Our Ref: H16/0176/02

Your Ref:

Contact: Mr P Udy

FILE COPY

Arctica
14 Barn Hill
Stamford
PE9 2AE

For the Attention of Mr J Willis

23 April 2003

Dear Mr Willis

Project Cerberus, Geest Prepared Foods – West Marsh Road, Spalding.

I reply to your letters which were received on 12 September and 24 October 2002 and apologise for the delay in responding.

The amended proposal was considered to be too great an alteration to that which received planning permission for us to be able to accept it as an amendment. I appreciate that much of the impact of the proposal will be the same as the original planning permission but since the proposal is development requiring planning permission it is my opinion that the only way that this can be resolved is through the submission of a planning application.

I do not consider that the submission of an application to amend a condition of the planning permission to enable the proposed amended scheme to be constructed is possible. There are no conditions on the planning permission which could be modified to enable an amended design.

The building is currently unauthorised owing to not being in accordance with the planning permission, and will remain so for a period of 4 years from the date the operations were substantially completed.

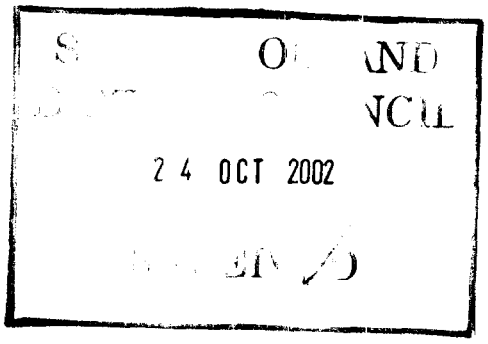
Yours sincerely

Peter Udy
Planning Officer

ARCTICA

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

Mr Peter Udy
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



PU

22 October 2002

Dear Mr Udy,

Re: Project Cerberus, Geest Prepared Foods, West Marsh Road, Spalding
Application Reference: H16/0176/02

I attach a copy of our letter to you in early September regarding the current status of this project.

The building is now half built and we still have to agree the best way forward to ensure the Planning Permission we obtained covers our client for the precise building we are constructing.

I fully appreciate that you have 2 colleagues off sick, and the resulting workload is against you, but we would appreciate an agreement to one of our proposals set out in the attached letter.

Yours sincerely

Jo Willis

cc Mr T Doyle – Geest, Dips and Dressings

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14 Barn Hill, Stamford PE9 2AE
Tel: 01780 758575 Fax: 01780 758501
E-mail: succeed@arctica.co.uk

Directors: Jo Willis RIBA Niall McQuitty RIBA
Arctica Ltd. Registered in England No: 3881922
Reg. Off No. 4 PE9 3LR

Mr Peter Udy
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

10 September 2002

Dear Mr Udy,

Re: Project Cerberus, Geest Prepared Foods, West Marsh Road, Spalding
Application Reference: H16/0176/02

Following the issue of amended drawings with our letter of 9 July, we received a reply stating that SKDC could not accept these changes as amendments to the approved plans and that you require a full new application.

This would require a further application fee of £9500 based on the floor area. This would then fund your full procedures including all public consultations etc and no doubt another dialogue with County Highways!

I implied the following in my letter of 9 July:-

- The manufacturing process is the same as before
- The capacity is the same as before
- The raw materials, waste etc as before
- The vehicular movements are as before
- The drainage requirements are as before
- The flood assessment is identical
- The siting is almost identical
- The scale and form of the building is very similar

However, the floor area reduces from 4500m² to 3200m² and the 2 first floor areas have been omitted. Also a chimney has been added for which Geest already have Clean Air Act approval. On this basis, I can see no reason for public consultation, especially Highways, Drainage Board, Environment Agency.

With regard to yourselves preparing a report to Councillors etc., it would seem an unnecessary exercise.

Therefore, I would request a reconsideration of SKDC's request.

Our two suggestions are:-

Either A. We make a financial contribution to cover your administration costs in getting the records up to date.

Or B. We make an application to vary the previous approved application is conditions with the standard fee of £220.

Bearing in mind the publicly acknowledged overloading of the National Planning System, further unnecessary applications seem questionable – I await your reply.

Yours sincerely

Jo Willis

cc Mr T Doyle – Geest, Dips and Dressings

ARCTICA

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

Mr Peter Udy
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

12 SEP 2002

PU

10 September 2002

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Re: Project Cerberus, Geest Prepared Foods, West Marsh Road, Spalding
Application Reference: H16/0176/02

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E-mail: succeed@arctica.co.uk

Directors: Jo Willis RIBA Niall McQuitty RIBA
Arctica Ltd. Registered in England No: 3881922
Reg. Off No. 4 PE9 3LR

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Yours sincerely

pp JMMarjo

Jo Willis

cc Mr T Doyle – Geest, Dips and Dressings

PLANNING AMENDMENT

For office use only

Application No. H16/0176/02/A1

Date Registered 11 JUL 02

Case Officer Peter Udy

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GEEST PROPERTIES

Tel. No.

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

ARTICA LTD.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GEEST PREPARED FOODS, WEST MARSH ROAD.

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0176/02.

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted [✓]
If yes, submit two forms and two plans.

or

B — Amendment is to a proposal currently being considered [ ]
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

NEW DIPS FACTORY ATTACHED TO EXISTING WAREHOUSE

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

SEE ATTACHED PLANS.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

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

Has a similar amendment been submitted under Building Regulations? Yes / No

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H16/0176/02

Original Applicant:
Geest Properties
Geest plc
Midgate House
Midgate
Peterborough PE1 1TN

Original Agent:
Arctica Ltd
Orion House
14 Barn Hill
Stamford
Lincs PE9 2AF

Description: New dips factory attached to existing warehouse

Location: Geest Prepared Foods
West Marsh Road
Spalding

Amendment: Reduction in size of building and relocation of bund
Dwg.Nos.02-02/201RevB; /202RevH; 203RevE & /204RevE

05-AUG-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED AMENDMENT

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Application Amendments

Application H16/0176/02 ? Location Geest Prepared Foods
West Marsh Road
Spalding

Postcode House Number

Amendment 1 Date 11-07-2002

Type POS Post-Decision
Sub-Type

X Description Reduction in size of building + relocation of bund. X

Long Description

Description please

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☐

Registered 8/2/07

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Is it an amendment in principle? ~~Immaterial/Needs~~ new app

Confirmed: DM 2-8-07

Give a revised description if the details accepted are different to the submission:

Acceptance issued: 5/2/07 #1

Spoke to DM too major a change in size + movement of road.

ARCTICA

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

Planning & Development
11 JUL 2002
Ref

Mr Peter Udy
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

AMENDED PLAN
Ref. A\1

9 July 2002

.

Dear Udy,

Re: Project Cerberus, Geest Prepared Foods, West Marsh Road, Spalding
Application Reference: H16/0176/02

As discussed, the design for Project Cerberus has changed since the application in February 2002. The principle changes are that the floor area has reduced from 4500m^2 to 3200m^2, and the first floor areas have been omitted. The manufacturing capacity, methods, and products remain the same.

To illustrate the changes we enclose 4 copies of the following drawings: -

02-02/201B Site Plan
02-02/202G Proposed Layout
02-02/203E Sections
02-02/204E Elevations

The intended external colours & materials are as noted on drawing 204, & match the adjacent warehouse.

Could you please consider these as an amendment to the previous application.

Yours sincerely,

Jo Willis
CC Mr T Doyle – Geest, Dips and Dressings

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ARCTICA

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT

SHDC
Planning & Development
11 JUL 2002
Ref 176/02

Project:	**Geest, Project Cerberus**
Title:	**Existing Drawings and General Arrangements**

Drawings Issued to:																			
	Day:	09	16	23	27	30	06	27	27	03	05	09	09	09					
	Month:	05	05	05	05	05	06	06	06	07	07	07	07	07					
	Year:	02	02	02	02	02	02	02	02	02	02	02	02	02					
Geest	John McLeod	1	1	1		1	1	1				1							
Geest	Terry Doyle	1	1	1		1	1	1				1							
Geest	Jo Hunter		1	1		1	1	1				1							
Davis Langdon and Everest		1	1	1		2	1	1	4	2		1							
Rigby & Partners		1	1	1		1	1	1				1							
Posford Haskoning		1	1	1		1	1	1				1							
Hannah Reed Assoc.		1	1	1		1	1	1				1							
SHDC Building Control					4														
Safety Services Refrigeration								1				1							
Lindum Construction											5	2							
Planners Letter													4						
Tender																			
File		1	1	1	1	1	1	1		1	1			1					

No:	Title		Construction
	Pre Construction Period Programme	/ /	
	Construction Period Programme	/	
S1	Existing Site Layout		
S2	Warehouse Elevations		
200	Location Plan	/	
201	Proposed Site Layout	/ A A A B B B	
202	Proposed Plan	A B C D D G G G G H H H	
203	Proposed Sections	/ A B D D E E E E	
204	Proposed Elevations	/ A B D D E E	
205	Proposed Drainage & Roof	/ A A B C C E E	
206	Fire Precautions	/ /	
240	Proposed Details	/ B B B	
241	Link Details	/ / C C	

AMENDED PLAN
Ref. 4/1

14 Barn Hill, Stamford, PE9 2 AE
Tel: 01780 758575 Fax: 01780 758501
E-mail: succeed@arctica.co.uk