SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0210/92

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Description: Change of use from horticultural, distribution and offices to builders depot with offices

Location: Hawthorn Bank
Spalding

Type: FULL

Date received: 20-FEB-92

23-FEB-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

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)

PLANNING APPLICATION

For office use only

Application No. H16|0210|92

Date Registered 17 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.,
519, BROADGATE,
WESTON HILLS,
NR. SPALDING.

Tel. No. 0406 380532

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HAWTHORN BANK, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM HORTICULTURAL, DISTRIBUTION AND OFFICES TO BUILDERS DEPOT WITH OFFICES

Please complete

Signed. H Price

Date. 10.2.92

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓]

B. If new dwellings are proposed, please state how many: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: NOT APPLICABLE 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.

DISTRIBUTION AND OFFICES CONNECTED WITH HORTICULTURE

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: HAWTHORN BANK

Will there be — Individual access(es) [ ] New estate road [✓]

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

AS EXISTING

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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — TO S.W. SEWER

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

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

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.	[ ]	→ Date: Consultee(s):
Is this application related to a previous submission	[ ]	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ✓

B. The proposal involves the creation of or an alteration in total **gross** floorspace

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ 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?	23		6
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	29 Staff to be transferred from Weston Hills.		
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	Woodworking machinery only		
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	See other Change of Use applications		
Is the proposal related to an existing use on or near the site? State Yes or No	YES		
If so, please explain the relationship	We wish to centralise our offices in close proximity to building operations		
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	YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	650 m^2 Storage and workshops 300 m^2 offices. Future use to be determined.		
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)	Existing parking and loading arrangements are satisfactory.		
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)	15 H.G.V's 30 Private Cars		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	2 Skips per week :- 1 metal 1 Rubbish.		
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No	NO		
What provision is being made for access to the premises for the disabled?	Existing		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 H Price (Applicant/~~Agent~~) Date 17/2/92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 H Price Applicant/~~Agent~~) Date 17/2/92.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

92e94 105-123 (ODD)

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy — Yes .... No ....

Ward member request — Yes .... No ....

Recommend approval against material objection — Yes ....

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

No ....

[Reason:

Other circumstances needing Committee decision — Yes ....

Flagged by Senior Officer
Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)

Other info. viz:
Signed .....

Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

PM
26-2
[redacted]

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport ✓ proximity to Railway x-ing
Env Health ✓
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..110...

Receipt Issued ..... No. P693

Date First Received 17 FEB 1992

REGISTRATION

REFERENCE H16/0210/92

Cross-Ref N/A

Date 18/2/92

VALIDATION Date 18/2/92

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

B. Builder

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 21-2

Index Sheets 219 OS Nos ..... Grid Ref 523600 321700

Ward ..... Parish ..... TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Other: Grade

Inside IBD ..... Inside LP Area .....

Linked to site.....Ref...350 Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0210/92 Type: FULL

Applicant: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Builders
Tel: 0406 380532 0406 380532

Description: Change of use from horticultural, distribution and offices to builders depot with offices
Location: Hawthorn Bank
Spalding

Valid date: 20-FEB-92
Target dates:
To case officer 25-FEB-92
Inspected by 01-MAR-92
Extra contacts 06-MAR-92
Report if not clear by 26-MAR-92

Terminal date: 16-APR-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier			
Cllr C F Fisher	0775 725983	26-FEB-92	11-MAR-92
Cllr Mrs A M Newton	0775 762210	26-FEB-92	11-MAR-92
Cllr R C West	0775 760231 (Of	26-FEB-92	11-MAR-92
Department of Transp	0602 476121	16-MAR-92	30-MAR-92
Dir of Environmental		16-MAR-92	30-MAR-92
Owner/Occupier		22 MAY 92	5 JUNE 92

L.C.C – Obs Attached JCR 8/6/92

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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Report if not clear by 26-MAR-92 ~~PJ~~ UDY DJR

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Department of Transp	0602 476121	16-MAR-92	30-MAR-92
Dir of Environmental		16-MAR-92	30-MAR-92

L C C - see H/R/33 dated 2/4/92

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

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Inspected by	01-MAR-92		
Extra contacts	06-MAR-92	Case Officer:	
Report if not clear by	26-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
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Cllr Mrs A M Newton	0775 762210	26-FEB-92	11-MAR-92
Cllr R C West	0775 760231 (Of	26-FEB-92	11-MAR-92

L.C.C plan taken 12-3-92.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E10

Your Ref: DJR/JJ H16/210/92 & H16/211/92

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs.

22nd February 1993

Dear Sir,

Re: Change of Use of Horticultural Distribution and Offices to Builders Depot at Hawthorn Bank, Spalding

With reference to your recent letter, I confirm that the above applications are withdrawn.

Yours faithfully,

HPrice

HOWARD PRICE

Adm
R. Prepare

W/D
notice
DR 23/2

S.H.D.C. PLANNING DEPT.
RECEIVED
23 FEB 1993

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

NHBC REGISTERED NUMBER 28899

Broadgate Builders,
Broadgate House,
Weston Hills,
Spalding,
Lincs.
PE12 6DB.

Mr D Roberts

DJR/JJ H16/210/92
H16/211/92

19 Feb 1993

Dear Sir,

PLANNING APPLICATIONS. CHANGES OF USE OF HORTICULTURAL, DISTRIBUTION AND OFFICES, TO BUILDERS DEPOT ETC.

Further to our previous discussions in relation to the above applications. I had understood from the discussions that it was your intention to withdraw the above applications, given the fact that the site is now occupied by FESA.

I would be grateful if you could confirm whether or not this is still your intention.

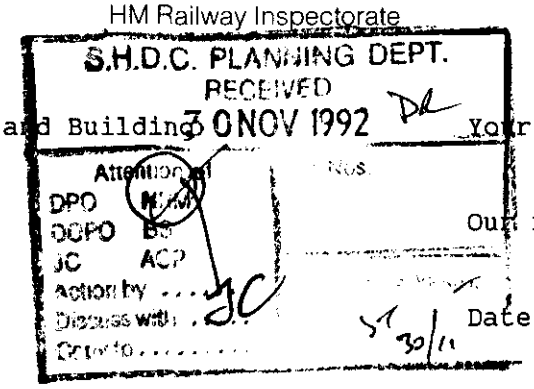
Yours faithfully

N Aitken
Principal Planning Officer
Development Control

HSE

Health & Safety Executive

HM Railway Inspectorate



Director of Planning and Building Control Services
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your ref: DJR/JJ H16/0209/92 H16/210/92 H16/211/92

Our ref: RI 1/3/0355

Date: 27 November 1992

PLANNING APPLICATIONS: HAWTHORN BANK LEVEL CROSSING, SPALDING

Thank you for your letter of 28th July 1992. I am sorry for the delay in reply.

I would be grateful if you let us know what progress has been made on the planning applications.

In the meantime we will be keeping our objection to all three applications outlined in the Inspectorates letter of 24 April 1992 until it becomes clear exactly what is proposed and the effect of the deletion of the proposed distributor road.

Yours faithfully

Zafar

KHALID ZAFAR
HM Railway Inspectorate

Baynards House, 1 Chepstow Place, Westbourne Grove, London W2 4TF
Tel: 071-243 6000 Fax: 071-243 6521 Telex: 25683

File note 210/211/92

DC spoke to Mr Clark. 24/6/92.

He requested that these applications be held in abeyance until further notice pending the resolution of other matters relating to this site.

... FROM HORTICULTURAL, DISTRIBUTION & OFFICES TO BUILDERS DEPOT WITH OFFICES.

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. 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.~~

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0210/92.

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 HAWTHORN BANK - SPALDING.

3. Name, classification and number of road UC

4. Date application referred 12-3-92.

5. State whether outline, detailed application etc. FULL.

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

CHANGE OF USE FROM HORTICULTURAL, DISTRIBUTION & OFFICES TO BUILDERS DEPOT WITH OFFICES.

7. Delete as appropriate

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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: 8/6/92. Signed: J Emmerson
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) There shall be no new direct access made from the site to Hawthorn Bank.

(2) ~~The~~ The existing hardstanding areas within the site shall be available at all times the premises are in use for the parking, loading, unloading and turning of vehicles within the site

Delete as appropriate

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

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

(1) B1

(2) F4.

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

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E10

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

30th April 1992

Dear Sir,

Re: Planning Applications H16/210/92, H16/211/92 H16/209/92 and H16/215/92 - Residential Development and Change of Use Hawthorn Bank, Spalding

With reference to your recent letter, I have discussed the highway implications with Chris Briggs of Lincolnshire County Council.

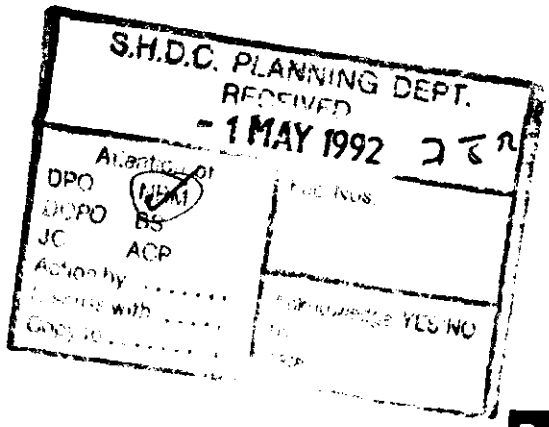
I believe he has now been instructed by the Planning Department to consider the future highway network and vehicle movements in this area an to report back once a considered view has been reached. Bearing this in mind, I am willing to accept a deferment of applications H16/0215 and 0209 pending further advise from Lincolnshire County Council.

Furthermore I agree to the deletion of the new distributor road from applications H16/210/92 and H16/211/92 to allow a determination.

If you feel it would be beneficial to have an early meeting to discuss the realignment of the boundary of application H16/0215/92, I am available to meet your officers whenever is appropriate.

Yours faithfully,

HOWARD PRICE



Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
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South Holland District Council
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Priory Road
Spalding
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30th April 1992

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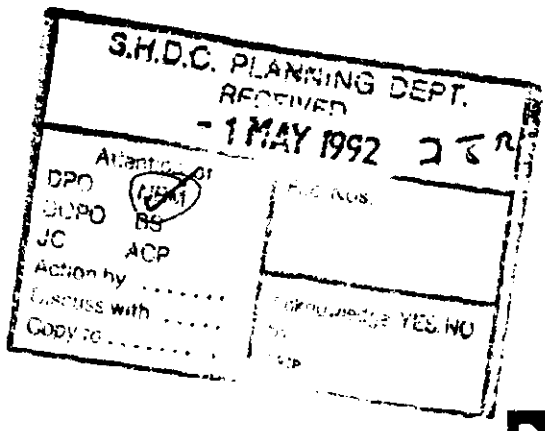
Yours faithfully,

HOWARD PRICE

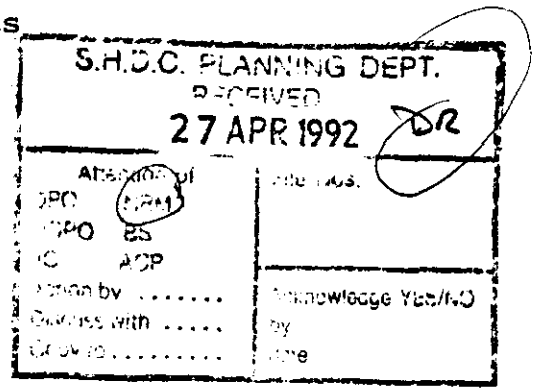


Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

Direct Dial: 071-243-6510

HSE
Health & Safety Executive
HM Railway Inspectorate

The Director
Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



Your ref: 416/0209/92
416/0210/92
416/0211/92
Our ref:

24 April 1992

Dear Sir

PLANNING APPLICATIONS - HAWTHORN BANK LEVEL CROSSING, SPALDING

I have received the above 3 applications from the DTp local office at Nottingham because they are concerned with land close to an Automatic Half Barrier LC.

Road traffic on this type of crossing is not monitored by a signalman or by the train driver and consequently the risk of road traffic being forced to come to a stand on the crossing because it cannot move off must be virtually nil. The applications refer to industrial, residential and retail developments all likely to generate traffic from HGV to cars.

The proposed distributor road joins Hawthorn Bank 65m from the crossing. If the existing access cannot be retained then there should be accelerating and braking splays to the new access. Any bus stops, should be separated and have lay-bys. The entrance radius must allow articulated HGV free access off the highway and an island should separate incoming and outgoing traffic. There must be no gates or traffic restrictions at or near the entrance.

I note a proposed cycle way joining Hawthorn Bank at the crossing. The detailed design of this junction must be agreed with this office and BR.

Finally please confirm that BR have been consulted.

Yours faithfully

MAJOR A G B KING
HM Assistant Chief Inspecting Officer of Railways

cc Mr Gammons
EMRO, NMD, Nottingham

Mr D Wood
LC Sect, DTp B'ham

Baynards House, 1 Chepstow Place, Westbourne Grove, London W2 4TF
Tel: 071-243 6000 Fax: 071-243 6521 Telex: 25683

Broadgate Builders (Spalding) Ltd.
Broadgate House,
Weston Hills,
Spalding,
Lincs
[illegible]

Mr [illegible] Roberts

[illegible]

[illegible]

23rd April 1992

Dear Sir,

PLANNING APPLICATIONS H[illegible], H16/211/92, H16/209/92 AND H16/215/92 -
APPLICATION FOR CHANGE OF USE AND RESIDENTIAL DEVELOPMENT HAWTHORN BANK/HOLLAND PARK, SPALDING.

Further to your letter of 8th April 1992 in respect of the above applications. This is to advise that I shall hold application H16/0215/92 in abeyance pending the resolution of the matters referred to.

Regarding application H16/0209/92, I have to advise that the County Highways Authority have requested refusal on the grounds of increased traffic onto Hawthorn Bank, and because they consider this phase to be premature until a link to the A151 is provided. I note in your letter that you wish this application to be determined, but given the County Highway Authorities request for refusal (and possible policy objections) it is unlikely that a favourable determination would be made. In view of this do you still wish me to process the application towards a determination at this stage?

In relation to applications H16/210/92 and H16/211/92 for the changes of use, County Highways have stated that they have no objections in principle. However they have requested that the new distributor road be deleted from the applications as the existing access will be adequate for this site. Additionally the Department of Transport has requested an extension of time in order for it to finalise consultations with the Railway

Inspectorate. Their initial advice has been to express concern over the proximity of the new distributor road to the level crossing. I would be pleased to learn therefore if you will be prepared to delete the new distributor road in accordance with the County Highways request.

I look forward to hearing from you over the matters raised.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E10

Your Ref: JC/LAB/H16/0209/0210/0211/0215/0232/92

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

8th April 1992

Dear Sir,

Re: Various Planning Proposals at Hawthorn Bank, Spalding

I refer to your letter dated 26th March 1992.

We have discussed application H16/0215/92 with the co-applicants. Although we do not wish to withdraw the application we would accept a deferment whilst negotiations are undertaken with the Planning Department to achieve an agreed realignment of the application area.

We accept that application H16/0232/92 should reflect the views to be expressed in a development brief and confirm this application is withdrawn.

Application H16/0209/92 is a Southerly extension to Holland Park incorporating improved road links from Horseshoe Road to Hawthorn Bank. This area does not rely upon the proposed Distributor Road from Bourne Road to Horseshoe Road as a means of access.

As we need to secure a continuity of development at Holland Park and the phase under construction will be completed early 1993, we require this application to be determined at this time.

I note your comments regarding H16/0210/92 and H16/0211/92 and I confirm that any further changes of use will be covered by seperate applications.

Yours faithfully,

HOWARD PRICE

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 APR 1992

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 APR 1992 DR

NRA

National Rivers Authority
Anglian Region

2 April 1992

Our ref.GT/92/1/SH/0104

Dear Sir

PLANNING APPLICATION NO. H16/0210/92
PROPOSED CHANGE OF USE TO BUILDERS DEPOT WITH OFFICES AT HAWTHORN BANK, SPALDING, BY BROADGATE BUILDERS.

With regard to the above-mentioned application received on 26 March 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul and surface water drainage from the proposed development should be connected to the existing main sewers.

If there is not a foul or surface water sewer available to serve this development then we must be further consulted.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

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

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

For your information, we enclose a copy of a letter dated 31 March 1992, received from Welland & Deepings Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc Broadgate Builders, Broadgate, Weston Hills, Spalding

VJC

ROGER HYDE
Regional General Manager

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

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. SWP/TF
Your Ref. 92/1/SH/0104

This matter is being handled by
Stan Pywell

31st March, 1992

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

For the attention of G. Thornalley

Dear Sirs,

Planning Application No. H16/0210/92
Hawthorn Bank, Spalding
Broadgate Builders (Spalding) Ltd.

I refer to the above application.

Any additional impervious areas may be drained to the Board's system, subject to payment of the appropriate drainage improvement infrastructure charge, payable in full when work commences on site.

Yours faithfully,

Senior Engineer.

N.R.A. — ANGLIAN
HARVEY ST
-2 APR 1992
FILE
Act
O.M.
admin.
RGM

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Roberts - SHOC

Planning Reference H16/0210/92.

The following are my observations upon the enquiry under the reference quoted above:—

HAWTHORN BANK SPALDING.

I have no objection in principle to the change of use of the Distribution Site to a Builder Depot etc. However before I can clear this application I require the reference to the new distributer road to be deleted from the application plans. The existing accon will be adequate for this site

Date 2-4-92

Signed

Director of Highways and Planning

Broadgate Builders,
519 Broadgate,
Weston Hills,
Spalding,
Lincs.

FAO Mr D Bissett-Clark

Mr B Smith

DPBCS/JJ H16/209/92

19th March 1992

Dear Sir,

H16/209/92, H16/210/92, H16/211/92, H16/215/92, H16/232/92. CONSENT PLANNING APPLICATIONS, RESIDENTIAL DEVELOPMENT/CHANGE OF USE: SITES AT HAWTHORN BANK/HORSESHOE ROAD/BOURNE ROAD, SPALDING.

Further to our meeting on 18th March 1992 where we discussed the above applications. This is to advise that I propose to take no further action on the above applications until we have held further discussions to resolve various outstanding matters. I trust this meets with your agreement.

I take this opportunity of confirming the meeting arranged for Wednesday 25th March next at 10.00 am with myself, Jim Darnock and Mr D J Roberts at these offices.

Yours faithfully

B Smith
Director of Planning and
Building Control Services

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0210/92

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding) L
Broadgate
Weston Hills
Spalding
Lincs

Description: Change of use from horticultural, distribution and offices to builders depot with offices

Location: Hawthorn Bank
Spalding

Type: FULL

Date received: 17-FEB-92

SOU... 19-FEB-92

REF .....

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:

Access to the public highway needs to be included within the site area. (Three plans returned for your use.)

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 Maxwell quoting the above reference.

Yours faithfully

pp Principal ~~Administ~~rative Officer

PLEASE RETURN WITH YOUR REPLY

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0210/92

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding) L
Broadgate
Weston Hills
Spalding
Lincs

Description: Change of use from horticultural, distribution and offices to builders depot with offices
Location: Hawthorn Bank
Spalding

Type: FULL

Date received: 17-FEB-92

19-FEB-92

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:

Access to the public highway needs to be included within the site area. (Three plans returned for your use.)

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 Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

Mr J Curnock

JC/LAB/H16/0209/0210/
0211/0215/0232/92

26 March 1992

Dear Sir

Various Planning Proposals At Hawthorn Bank, Spalding.

Further to the meeting between Mr D Bissett-Clark, Mr H Price and Mr B Smith, Mr J Curnock and Mr D Roberts of the Planning Department I confirm the situation as follows.

Application H16/0215/92 includes land outside the boundary of the Spalding and Pinchbeck Local Plan Review, a document which has not yet been adopted and I would recommend to Planning Committee that the proposal be refused on this basis, a view which I am sure they would support. You are therefore invited to withdraw this application.

Applications H16/0232/92 and H16/0209/92 are also premature pending further consideration of highway aspects and an overall development brief, both being requirements identified in the Local Plan Review document. As regards the school playing field we appreciate your requirements and these can be taken into account. In the meantime you are invited to withdraw both these proposals until we have done some further work for consideration by Committee, which should be complete within 2-3 months.

Applications H16/0210/92 and H16/0211/92 can run their course and I understand you may wish to submit a fresh proposal for leisure uses of the existing building.

Yours faithfully

J Curnock

J Curnock
Principal Planning Officer
Local Plans

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0210/92

Applicant: Broadgate Blds (Spalding) Ltd.
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

Description: Change of use from horticultural, distribution and offices to builders depot with offices
Location: Hawthorn Bank Spalding

Type: FULL

25-FEB-93

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy Sent to:-

Owner/Occupier
201 Pennygate
Spalding
Lincs
PE11 1LX

Mr R Goodliff
115 Hawthorn Bank
Spalding
Lincs

N. R. Porter
109 Hawthorn Bank
Spalding
Lincs
PE11 1JQ

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAR 1992

Mr B Smith
Planning Dept.

P.O 201 Pennygate
Spalding
Lincs
PE11 1LX
21-3-92.

Dear Mr Smith.

Ref H16/0210/92.
"Change of use to offices and builders depot".

I wish to object to the above application. A builders depot in the centre of a residential area will create traffic, noise, & dust nuisances, for local residents.

Facilities for traffic in Hawthorn Bank & at the junctions of Horeshoe Rd & Bourne Rd are already appalling and the change of use proposed would worsen the situation.

A recent application by Hargraves to develop their existing site in Horeshoe Rd was refused, this was quite removed from comprehensive residential development and to permit this application would be a case of double standards.

A more suitable site for a builders depot could I am sure be found in the Wadentree home area.

Yours faithfully.

[signature]

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

N. R. Porter
105, Hawthorn Bank
Spalding
Lincs. PE11 1JQ

Tel : 711005

Planning Ref: H16/0211/92
H16/0210/92

Date: 3 June 1992

Dear Sir,

PLANNING APPLICATION

With reference to the above planning application for change of use to a builders depot, with the possibility of retailing, I wish to object to the application on the following grounds:

1. Noise pollution caused by the increase in traffic and by the site activities, particularly in the case of retailing.

2. Additional heavy traffic on an already overcrowded and narrow residential road creating extra hazard particularly for children walking to the nearby St. John's school.

3. Loss of visual amenity ie. the site would be an eyesore.

4. The Hawthorn Bank and Horseshoe Road area is becoming a predominantly residential area, and so is unsuitable for a site such as this. It would be far better sited in a light industrial area.

Yours Faithfully

NRP

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JUN 1992

Attention of
DPO NRP
DOPO BS
JC
Action
Discuss with
Copy to

File Nos.

YES/NO

5/6

OBJECTION

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
SPALDING.
PE11 2XE.

115 Hawthorn Bank,
Spalding.

27th May 1992.

Dear Sir,

PLANNING APPLICATIONS H16/0211/92 & H16/0210/92

Thank you for your letters of the 22nd May.

I would prefer not to see the granting of the above planning applications for the following reasons:

1) It would seem wrong to allow an industrial development in the midst of an area earmarked for a prime residential developement. A relocation to Wardentree Lane, where the Company has sufficient land, would seem more appropriate. A precedent would appear to be H. Hargraves & Sons' abattoir in nearby Horseshoe Road.

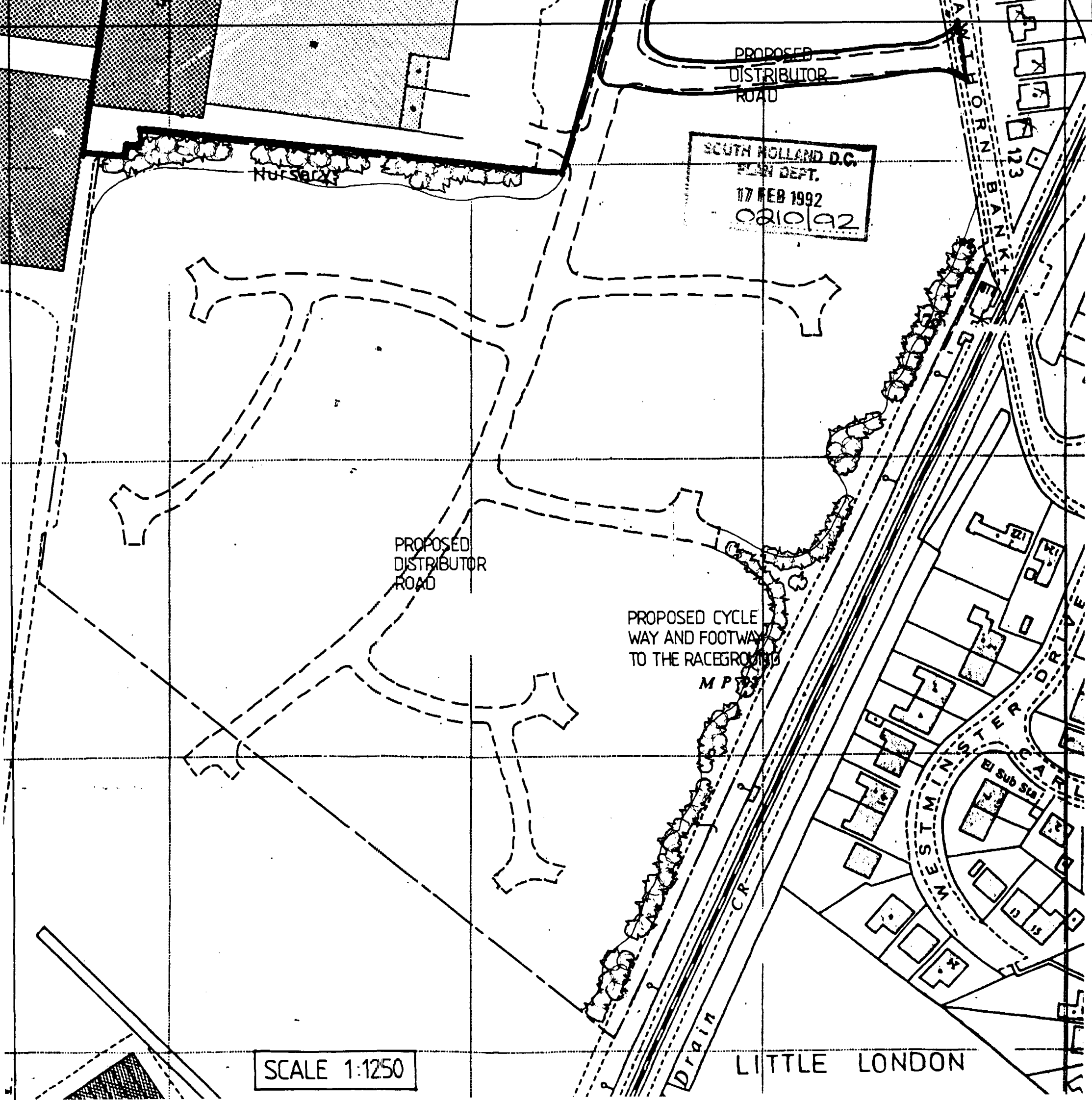
2) Hawthorn Bank is already plagued by a high traffic volume.

3) Access, directly opposite Ambleside Drive, would be a traffic hazard.

Yours Faithfully,

Roger Goodliff.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992 DR
Attn
DRO
DORO
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by ST
date 29/5


PROPOSED
DISTRIBUTOR
ROAD
Nursery
SOUTH HOLLAND D.C.
PLAN DEPT.
17 FEB 1992
0210192
THORNBANK
123
PROPOSED
DISTRIBUTOR
ROAD
PROPOSED CYCLE
WAY AND FOOTWAY
TO THE RACEGROUND
MPD
Drain
CR
WESTMINSTER
DRIVE
El Sub Sta
11
15
SCALE 1:1250
LITTLE LONDON