SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 761161
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937

Application no: H16-0264-11

FILE COPY

Applicant: Opperman Plants Ltd
Littleworth Mission
Main Road
Deeping St Nicholas
Spalding Lincs
PE11 3EN

Agent: Bridge Greenhouses Ltd
Park Lane
Donington
Spalding
Lincs
PE11 4UE

Description: Proposed glasshouse units, parking and loading area and construction of water storage reservoir

Location: 9 to 15 Mallard Road
Low Fulney
Spalding
Lincs

Amendment: Revised vehicular access issues
(Dwg no. OPP 2011/Ent)

Letter Sent: 15th July 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Paul Jackson
Planning Manager

Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive *Maxine O'Mahoney - Director of Commissioning*

PLANNING AMENDMENT

For Office Use only
Application No: H16-0264-11-A2
Date Registered: 14 JUL 2011
Case Officer: David Gedney

SOUTH HOLLAND DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	**AGENT NAME AND ADDRESS**
Opperman Plants FILE COPY Telephone:	Bridge Greenhouses Telephone:
SITE ADDRESS DETAILS 9-15 Mallard Road, Low Fulney, Spalding	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0264-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Glasshouses, parking + loading area + reservoir	
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)	Revised vehicular access issues	
State drawing numbers 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? (If so, state Building Control Surveyor dealing with application)	YES/NO	

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received ... KP 14-7 Registered ☑ SAS 15/7/11

Case Officer to Complete

Has this amendment been requested? (Yes)/No

If Yes, is it what was asked for? (Yes)/No

Is it an amendment in principle? Yes/(No)

Is it the same character/description for fee purposes? (Yes)/No (Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: .....

Re-Consults as a result of this amendment None ☐ All ☐

Partial Parish Council ☑ Ward Member ☑ Press ☐ Site Notice ☐

Residents/Other ☑ - *Name/Address:* As before
reports + EA, SWB
(10 days please)
(NO SITE NOTICE - NEEDED)

Case Officer's Decision:

REJECTED – New Application Required ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED – Superseded Details Removed ☑

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable) .....

Case Officers Signature ..... **Date** 15/07/11

Admin To Complete

not agreed with applicant.

Agreed Term Date Updated ☒

Public Register Updated ☒
(Plus Library if Re-Consulting Residents)

Re-Consultations Carried Out (*if necessary*) ☑ 15/7/11

Acceptance/~~Rejection~~ Letter Issued ☑ 15/7/11

Scanned 15/7/11

SAS

AMENDED PLAN
Ref. A2

Porter, Karen

From: Gedney, David
Sent: 14 July 2011 15:27
To: Porter, Karen
Subject: FW: H16-0264-11. Proposed glasshouse units, etc - Opperman Plants Ltd
Attachments: Opperman Entrance.pdf

Karen,

Amended plans concerning the above.

Amendment description: "Revised vehicular access issues"

Please reconsult objectors (10 days).

DMG

SHDC
Planning & Development
14 JUL 2011
Ref: 0264-11

From: Neil Watson [mailto:neil@bridgegreenhouses.co.uk]
Sent: 14 July 2011 10:08
To: Gedney, David
Cc: Mike Opperman
Subject: Re: H16-0264-11. Proposed glasshouse units, etc - Opperman Plants Ltd

Thank you for your visit to site last week to look at the vehicle access issues.

As a result of our discussions we have now been in discussion with the adjoining neighbour, along with regular lorry drivers to the site, and now propose altering the vehicle access as per the attached drawing.

On the left of the drive the neighbour has agreed to the stub pole being moved back 1m and the kerbs lowered to allow greater radii for lorry turning. In addition we understand it is his intention to build a boundary wall approx 2m back from the road edge , and tarmacking the strip up to the wall, effectively widening the approach road.

On the right side of the drive the property is owned by the client, and as discussed he has agreed to remove the end of the path and curve the approach as on the drawing. The drivers we discussed this with say this alone will make a big improvement to their manoeuvrability.

Conversations with the neighbour opposite indicate he intends to set back the boundary fence, which at present is directly on the road edge.

On the question of the additional access at the side of No. 17 Mallard Road, as discussed it is essential to keep this access to service the glasshouses on that side of the nursery. However our client has no intention of allowing lorries to enter one entrance and leave by the other, effectively creating a roundabout situation around the properties. To this end he is prepared to install a removable barrier as shown to prevent cross over of the lorries. Access will need to be maintained however for the movement of fork lifts and machinery.

When the new loading bay is constructed, the main loading will take place further away from the properties than the present arrangement, so we do not envisage increase in noise levels to 17 Mallard Road.

We trust this clarifies the situation and that our proposals now satisfy the issues raised.

Neil Watson

Bridge Greenhouses Ltd.

On Tue, Jun 28, 2011 at 1:07 PM, Gedney, David <DGedney@sholland.gov.uk> wrote:

Dear Mr Watson,

In respect of the above application, we have now consulted the Environment Agency and are awaiting their formal response.

Before we are in a position to recommend approval in respect of the scheme, a couple of matters need to be resolved. Firstly, the radii at the revised vehicular access point are not currently considered to be sufficient and need to be enlarged to allow HGVs to safely enter and leave the premises. The recommended radii in such circumstances are 15 metres on each side of the access.

Further, it is noted that there is presently an access on the southern side of no 17 Mallard Road. It is considered unsuitable for use by HGV traffic and should preferably be closed off or at least physically separated from the main loading/unloading area.

Lastly, the new HGV loading/unloading/manoeuvring area at the rear of No 17 will have some impact upon occupiers of this property in terms of additional noise, disturbance, lack of privacy, etc. What measures/screening arrangements will be undertaken to protect occupants of this property.

I look forward to revised drawings/details satisfactorily addressing the above issues in due course.

Regards.

David Gedney.

Development Control Officer,
South Holland District Council,
Council Offices,
Priory Rd,
Spalding.
PE11 2XE

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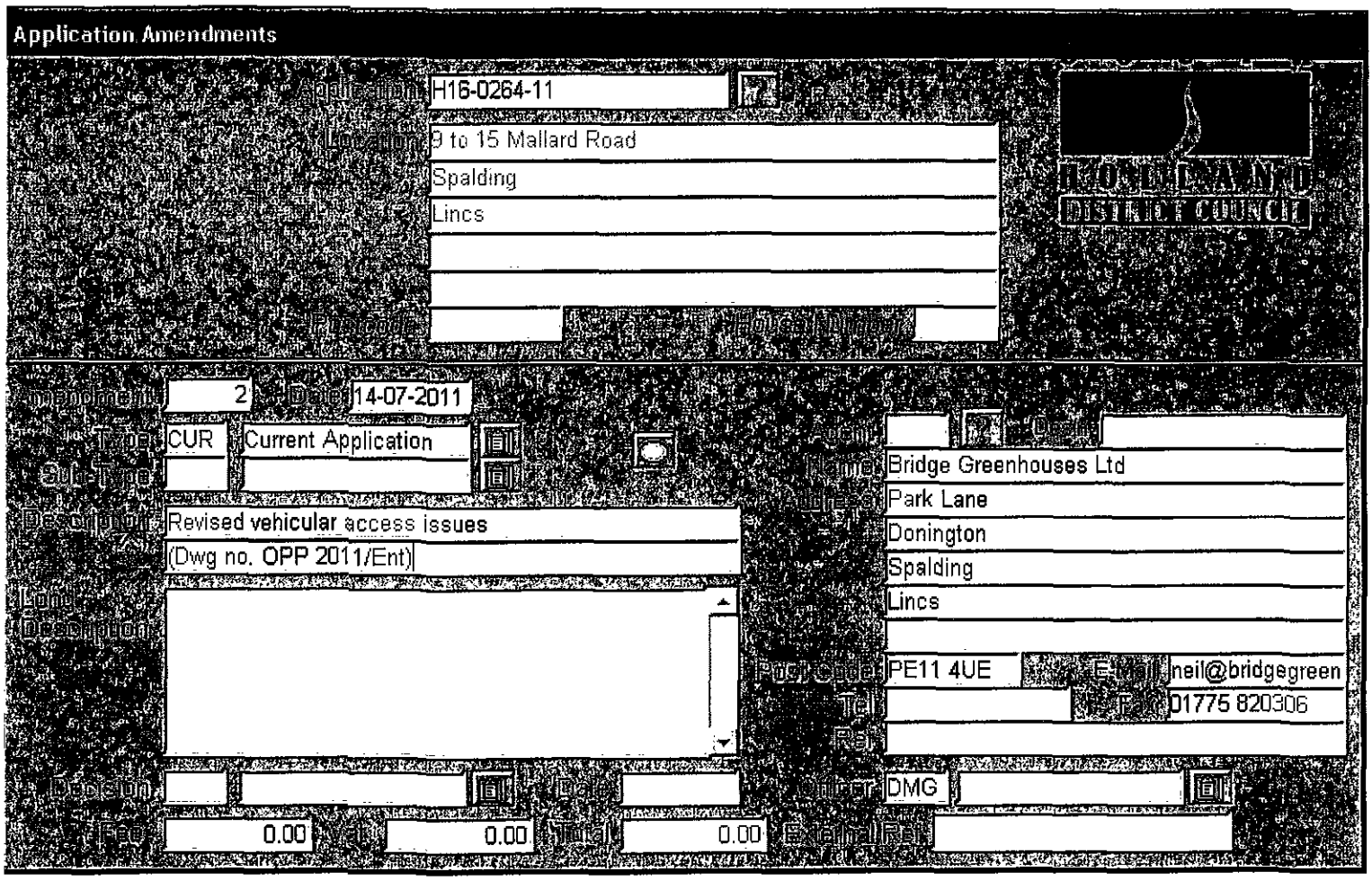
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