SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0639/92 Received:11-JUN-92 Type:OUTLINE

Name: Mr T E Bates
25 Cley Hall Drive
Spalding
Lincs

Agent: Mr T E Bates
25 Cley Hall Drive
Spalding
Lincs

Description: Residential Development (3 dwellings)

Location : Bates New Wholesalers River Bank
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

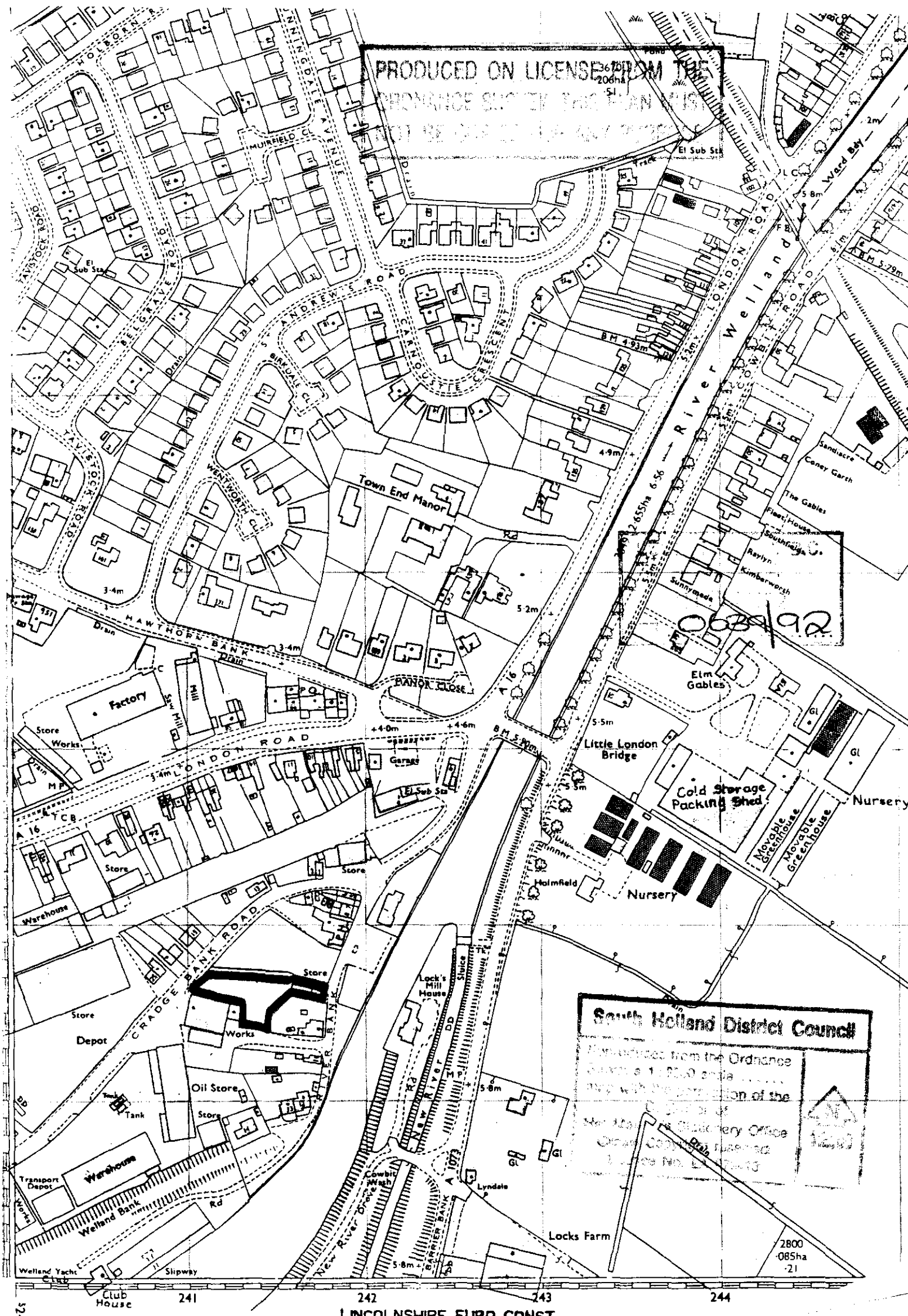
1 In the opinion of the Local Planning Authority the siting of two dwellings adjacent the adjoining general industrial premises is unacceptable owing to the serious material effect it could have on their residential amenity by way of noise, vibration, or smell.

Director of Planning and Building Control Services
28-AUG-92 H16/0639/92

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)


PRODUCED ON LICENSE FROM THE
Town End Manor
River Welland
Factory
Store
Works
Depot
Warehouse
Transport Depot
Oil Store
Tank
Garage
Nursery
Cold Storage Packing Shed
Movable Greenhouse
Elm Gables
Little London Bridge
Lock's Mill House
Sluice
Cowbit Wash
Lyndale
Locks Farm
Club House
Welland Yacht Club
Slipway
Wharf
Holmfield
Sandiacre
Coney Garth
The Gables
Fleet House
Southfields
Raylyn
Kimberworth
Sunnymede
Ward Bdy
Factory
Store
Works
Depot
Warehouse
Transport Depot
Oil Store
Tank
Garage
Nursery
Cold Storage Packing Shed
Movable Greenhouse
Movable Greenhouse
Elm Gables
Little London Bridge
Lock's Mill House
Sluice
Cowbit Wash
Lyndale
Locks Farm
Club House
Welland Yacht Club
Slipway
Wharf
Holmfield
Sandiacre
Coney Garth
The Gables
Fleet House
Southfields
Raylyn
Kimberworth
Sunnymede
Ward Bdy
South Holland District Council
0684/92
241
242
243
244

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0639/92

Date Registered 11 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. T. E. BATES
25 CLEY HALL DRIVE
SPALDING,
LINCS.

Tel. No. 0775 710699

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BATES MENS WHOLESALERS, RIVER BANK, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT (3 dwellings)

Please complete

Signed. A.P.P. T.E. BATES ..... Date. 28-5-92 .....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220.00 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 0.137 (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: 3

4. A. If building works are proposed, other than residential, please state extra floorspace 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.

WHOLESALE BUSINESS (NEWSPAPERS)

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: CRADGE BANK & RIVER BANK

Will there be — Individual access(es) -

New estate road

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

DWELLING TO RIVER BANK TO INCORPORATE INTEGRAL GARAGE. THOSE TO CRADGE BANK TO HAVE DETACHED GARAGES

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 SOAKAWAYS

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

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 NO → 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.

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 P.P. T.E. BATES (Applicant/Agent) Date 28/05/92

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 P.P. T.E. BATES Applicant/Agent) Date 28/05/92

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

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: [illegible]
date: [illegible]

Case Officer Conclusions (issues)

Adjacent Evante to site (effluent on both, likes opposite
Path to left (no use to)) - Pub at home back wall with
of Shed

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 — Any objection received? No / If yes, is any obj. material? Yes / No — Yes ---- / 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. re: / Signed ..... — Yes ----

ANY ONE OF ABOVE

Committee report	Delegation confirmed by Senior Officer
Sub-Committee:	
SV recommended	.....
Ext/Ind. recommended.....	

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 17-6

PM 17/6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
25, 27, 29, 31, 33, 35, Evanton Cradle Bank
9 Riverbank ✓ DONE 9/7 dAB

Residents (Delivery):

Consults : Dept of Transport
Env Health ✓ DONE 9/7 dAB
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 £ 220

Receipt Issued ..... No. A277

Date First Received 11 JUN 1992

REGISTRATION

REFERENCE H16/0639/92

Cross-Ref N/A

Date 12/6/92 LAR

VALIDATION Date 11/6/92

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

Site area 0.15 No. of dwellings 3 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 ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.6.

Index Sheets 220 OS Nos ..... Grid Ref E 504190 N 201190

Ward ..... Parish ..... TR Zonal ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside ESD YES Inside LP Area YES Level crossing ☐ TPO YES
Footpath ☐ Other:

Linked to site.....Ref...6.1.92. Linked to property.....Ref.....

Planning Records:
Earlier apps 1995/591
3680/87 Light Ind + Storage O/A. Granted.
4190/92 Med workshop for sorting + distn of newspapers. Full. Granted
Temp use of workshop for sorting + Distn of newspapers granted (Dates)

3 Reg Records:
Already submitted Ref.....
Requested .....
1090/84 Reversing bay + Car Park granted - (Dates)

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0639/92 Received:11-JUN-92 Type:OUTLINE

Name: Mr T E Bates
25 Cley Hall Drive
Spalding
Lincs

Agent: Mr T E Bates
25 Cley Hall Drive
Spalding
Lincs

Description: Residential Development (3 dwellings)

Location : Bates New Wholesalers River Bank
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 In the opinion of the Local Planning Authority the siting of two dwellings adjacent the adjoining general industrial premises is unacceptable owing to the serious material effect it could have on their residential amenity by way of noise, vibration, or smell.

Authorised to issue:

27-AUG-92 H16/0639/92 AD...28/8.....DC...28/8

APPLICATION REFERENCE: H16/0639/92 DATE RECEIVED: 11 June 1992

APPLICANT: Mr T E Bates
25 Clay Hall Drive
Spalding
Lincolnshire

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
26 AUG 1992
Date

TYPE: Outline

DESCRIPTION: Residential Development (three dwellings)

LOCATION: Bates New Wholesalers, River Bank, Spalding

County Highways: Request conditions.

Public Consultation: No responses.

Environmental Services: -
- Site abuts general industrial premises of Vegantune, sports car manufacturers. Workshop appears acoustically poor and such operations could undoubtedly cause complaints.
- Appropriately designed dwelling with screening may be acceptable on plot adjacent river bank.

PLANNING POLICIES/DOE ADVICE
Spalding and Pinchbeck Local Plan Policy RH.

PREVIOUS DECISIONS
H16/0413/83 - Use of workshop for sorting and distribution of newspapers - Granted.
H16/0771/84 - Use of workshop for sorting and distribution of newspapers - Granted.
H16/1090/84 - Reversing bay and car park - Granted.
H16/0368/87 - Light industrial and storage - Granted.
H16/1585/89 - Office extension - Granted.

Previous decisions on adjoining sites:-
H16/1552/89 - 2 dwellings, Cradge Bank - Granted.
H16/0130/49 - Caravan and timber outbuildings - Granted.
H16/0105/72 - Alterations to office and workshop - Granted.

PLANNING ISSUES
1 The buildings on the site are used for a newspaper sorting and distribution centre. There is also an open area of land fronting Cradge Bank. The brick shed on the river bank boundary would be removed for one of the plots.
2 To the northern boundary lies open land in the curtilage of the Golden Ball Public House which has planning permission for two dwellings and a car park for the Public House. The boundary is fenced with a 3 foot wire mesh fence and a 4 foot wood lap fence.
3 To the south is a house which fronts the "River Bank" and an industrial site and building occupied by a car manufacturer. This appears to be unconditional and is part of the industrial area on Cradge Bank. The dwelling is well screened with trees which are partly or wholly covered by Tree Preservation Order Spalding No 23 1988. There is a relatively young leylandii hedge against the industrial building. On the other side of Cradge Bank is a row of 6 semi-detached houses.

4 The main issue is the unacceptable effect an unconditional manufacturing business could have on the two proposed plots onto Cradge Bank. One plot onto the river bank is more acceptable. On this basis the proposal should be refused.

RECOMMENDATION - Refuse Permission.

1 In the opinion of the Local Planning Authority the siting of two dwellings adjacent the adjoining ~~car manufacturing~~ building is unacceptable owing to the serious material effect it could have on their residential amenity by way of noise, vibration, or smell.

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: H16/0639/92 Type: OUTLINE

Applicant: Mr T E Bates
Tel: 0775 710699

Agent: Mr T E Bates
0775 710699

Description: Residential Development
(3 dwellings)

Location: Bates New Wholesalers
River Bank
Spalding
Lincs

Valid date:	11-JUN-92	Terminal date:	06-AUG-92
Target dates:		Target Committee:	05-AUG-92
To case officer	16-JUN-92	Report deadline:	22-JUL-92
Inspected by	21-JUN-92		
Extra contacts	26-JUN-92	Case Officer:	
Report if not clear by	16-JUL-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .15 HA
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	16-JUN-92	30-JUN-92
Cllr C Evans	16-JUN-92	30-JUN-92
Cllr M C White	16-JUN-92	30-JUN-92
The Occupier 25 Cradge Bank	09-JUL-92	23-JUL-92
The Occupier 27 "	"	"
The Occupier 29 "	"	"
The Occupier 31 "	"	"
The Occupier 33 "	"	"
The Occupier 35	"	"
Owner/Occupier 'Evanta' Cradge Bank	"	"
Owner/Occupier 9 River Bank		
Dir of Environmental	09-JUL-92	23-JUL-92 one plot only.

L C C Obs Attached jc 25/6/92

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

~~SITE DETAILS~~

Grid ref: 524150 321150
OS Sheets: 220 Parcel:

Applicant: Mr T E Bates
Tel: 0775 710699

Agent: Mr T E Bates
0775 710699

Description: Residential Development
(3 dwellings)

Location: Bates New Wholesalers
River Bank
Spalding
Lincs

Valid date: 11-JUN-92
Target dates:
To case officer 16-JUN-92
Inspected by 21-JUN-92
Extra contacts 26-JUN-92
Report if not clear by 16-JUL-92

Terminal date: 06-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .15 HA
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

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: H16/0639/92 Type: OUTLINE

Applicant: Mr T E Bates
Tel: 0775 710699

Agent: Mr T E Bates
0775 710699

Description: Residential Development
(3 dwellings)

Location: Bates New Wholesalers
River Bank
Spalding
Lincs

Valid date: 11-JUN-92
Target dates:
To case officer 16-JUN-92
Inspected by 21-JUN-92
Extra contacts 26-JUN-92
Report if not clear by 16-JUL-92

Terminal date: 06-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .15 HA
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	16-JUN-92	30-JUN-92
Cllr C Evans	16-JUN-92	30-JUN-92
Cllr M C White	16-JUN-92	30-JUN-92

LCC - Obs Attached/ JE 25/6/92
~~plan letter on 8/6/92~~.

SITE DETAILS

Grid ref: 524150 321150
OS Sheets: 220 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 21.7.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

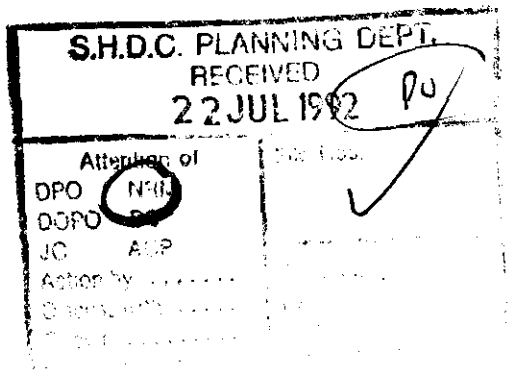
Planning Application H16/0639/92
Residential Development, River Bank, Spalding

The rear of the site abuts and encompasses the general industrial premises of Vegantune, sports-car manufacturers. The workshop appears acoustically poor and such operations could undoubtedly give rise to complaints.

In the circumstances, I would suggest that an appropriately designed dwelling with screening may be acceptable on the plot adjacent to the River Bank.

I trust this information is of assistance to you.

Director of Environmental Services



Bates News Wholesalers Ltd

Riverbank
Spalding
Lincolnshire
PE11 3AA
Tel: 0775 769676
Fax: 0775 711477

July 7th,1992

Planning Application
No.H16/0639/92

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

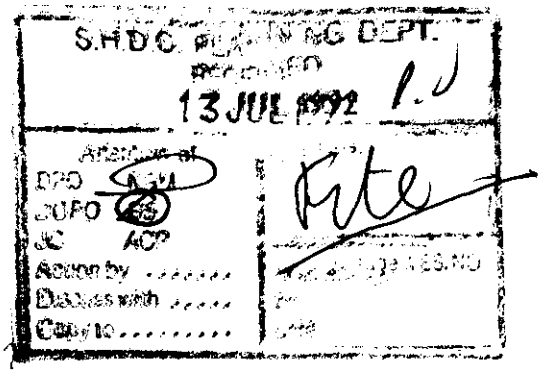
Dear Sir,

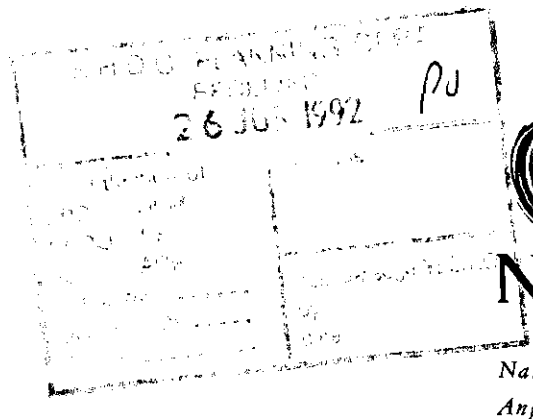
We have recently received a letter via yourselves from the "National River Authority" informing us that a percolation test should be undertaken on a site for which we have asked for outline planning permission to ensure that soakaways will work adequately.

Would you kindly instruct me on the necessary procedure to arrange a percolation test for this purpose,

Yours faithfully,

Mr T E Bates





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

NRA
National Rivers Authority
Anglian Region

24 June 1992

Our ref.GT/92/1/SH/0166

Dear Sir

PLANNING APPLICATION NO. H16/0639/92
PROPOSED ERECTION OF 3 DWELLINGS AT BATES NEW WHOLESALERS, RIVER BANK, SPALDING, BY T.E. BATES.

With regard to the above-mentioned application received on 18 June 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Yours faithfully

R F Morgan
Planning Engineer

cc T.E. Bates
25 Cley Hall Drive, Spalding

VJC

ROGER HYDE
Regional General Manager

Aquc House
Harvey Stree·
Lincoln
LN1 1TF
Tel: 0522 513100
Fax· 0522 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference 1716/0639/92

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	4	1	2	1	1

2. Address or location

Bates New Warehouses, River Bank, Spalding

3. Name, classification and number of road

UC

4. Date application referred 18 - 6 - 92

5. State whether outline, detailed application etc.

OL

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

Residential Development
(3 Dwellings

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: 25-6-92 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) B13 . . . . 1/20 . . . Em . . . Riverside Bank 1/10

(2) B21 (amended) Before the access to Cradge Bank is commenced . . . . .

(3) A minimum of 2 car parking spaces shall be provided for each dwelling

Delete as appropriate

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

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

(1) B6

(2) B21

(3) F4

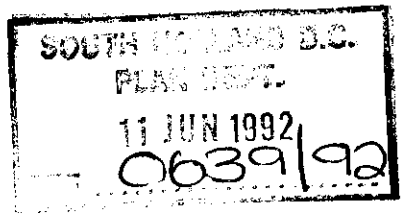
Note:– use continuation sheet(s) as necessary.

Bates News Wholesalers Ltd

Riverbank
Spalding
Lincolnshire
PE11 3AA
Tel: 0775 769676
Fax: 0775 711477

June 10th 1992

Mr. B. Smith
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 1XE



Dear Mr Smith,

Ref:Change of use at Welland House, Cradge Bank, Spalding and Outline planning apllication on Riverbank, Spalding.

Please find attached our completed application forms for the above projects.

The reasons behind this request for change of use are that where we are presently situated on Riverbank we currently have neighbours to the left and right of our property and we are very fortunate that none have complained about any noise created by our business; vehicles etc, or due to the fact that we are restricted for space often find it necessary to load and off load from the road.

However within the last two years permission has been given for residential property to be built to the front and rear of our property, the proposed property at the front will only be approx 28ft. from the front of our property.

As the surrounding area has been granted residential permission we feel that it would be preferable for us to relocate our business to a non residential area to prevent the possible objections which may arise from the unreasonable hours which we work.

We have been searching for over two years for a property which is suitable for our business and has living accommodation. It is essential that we live close to the business as deliveries are made to the business at irregular hours. The property to which the application refers would provide us with this facility.

Yours sincerely,

Mrs. A R Martin

TPO No 23 1988

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
	None	

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

Groups of Trees
(within a broken black line on the map)

No. on Map	Description	Situation
G1	Ash, Willow, 2 Silver Birch	To the rear of 9 River Bank and the 'store'.

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	

604. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant	Proposal
H16/0664/92 Mr I D Gathercole	Change of use of part of dwellinghouse (1 room only) for operating taxi business, 89 Hereward Road, Spalding.

(For a temporary period of one year subject to the Director of Planning and Building Control Services being satisfied with the location of the telephone or with measures taken to alleviate the noise nuisance thereof.)

(It was also agreed that Condition 2 would be amended to read "no taxi business shall operate from the site on Sundays and Bank Holidays".)

H06/0700/92 Executors of Mr E K Wright (Dec'd)	O.A.	One dwelling at Roman Bank, Gedney Dyke.

(It was also agreed that a note be attached to the planning permission drawing attention to the fact that the design of the property would need to take into account the established character and local vernacular of village housing in Gedney Dyke.)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services as amended where indicated:-

Plan No. and Applicant		Proposal
H16/0639/92 Mr T E Bates	O.A.	Residential development (three dwellings) at River Bank, Spalding.

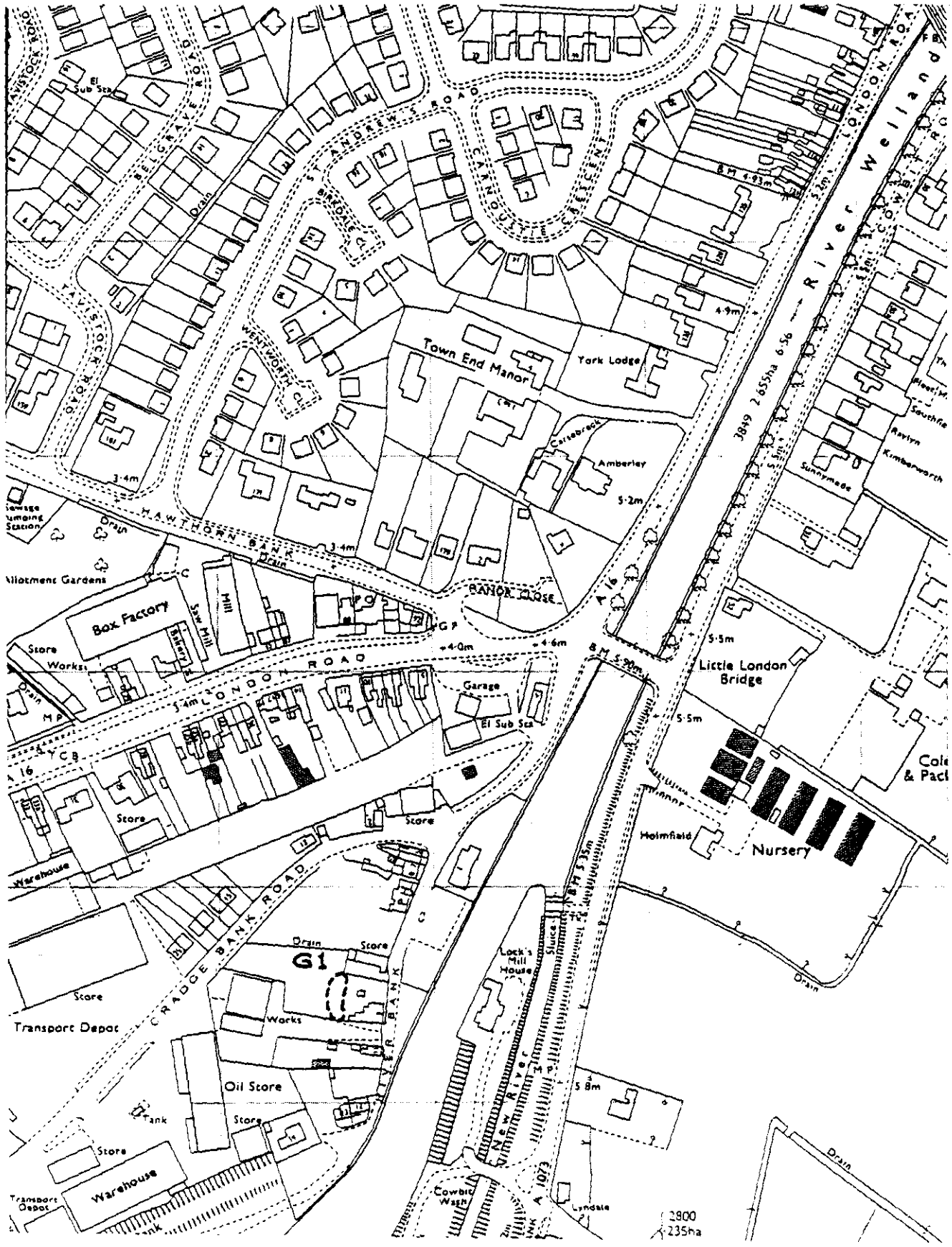
(It was also agreed that reasons for refusal would be amended to reflect the fact that the siting of two dwellings adjacent to adjoining general industrial buildings is unacceptable rather than just car manufacturing premises.)

H16/0653/92 Mr G H Whitwell	O.A.	Detached bungalow with garage access, Burr Lane, Fen End, Spalding.
H23/0728/92 Mr F Drury	O.A.	Two residential building plots at Millgate, Whaplode St. Catherine.
H16/0733/92 Mr E Andrew		Pair of dwellings adjacent to the Chestnuts, Horseshoe Road, Spalding.

(The Director of Planning and Building Control Services reported a request from the applicant's agent for the application to be deferred for negotiation to take place with officers.)

(Councillor C.F. Fisher left the meeting following consideration of this application.)

SOUTH HOLLAND DISTRICT COUNCIL

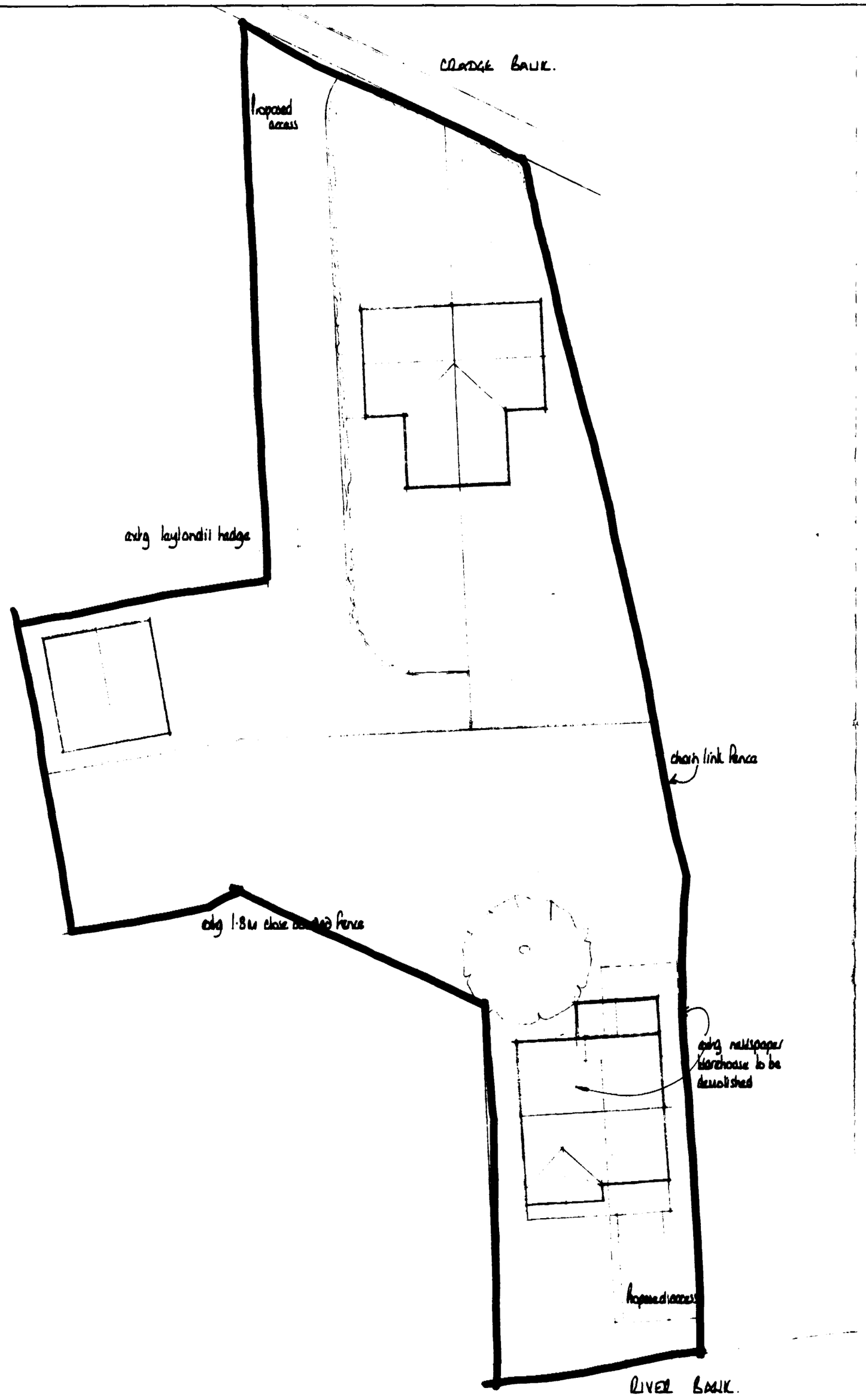


SPALDING TREE PRESERVATION ORDER No. 23 1988

PLAN No	
SCALE	1:2500
DATE	
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

N



NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel : Spalding (0775) 767968

Client

Mr. T. E. Bates.

Job Title

Residential Development.
Cladge Bank
Spalding.

Drawing Title

Block Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
11 JUN 1992
0639/92

Scale 1:200

Date June 92 | Drawn by AL

Drg No. 92/47/02. | Rev