Rivers Authority,
Harvey Street,
Lincoln.
LN1 1TF.

For the attention of G. Thornalley

Dear Sirs,

H16/0162/93 - N.R.A. Ref. 93/1/SH/0083
Change of Use from Highways Depot to B1 Use
Lincolnshire County Council - Pode Hole Depot

I refer to the above planning application.

The area around the existing depot is poorly drained as has been adversly affected by surface water runoff from the depot.

If the new use requires a better standard of surface water drainage or produces more runoff then an improved outfall system will be required across land in other ownership.

If additional surface water runoff is required to be accepted into the Board's Park Drain, the Board's consent will be required. This consent will be subject to an infrastructure improvement charge to be determined when full details of any new construction is available.

Yours faithfully,

General Manager.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 15.3.93

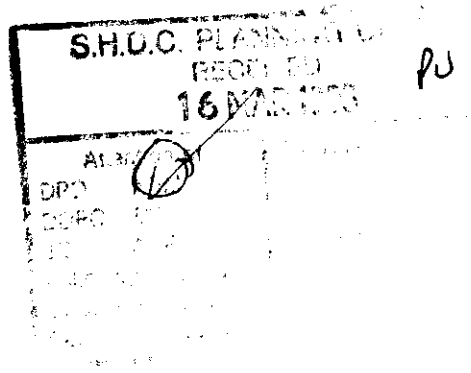
OUR REF: JC/SS/PC

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

Planning Application H16/0162/93
Industrial B1 use, Bourne Road, Pode Hole

I write with reference to the above and whilst I have no objections in principle to a light industrial classification I would suggest that increased traffic movements during unsociable hours would have the most significant impact on the dwellings adjacent to the access road and an hours of work condition may therefore be appropriate.

Director of Environmental Services



Welland and Deepings
Internal Drainage Board

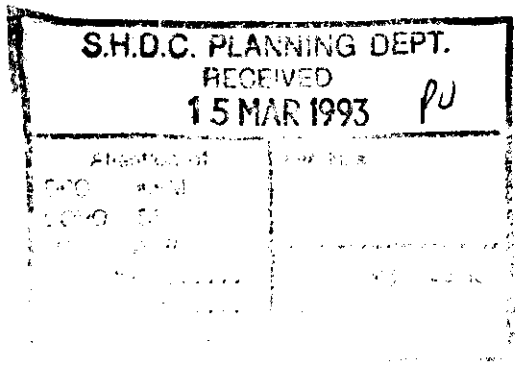
Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. JH/TF/P/S/2
Your Ref.

This matter is
being handled by
John Honnor

11th March, 1993



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

Dear Sirs,

Planning Application No. H16/0162/93
Lincolnshire County Council - Change of Use of
Highways Depot

I refer to the above planning application.

The surface water outfall drains between this site and the Board's Pennygate Drain are in poor condition and may require improvement depending on the drainage standard required by any new users of the site.

Yours faithfully,

General Manager.

complete.
The effect of the Order is as indicated by traffic signs, to prohibit vehicles from entering or proceeding along Surfleet Road, from a point 10 metres south of its junction with Station Road, for a distance of 100 metres in a southerly direction.
Exemptions have been provided in the Order for vehicles being used -
(a) in connection with the said works;
(b) for access to property;
(c) for police, fire brigade or ambulance purposes; or
(d) at the direction, or with the permission of a police constable in uniform or of a traffic warden.
ALTERNATIVE ROUTE:
Traffic north of Surfleet Bridge will be directed northwards along the A16 to Sutterton Roundabout, along the A17 as far as its junction with the A151 at Holbeach, then westward along the A151 and A1105 to rejoin the A16 to the south of Surfleet Bridge.
Traffic south of Surfleet Bridge will follow the same route in the opposite direction.

A QUAIL
A Higher Executive Officer in the Department of Transport

THE DEPARTMENT OF TRANSPORT

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following proposals do no accord with the provisions of the relevant Development Plan.

H14/0173/93
Mr N. Purvis — FULL
Erect industrial storage shed for purposes of storage and mixing of aggregates during production process.
Rear: Fishermans Arms PH Pode Hole, Spalding, Lincs.

H16/0162/93
Lincolnshire County Council — FULL
Change of use from Highways Depot to B1 (Business Use)
Pode Hole Highways Depot, Bourne Road, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H04/0185/93
Mr C. M. Mew — FULL
Change of use to office from ground floor shop and first floor flat.
24 & 24A Market Place, Donington, Spalding.

H16/0167/93
Abbey National plc — FULL
New shop front with disabled access
13/14 Bridge Street, Spalding, Lincs.

H16/0168/93
Abbey National plc — ADVERTISEMENT
New fascia sign, retain projecting sign, new Abbeylink sign above ATM, plus internal window display.
13/14 Bridge Street, Spalding, Lincs.

H16/0189/93
R. L. Todd & C. J. Rahman — FULL
New shop door to cover in porchway
6 Sheep Market, Spalding.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH
Director of Planning and Building Control Services

March 9th, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

2t4083 ± WVN

DUE TO POPULAR DEMAND
ANDY & SANDY
wish to announce the opening of their
COMPLETE DOG GROOMING SERVICE
ALL BREEDS
Groomed with qualified expert care.
Handstripping, clipping, or just a "wash and brush up"
Collection, delivery, kindness at all times
Agents for ROYAL CANIN Dog Food
10% Discount During March
Advice on nutrition freely given
Roslyn,
Home of "Alssala" rough collies
Main Road (A151)
Whaplode, Spalding
TEL: 0406 23266
For Appointment
03634

BUSINESS OPPORTUNITIES

COMPUTER HELP
For help, advice or tuition in your own home or at your business with all major software and computer systems ... call COMPUTER HELP! We visit your home or business and help you with your own computer, including staff training.
COMPUTER HELP
10 Hague Court, Spalding PE11 3HT
Tel: 0775 710431 or 0406 380575
WVN 4081

TENDERS

LAND FOR SALE BY TENDER
7.56 Acres, well drained at Huntsgate, Gedney.
OFFERS IN BY MARCH 26th, 1993
Write to Box No. 50160,
Newspaper Offices,
The Cresent, Spalding PE11 1AB

WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD
SURPLUS PLANT FOR SALE BY TENDER
1982 Diesel Dodge Truck — 2 ton capacity with 10'-6' aluminium body — MoT to end of June 1993.
1990 1700cc Astra LS Diesel estate car — MoT to April 1994.
Bonsor 700 hyd Fork Lift — Serial No 00802793CE. Rated capacity 2948 kg at 600mm centres.
Details of conditions and sale and tender forms from:
J. HONNOR Esq
General Manager
Deeping House, Welland Terrace, Spalding, Lincs PE11 2TD
Tel: Spalding 725861 Bs3538 ± WVN

13th/14th March, 1993
A date for your diary
MALLETTS CARAVANS KING'S LYNN
Caravan Extravaganza
Special Promotional Offers
★ COACHMAN ★
★ ELDDIS ★
plus 60 Used Models displayed.
Massive 48 Hour Blitz
Free Prize Draw.
Goodies for Kiddies.
Refreshments Available.
SAT 13th/SUN 14th MARCH
H. John Mallett Ltd
Hardwick Road, King's Lynn
Tel (0553) 773876
DL4017 D3193CD2 43/192 3

REMOVALS & STORAGE

★ REMOVALS
★ STORAGE
★ HOUSE CLEARANCE
Telephone:
STAN ROBINSON
Spalding 768283
5h± WVN3000

EASTLEA HOUSE
7 Fleet Street
Holbeach
★ Removal service
★ Light haulage
★ House clearance service
Tel: Holbeach (0406) 23812

D.P. BARGAINS
House Clearances
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Single items bought
ONLY CASH PAID
Removals. Low rates. Done quickly and efficiently
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outfit. Tel: (0406) 370108.
DOG grooming with care, kindness and confidence. All breeds groomed to perfection by canine beautician. Collection service available. For appointments. Tel Sue on Spalding 760576.
SHORT "N" CURLIES Mobile Dog Grooming in the comfort of your own home. All dogs treated with the best care and attention. Tel Kym: 0775 712542 or 0775 761008.

LPP 9/3/93

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H16/0162/93
Description: Change of use from Highways Depot to B1(Business Use)

Location: Pode Hole Highways Depot
Bourne Road
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 30-MAR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

09-MAR-93

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0162/93

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	1	6	2	2	1

2. Address or location

Highways Depot, Pode Hole, Spalding

3. Name, classification and number of road

I (A151)

4. Date application referred 4/3/93

5. State whether outline, detailed application etc.

Full

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

Change of use from Highways Depot to Business use (B1)

7. Delete as appropriate

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

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

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

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

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

Date: 4/3/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) FI

(2) FS

(3) FC

Delete as appropriate

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

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

(1) FI

(2) FS

(3) FC

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

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

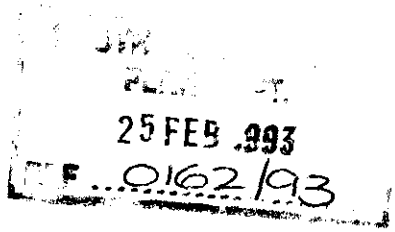
L&BC

Keith Stevens
Dipl Arch RIBA
General Manager

When calling please ask for

C F SCOTT
Direct Line (0522) 552622

South Holland District Council
Planning and Building Control Department
County Offices
Priory Road
Spalding
LINCS PE11 2XE



YOUR REF: PJU/SJS H14/1165/84

MY REF: 895/CFS/SP

23 February 1993

Dear Sirs

PODE HOLE HIGHWAYS DEPOT - BOURNE ROAD, SPALDING

I thank you for your letter dated 18 February in connection with the above and note the contents thereof.

I enclose herewith planning application forms requesting consent for "Change of Use" to B1 use.

The Highways Depot is, at the moment, too large for the purpose and it is hoped that the subject land, which will be accessed through the Depot, can be sold or leased to provide funds for the further development of the Council's retained land.

Some of the questions on the form cannot be answered at this stage although it is hoped, if the application is successful, that the opportunity will exist to create some new jobs or facilitate the expansion of an existing local business.

Please contact Mr C F Scott if you require any further information.

Yours faithfully

for General Manager

A. M. Hey FRICS
Head of Practice
Estate Services

J. D. Trafford FRICS
Head of Practice
Design Services

J. L. Wilcox BSc CEng FIEE FCIBSE
Head of Practice
Building Services

S. J. Parkinson MAAT
Business Manager

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 : P2298
Date received : 25-FEB-93

Received from

LCC

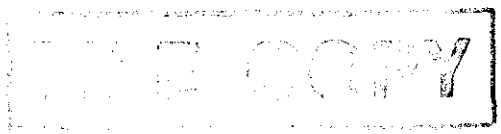
Address

County Offices
Newland
Lincoln

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....A. Lowe....
(Authorised Collector)



Lincolnshire County Council

LCP.16

Deemed Planning Permission

Town and Country Planning Act 1971

Town and Country Planning General Regulations 1976

Date of Proposal 3 November 1980 Planning Reference No. S/16/1284/80

Part 1 Planning Permission

† 1. On 15 December 80 the Lincolnshire County Council resolved, for the purposes of Regulation 4 (5) of the Town and Country Planning General Regulations 1976, to carry out the following development

or † 1. On ~~the Lincolnshire County Council resolved, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to authorise the carrying out of the following development~~

erect a salt barn at the Divisional Highways Depot,

namely, to Pode Hole, Spalding.

2. Take notice that Planning Permission is thereby deemed to have been granted, on that date, by the Secretary of State for the Environment to carry out that development subject to the following condition(s)

† *Complete as appropriate*

Part 2 Condition(s)

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

The reason(s) for the condition(s) is (are):-

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Signed R.O.P.
Director of Administration

Date 22 December 1980

NOTES:

1. *This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1976). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.*
2. *This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.*

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 20th April, 1993.

PRESENT

Councillors:

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

Mr. T. Barker	Mr. C.F. Fisher	Mr. M.S.L. Rollinson
Mr. A.J. Biggadike	Mr. J. Goodley	Mr. D.A. Tennant
Mr. N.I.Capes	Mr. N.P. Judge, M.B.E.	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mr. E.N. Davies	Mr. B.A. Paul	Mr. M.C. White
Mr. J.T. Davis	Mr. J.R. Pearl	

Councillor Mrs. A.M. Newton attended the meeting as an ex officio non-voting member.

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

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors Mrs. P.J. Buffham, J. Clark, J.A. Dobney, Mrs. E.O. Hall-Patch and W.D. Skells.

266. MINUTES

The Minutes of the meeting held on 31st March, 1993 were signed by the Chairman as a correct record.

267. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H05/0854/92 Humfield Hargate Ltd		Extension to cafe and restaurant and upgrading of parking area at Washway Road, Fleet.
H12/1165/92 Mr A J Folley	O.A.	Residential development (renewal of outline planning permission H12/1218/89) O.S. No. Part 3239 Lowgate, Lutton.
H16/0162/93 Lincolnshire County Council		Change of use from Highways Depot to B1 (Business Use) Pode Hole Highways Depot, Bourne Road, Spalding.
H14/0214/93 Mr D Pite		Change of use to horticultural and wholesale distribution of plants and dried flowers on land off Burtey Fen Lane, Pinchbeck.