APPLICATION NO. : H16.0650.92

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0650/92

Applicant: Messrs Turner Stores
Brooks Farm
Barrier Bank
Cowbit
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed chill store and packhouse

Location: Brooks Farm
Barrier Bank
Cowbit
Spalding, Lincs

Type: FULL

Date received: 12-JUN-92

17-MAY-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

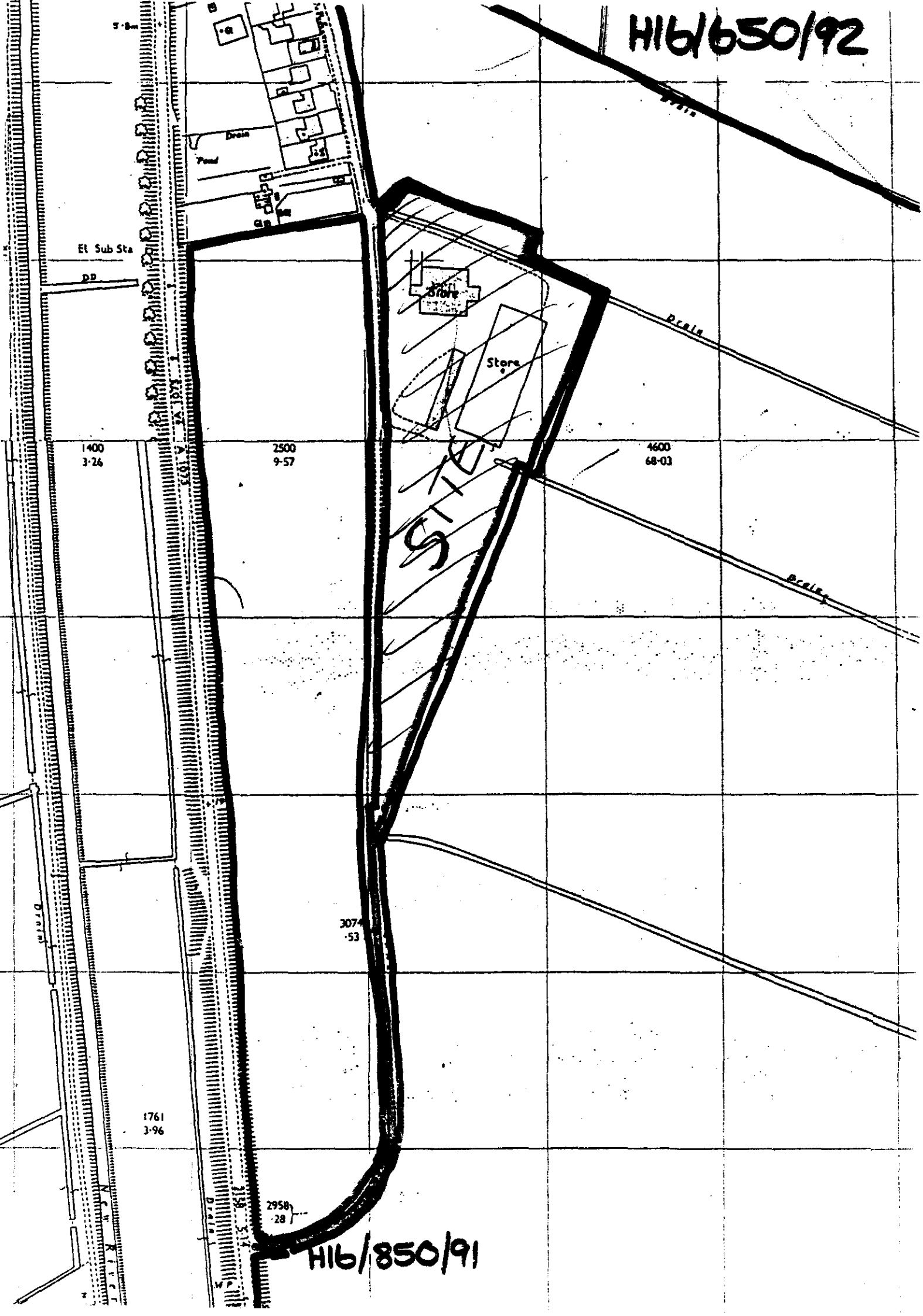
Following your withdrawal of the above application, I confirm that no further action will be taken.

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)


H16/650/92
El Sub Sta
PP
Store
Drain
1400
3·26
2500
9·57
4600
68·03
3074
·53
1761
3·96
2958
·28
H16/850/91

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0650/92

Date Registered 12 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS. TURNERS STORES,
BROOKS FARM,
BARRIER BANK,
COWBIT,
SPALDING, LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING, LINCS.

Tel. No. 761856
(Personal contact name) M. R. HOLLAND.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BROOKS FARM, BARRIER BANK, COWBIT, SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED CHILL STORE AND PACKHOUSE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £3,300.00 If you consider no fee is payable include a written explanation instead.

Signed: Poddingtons Date: 12th June, 1992

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: 2177.21 sq. metres

B. Please state size of any new structure:- (a) max. height: 11.50 metres

(b) max. length: 62.00 metres

(c) max. width: 36.70 metres

C. Please state type and colour of materials for facing external walls: MARLEY DALLAS RED FACE BRICK, PETRA & MOORLAND GREEN COLOURED PLASTISOL.

D. Please state type and colour of roofing materials. ROOF - MUSHROOM & PETRA COLOURED PLASTISOL.

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

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

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 DYKE ON NORTH BOUNDARY.

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	YES	→ 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.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary. SEE ATTACHED LETTER.

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 5201.58 sq. m. Previous total gross floorspace 3392.37 sq. m.

This new total includes the following net floorspace:

Retail [sq. m.] Office [104.9 sq. m.] Industrial [sq. m.] Warehousing [4886.12 sq. m.]

Other [210.56 sq. m.] ➡ If so, please state use: TOILETS, CHANGING & STAFF MESS ROOM.

	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?	10 6 NEW		40 32 NEW
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
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	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	ADDITIONAL STORAGE AND PACKING AREA.		
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	EXISTING BUILDING ON SITE TO BE DEMOLISHED 368m².		
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)	SEE SITE PLAN.		
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)	10 - 12 LORRIES PER DAY.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	WASTE PAPER AND PACKAGING TO BE COLLECTED BY LOCAL AUTHORITY.		
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?	1000mm DOOR SET AT ENTRANCE WITH RAMPED ACCESS.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of th[illegible]age 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 Poddingtons (~~Applicant~~/Agent) Date 12th June 1992

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 Poddingtons ~~Applicant~~/Agent) Date 12th June, 1992.

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 .....

RJS Should ought not to start as what complied with 1377/91 Guidance Circular

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 2-7-92

Case Officer Conclusions (issues)

Open land & fence are to side of road
An exact; Shed to be demolished
Access fence to be retained. Very suitable for DIY

Case Officer Recommendations (summary) GRANT REFUSE ?
(details overleaf)

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. 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

WB DR would prefer not to be involved in application neighbours

Publicity : General ✓
Departure
Setting of LB Viz

Residents (Postal): 38, 41, 42, 43, 46, 48, Scan - PV-made public listing - publicity important in this PE12 LAD. 50, 52, 54, 56, 58, 62, 64, 66. Fen End Lane. Sp.

Residents (Delivery): ✓ DONE 9/7 dR

See DPO 10-7 Consult all on both sides. ie 14-66 even. 19, 19A – 43 Fen End Lane

Consults : Dept of Transport
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 £ 3300

Receipt Issued ..... No. A291

Date First Received 12 JUN 1992

REGISTRATION

REFERENCE 1116/0650/92

Cross-Ref R.....

Date 15/6..

VALIDATION Date 12/6/92

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

Site area ..... No. of dwellings ..... Floorspace 2177.21

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 ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....

Correct fee £ 3300 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 16.6.92

Index Sheets 22.1 OS Nos ..... Grid Ref 532420 320040

Ward S Parish SEALDING

Inside IDD NO Inside LP area YES

TR Rural ☐ C1 ☐
TR Bypass ☐ C3 ☐ Grade ☐
Level crossing ☐ IPD ☐
Footpath ☐ Other:

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

Planning Records:
Earlier apps S91/91
346/91
1233/90

B Rec 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: H16/0650/92 Type: FULL

Applicant: Messrs Turner Stores
Tel:

Agent: Messrs Poddingtons
0775 761856 M R Holland

Description: Proposed chill store and packhouse

Location: Brooks Farm
Barrier Bank
Cowbit
Spalding, Lincs

Valid date: 12-JUN-92
Target dates:
To case officer 17-JUN-92
Inspected by 22-JUN-92
Extra contacts 27-JUN-92
Report if not clear by 17-JUL-92

Terminal date: 07-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 2177.21 M2
Category: Site enlargement
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier 14 Fen End Lane	13-JUL-92	27-JUL-92
Cllr B J Davies	17-JUN-92	01-JUL-92
Cllr C Evans	17-JUN-92	01-JUL-92
Cllr M C White	17-JUN-92	01-JUL-92
Dir of Environmental	01-JUL-92	15-JUL-92
Owner/Occupier 16 Fen End Lane	13-JUL-92	27-JUL-92
The Occupier 18	"	"
The Occupier 20	"	"
The Occupier 22	"	"
The Occupier 24	"	"
The Occupier 26	"	"
The Occupier 28	"	"
The Occupier 30	"	"
The Occupier 32	"	"
The Occupier 34	"	"
The Occupier 36	"	"
The Occupier 38	"	"
The Occupier 40		

L C C - Obs Attached Jcb 2/7/92.

BRIAN SMITH Dip TP MRTPI
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Planning & Building Control Department,
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DEVELOPMENT/CONSTRAINTS

Size: 2177.21 M2
Category: Site enlargement
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier 42 Fen End Lane	13-JUL-92	27-JUL-92
The Occupier 44	"	"
The Occupier 46	"	"
The Occupier 48	"	"
The Occupier 50	"	"
The Occupier 52	"	"
The Occupier 54	"	"
The Occupier 56	"	"
The Occupier 58	"	"
The Occupier 60	"	"
The Occupier 62	"	"
The Occupier 64	"	"
Owner/Occupier 66	"	"
Owner/Occupier 19	"	"
Owner/Occupier 19A	"	"
Owner/Occupier 21	"	"
Owner/Occupier 23	"	"
The Occupier 25	"	"

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Target dates:		Target Committee:	05-AUG-92
To case officer	17-JUN-92	Report deadline:	22-JUL-92
Inspected by	22-JUN-92		
Extra contacts	27-JUN-92	Case Officer:	
Report if not clear by	17-JUL-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 2177.21 M2
Category: Site enlargement
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier 27 Fen End Lane	13-JUL-92	27-JUL-92
The Occupier 29 "	"	"
The Occupier 31 "	"	"
The Occupier 33 "	"	"
The Occupier 35 "	"	"
The Occupier 37 "	"	"
The Occupier 39 "	"	"
The Occupier 41 "	"	"
The Occupier 43		
Site/Press Advert GEN	07-JUL-92	28-JUL-92

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Dir of Environmental	01-JUL-92	15-JUL-92
Site/Press Advert GEN	07-JUL-92	28-JUL-92

L C C - plan letter 06 2/7/92

APPLICATION REFERENCE: H16/0661/92 DATE RECEIVED: 16 06 92

APPLICANT: Mr R Turner
Brooks Farm
Barrier Bank
Cowbit
Spalding
Lincs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs

TYPE: Condition Compliance

DESCRIPTION: Details of access barriers, multi lingual signs, screening and landscaping (H16/1317/91 conditions 3i, ii & iii)

LOCATION: Brooks Farm, Barrier Bank, Cowbit

APPLICATION REFERENCE: H16/0650/92 DATE RECEIVED: 12 06 92

APPLICANT: Messrs Turner Stores
Brooks Farm
Barrier Bank
Cowbit
Spalding
Lincs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 27 OCT 1992

TYPE: Full

DESCRIPTION: Proposed chill store and packhouse

LOCATION: Brooks Farm, Barrier Bank, Cowbit

APPLICATION REFERENCE: H16/0850/91 DATE RECEIVED: 13 09 91

APPLICANT: Mr R Turner
Brooks Farm
Barrier Bank
Cowbit
Spalding
Lincs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs

TYPE: Full

DESCRIPTION: Free standing signboard (re-registered as H16/1316/91)

LOCATION: Brooks Farm, access onto Barrier Bank, Cowbit

APPLICATION REFERENCE: H16/0622/92 DATE RECEIVED: 11 06 92

APPLICANT: Mr R Turner
Fosswind
11 Market Way
Pinchbeck
Spalding
Lincs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs

TYPE: Outline

DESCRIPTION: Proposed residential development

LOCATION: Fen End Lane, Spalding

REPORT

The above applications were considered at the Plans Sub-Committee on 28 September 1992. It was resolved that all applications be granted permission, subject to conditions and agreements in certain cases.

The following recommendations are in accordance with the Sub-Committee's resolutions.

H16/0661/92

RECOMMENDATION - That permission be granted subject to prior receipt of satisfactory details regarding the construction of the proposed earth bunds.

SN1 - (Amended Plans)...received 16 September 1992.

H16/0650/92

RECOMMENDATION -

A That the applicant be invited to enter a Planning Obligation under the provisions of Section 106 of the Planning Act prohibiting the development being brought into use until the improved access facilities to the site have been completed and the existing Planning Obligation dated 23 April 1992 being amended by the substitution of plan no MRH/2485/2 for plan B attached thereto.

B Subject to the finalisation of the agreements the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions.

1 F6 - (Loading and Unloading).
2 F5 - (Turning Space).
3 The new access (to be constructed as part of the Section 278 Agreement) shall be surfaced to the satisfaction of the Local Planning Authority for the first 15 metres from

the A1073.

4 No loading or unloading shall take place on the site outside the hours of 7.00 am to 7.00 pm weekdays and 7.00 am to 12.30 pm on Saturdays and Sundays and 7.00 am to 4.00 pm on Bank Holidays.

5 Noise emitted from fixed plant and machinery on the site shall not exceed a level of equivalent to noise rating curve 25 as measured at any residential boundary near to the site.

6 All on-site stationary refrigerated transporter units shall be operated by mains electric power (other than a mains power failure when they shall be directed away from the dwellings).

Reasons

1 F6.

2 F5.

3 To provide an adequate surface for the access to ensure unsuitable material is not deposited on the adjoining highway in the interests of highway safety.

4 To ensure the safeguarding of the residential amenities of the locality.

5 To ensure the safeguarding of the residential amenities of the locality.

6 To ensure the safeguarding of the residential amenities of the locality.

Notes

1 SN1 - (Amended Plans)...received 29 July 1992.

2 Your attention is drawn to the existence of a Section 106 Agreement regulating the development hereby permitted.

H16/0850/92

A That Advertisement Consent be granted.

B That the Director of Planning and Building Control Services be authorised to discuss with the applicants and the County Highways Authority the possibility of providing temporary advance warning signs advising that no access to the Barrier Bank site is available from Fen End Lane.

H16/0622/92

RECOMMENDATION - That permission be granted subject to the following conditions.

1 SC 8 - (Details).

2 SC27 - (Implementation of Planting).

3 No more than 8 dwellings shall be constructed on the site.

4 Prior to any dwellings commencing the turning head, as shown on the submitted (drawing No MRH/2488/1) shall be constructed in accordance with details to be approved.

5 Prior to any dwellings becoming occupied a 1.8 metre wide footway shall be provided along the whole site frontage as shown

on the submitted drawing in accordance with details to be approved.

6 No development shall commence until the proposed environmental bunds adjoining the southern boundary of the site have been completed in accordance with the details as finally approved under planning application reference H16/0661/92.

Reasons

1 Standard.

2 Standard.

3 To avoid over intensification of the sub standard junctions at Burr Lane and Cowbit Road, in the interests of highway safety.

4 To allow service/delivery vehicles to turn along this narrow lane in the interests of highway safety.

5 To provide safe and adequate passage on foot for the residents and visitors to these properties.

6 To safeguard the amenities of future occupants.

Notes

1 SN1 - (Amended Plans)...received 17 September 1992.

2 The applicant is advised that this permission does not convey approval to the plot boundaries shown on the submitted plans.

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 11th May, 1993.

Mr. B. Smith,
Director of Planning & Building Control Services,
Planning Department,
South Holland District Council,
Priory Road,
Spalding, Lincs.

Dear Sir,

APPLICATION REFERENCE: H16/0650/92.
PROPOSED CHILL STORE & PACKHOUSE AT BROOKS FARM, BARRIER BANK, COWBIT,
FOR: MR. R. TURNER.

Our Client has instructed us to withdraw the above planning application.

We apologise for any inconvenience which you may have been caused.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAY 1993

Attention of
DPO NRM
DOPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Admin
Please Prepare
W/D Note
DR 13/5/93

c.c. Mr. R. Turner
Mr. M. Graves.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

Copy to: Director of Planning & Building Services, South Holland District Council, Council Offices, Priory Road, Spalding, Lincs. (FAO Mr B Smith)

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

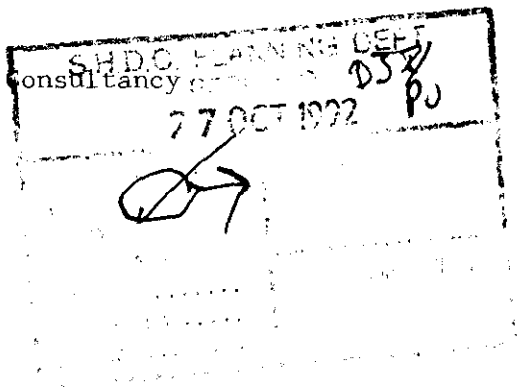
Telephone Lincoln 552222 STD 0522

For further information contact
Mr C Briggs

Telephone
Lincoln (0522) 553127

Your ref: JGK/4010
My ref: CB/Planll/278

22 October 1992



J G K Environmental Consultancy
38 Church Street
Wolverhampton
Milton Keynes
Buckinghamshire
MK12 5JN

Dear Sirs

BROOKS FARM, FEN END LANE/BARRIER BANK, SPALDING

I refer to your letter of 8 October 1992.

I am aware of the previous agreements made for the use of the existing buildings at Brooks Farm and in particular the fact that the right turn facility was to be provided at the new access location either within 2 years of planning permission or when the access was moved by the Department of Transport.

However these agreements were made because the site was already in use and the Planning Authority were looking favourably towards the granting of retrospective permission.

The current application is for a new building and therefore an expansion of the current use of the site and it is because of this that the condition, requiring the provision of the right turn lane before the new building is used, was requested. I note that you claim the new building will not greatly increase the traffic movements to and from the site. However I consider that once erected the building along with the existing ones could be put to uses which could generate high volumes of traffic and that this could not be controlled.

I have not yet received any details with regard to the Section 278 Agreement and therefore I am doubtful as to whether or note it can be completed within the deadline set by your clients 106 Agreement.

It is not perceived that the right turn lane should be provided at the location of the existing access point and therefore be abortive. The right turn lane would be expected to be located at the new access point.

I trust this information clarifies the Highway advice.

Yours faithfully

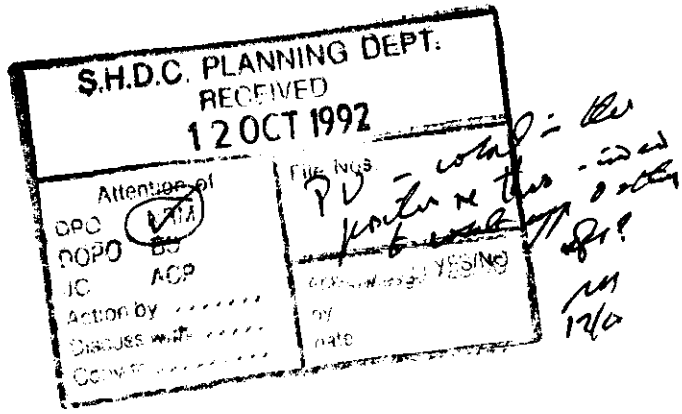
p. Director of Highways and Planning

4207.d31

Our Ref. JGK/4010

8 October 1992

Director of Highways and Planning
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN



Dear Sir

Brooks Farm, Spalding - Planning Application

As you will be aware the County Council has not objected to the planning application on land at Brooks Farm subject to a Grampian Condition that the buildings are not used until such time as the improvement works to the A1073 road are complete.

The condition does not comply with the advice set out in Circular 1/85, for the reasons set out below. We believe that the condition is onerous and unnecessary and that the matter is adequately covered by the Section 278 agreement that is being negotiated.

a) As you will be aware as a condition of an earlier planning permission a Section 278 is being negotiated for the necessary improvements to the A1073 road. These improvements will be sufficient to accommodate the extra traffic movements generated by the proposed development, namely 2-4 movements per day of which all are heavy lorries. The preparation of the design is currently underway and considerable progress is being made, which would enable the Section 278 agreement to be signed by the end of the year.

b) The additional vehicle movements generated by the proposed scheme would make an insignificant contribution to the movements generated by the permitted development.

c) It is most unlikely that the highway improvement works would start on site until the spring of 1993. The reason for this is as follows:-

   a) Highway Design completed by 30 November 1992.
   b) Preparation of tender documents by about the end of December 1992.
   c) Tender period is likely to be 4-6 weeks.
   d) Start of Works is expected in April/May 1993.

d) The A16 Improvements are expected to start on site in December 1993. These works will have a considerable influence on traffic flow. In addition they are likely to reduce traffic speeds substantially.

e) As you will be aware the A16 contract provides for the relocation of the access to Brooks Farm. The highway improvement works to the A1073 required by the Section 278 agreement and the construction of the A16 Improvements will therefore be concurrent. The situation is likely to arise whereby the A1073 Improvements are under construction by Mr Turner at the same time as the A16 works are relocating the access to Brooks Farm.

f) Such a situation will give rise to considerable legal and financial implications. It would lead to expensive, abortive works which would have to be borne by the Department of Transport or Mr Turner.

In summary:-

a) Mr Turner is committed to entering into a Section 278 Agreement, which is in an advanced state/preparation and which will accommodate the necessary improvement works to the A1073. The implementation of these works will be consistent with the construction of the A16 Improvements (which will itself result in considerable changes to the traffic movements on the A1073). There is a very good chance, indeed it is almost a certainty, that the construction of the A1073 Improvements will coincide with the relocation of the access to Brooks Farm under the terms of the A16 contract.

b) The ludicrous situation is likely to arise whereby soon after all or part of the A1073 Improvements have been completed they are being relocated as part of the A16 Improvements, at considerable public expense.

b) In the circumstances the County Council is asked to give favourable consideration to revising its recommendation to the District Council by not requiring a Grampian Condition and substituting a condition relating to the development of the S278 Agreement that is being prepared for parallel development.

If you consider a meeting would be benefical to resolving this problem, I would be happy to arrange one.

Yours faithfully

JOHN G KELCEY

cc Mr B Smith, Chief Planning Officer, Spalding District Council

RAY TURNER

Tel. Spalding 0775 760942
Fax (0775) 761103

Tointons Farm,
Barrier Bank,
Cowbit,
Spalding,
Lincs. PE12 6AD

RT/PAT.

21st September 1992.

Mr. Brian Smith, Dip. TP,MRTPI.,
Director of Planning & Building Control Services,
Planning and Building Control Department,
Council Offices,
Priory Road,
SPALDING.
Lincs.
PE11 2XE.

Dear Mr. Smith,

I am writing to you, as suggested by Roger Smith following a conversation between us in your absence, with growing concern at the delay in reaching a positive decision on my latest planning application for a new Chill Store at my Barrier Bank Site. I understand that the application goes to sub-committee on 28th September 1992 and the outcome continues to be uncertain.

The application has been made in order to satisfy the future storage needs of one of our major customers. Previously this business was carried out par temperature controlled and part ambient but this year the total operation will be temperature controlled. In order to keep this business the store needs to be operational by the end of the year and certainly we need to be confident of planning permission very quickly.

It would be nearly certain that if we are unable to provide the facility that is required the business and the additional job opportunities will not come into the Spalding area.

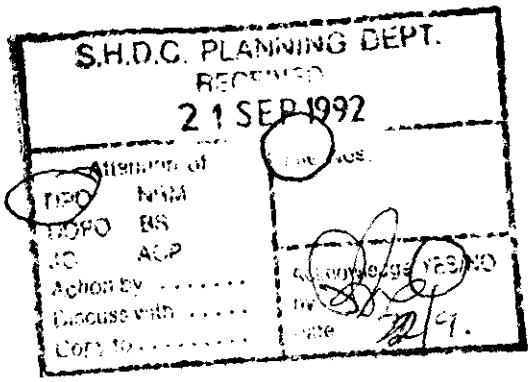
This application which requires an investment of £500,000 needs to progress in order to meet deadlines. There is a lead time of 4 weeks just for the order and supply of the steel. It would be most regrettable if this opportunity passed us by and any assistance you can give in moving things on would be appreciated.

Yours sincerely,

P.A. Turner

P.P.

R. Turner.



Mr Turner telephoned
RB with request for
urgent meeting with RD
+ Highways: object to demountable
& persuade LCC that traffic situation re new building is no ?

re Sub Committee 28/9/92

(1) Councillor Eric Lewis sends his apologies.

(2) Re. Turner Fen End
(a) He has no objection to the barriers throwing as long as it is in accordance with planning requirements, not contrary to them, not in advance of them.
(b) He is concerned that all conditions are not being complied with.
(c) He objects to the rec. dist. on environmental ground.

He may write prior to the meeting.

(3) Councillor White ... in Capital (Not sure if there is any connection!).

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1992
PJ
Allocation of
DPO NCM
BS
AP
Date Ack.

District Planning Officer
South Holland District Council
Council Offices, Chatterton Towers
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920068

Your ref H16/0650/92

22-JUL-92

Dear Sir,

Proposal : PROPOSED CHILL STORE AND PACKHOUSE
Location : BROOKS FARM, BARRIER BANK, COWBIT, SPALDING, LINCS
Applicant: MESSRS TURNERS STORES

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer, which is 50 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

The existing water distribution system is unable to supply the proposed development and off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUL 1992
Acknowledge YES/NO

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

NRA

National Rivers Authority
Anglian Region

9 July 1992

Our ref.GT/92/1/SH/0181

Dear Sir

PLANNING APPLICATION NO. H16/0650/92
PROPOSED ERECTION OF A WORKSHOP AT BROOKS FARM, BARRIER BANK, COWBIT, BY TURNERS STORES.

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

This site referred to for development is located adjacent to the Barrier Bank a flood bank to the washlands under our jurisdiction for land drainage/flood protection purposes. I shall be grateful if the Developer can therefore be made aware of the NRA Anglian Region's Land Drainage Byelaws which prohibit, without prior approval, the development of any land within a distance of 9 metres horizontally from the foot of any bank of the landward side or, where there is no bank, within 9 metres measured horizontally from the top edge of the batter enclosing the river.

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

If there is not a surface water sewer available to serve this development then we must be further consulted. Any contaminated yard areas must also be connected to the public foul sewer.

The applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

The Applicant has indicated foul water discharge to sewer. Your Council should be satisfied that the proposed system has adequate capacity for the proposed discharge.

/contd

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN5 7TF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our ref.GT/92/1/SH/0181

For vehicle parking and hardstanding areas a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

The discharge of surface water will require the consent of the NRA Anglian Region under the Water Resources Act 1991. Such consent is not implied by these observations. A Notice of the need for consent will be issued and a separate application must be made for the consent. The Act allows up to 4 months to consider each application.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

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

Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

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

This site is within the South Holland Internal Drainage Board's area. The IDB's byelaws apply.

Yours faithfully

R F Morgan
Planning Engineer

VJC

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUN 1992
PJ
Your Ref. MRH/LJA
ACP
Acknowledged by

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-A/650/92/JAM

Date 22 June 1992

Dear Sirs,

FULL PLANNING APPLICATION - MESSRS. TURNER STORES PACKHOUSE ETC. - BROOKS FARM, BARRIER BANK, COWBIT

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Clowacre Drain situated some 800 metres to the East. I note your clients own the land either side of these dykes and I trust that he is satisfied that the dykes are adequate to accommodate the additional flows generated by his project. I shall be glad to meet you to discuss this point and also to receive a copy of further details of the intended on-site surface water disposal system.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

In this instance, based upon the submitted details the sum due will be £4,200 subject to engineering fees in accordance with the scale set out below, and V.A.T. I look forward to receiving the applicants early agreement to make this payment to my Board when development commences. Should payment not be received within 12 months from the date of this letter, my Board reserve the right to re-assess the contribution due in accordance with the rate applicable when development actually commences.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

Our Ref: RS/PA-A/650/92/JAM Your Ref: MRH/LJA 22 June 1992

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUN 1992 PJ

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0650/92

Applicant: Messrs Turner Stores
Brooks Farm
Barrier Bank
Cowbit
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed chill store and packhouse

Location: Brooks Farm Barrier Bank
Cowbit Spalding, Lincs

Type: FULL

Date received: 12-JUN-92

17-JUN-92

Dear Cllr M C White

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 27-JUN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr M C White
Glocca Morra
60 Fen End Lane
Spalding Lincs
PE12 6AD

I request that this application be considered by Planning Committee, because THIS APPLICATION IS IN ADDITION TO AN APPLICATION (H16/0851/91) ALREADY GRANTED - SUBJECT TO THE CONDITIONS BEING COMPLIED WITH - AND WHICH HAVE NOT YET BEEN COMPLIED WITH.

Signed: Michael C. White

22/6/92

LBSa for these applications 661/92, 662/92
650/92 please consult the following.

14-66 evens Fen End Lane.

19, 19A, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43
Fen End Lane

✓ DONE
13TH JULY 1992 BY

Flee
on

PLANNING COMMITTEE: 15TH SEPTEMBER 1992

TURNER'S APPLICATIONS.

1. (a) Deferred to Sub Committee as recommended.
   (b) The reports are acceptable.

2. Chairman requests that DPBCS to be at the Sub Committee to deal with applications.

3. Compatible plans must be submitted before Sub Committee.

4. Need composite drawing whereby relationships between applications and existing can be made clear. Gill to see DJR.

5. Must crack conditions, legal agreements and relative timescales. Ensure that each Decision is self contained.

6. Check through all the conditions and details of application 1317/91 to see if there are any gaps which need to be covered.

7. Whatever apparent co-operation there is from the applicants, we must leave nothing to chance and goodwill.

   We should have all the above information and documentation available for the Sub Committee on 28th September 1992.

R. J. Smith
16.9.92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0650/92

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

BROOKS FARM, BARCLEY BANK SPALDING

3. Name, classification and number of road

I (A1073)

4. Date application referred 2/7/92

5. State whether outline, detailed application etc.

FULL

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

PROPOSED CATTLE SHED & FACILITIES

NB/ DO NOT ISSUE ANY P.P UNTIL A S278A IS SIGNED

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~~.

Date: 2/7/92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:- Subject to a Sec 278 A being signed

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) F6

(2) F5

(3) The new access (to be constructed as part of the Sec 278A) shall be surfaced to the satisfaction of the LPA for the first 15m from the A107.

Delete as appropriate

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

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

(1) F6

(2) F5

(3) To provide an adequate surface for the access to ensure unsuitable material is not deposited on the adjoining highway in the interests of highway safety.

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

LFP 7·7·92

Y



JTTON — 2 bed with c/h, d/g, leasant position in er of a quiet in town. £48,000



BRIDGE — d terrace house, cter, well fitted pine athroom, 3 beds, sition in town.



e, detached period vated, comprising PP for the erection n large plot approx



ON ST JAMES — d 2 reception, 2 alow, in excellent Garage, stables, half acre gardens, position. £52,000



MARSH — Det containing ep dining room, hen, 3 beds and heating, dble 3/4 acre fenced, attractive rural £65,950

GENTS

PUBLIC NOTICES

EDUCATIONAL GRANTS 1992

ALL PERSONS resident in the Parishes mentioned below wishing to apply for grants must submit their applications to the undersigned not later than August 28, 1992, after which no further applications will be entertained.

Applications are eligible for grants as follows:

HOLBEACH — FARMER EDUCATION FOUNDATION

For those attending full-time education after the statutory school leaving age including those attending at a School, College, University or Polytechnic or cases of special need.

Application forms available from the undersigned.

WHAPLODE — ELIAS WILSON'S CHARITY

(a) Outfitting grants for children attending Grammar or High School for the first time or

(b) For attending full-time at a College, University or Polytechnic.

Application by letter to:

MOSSOP & BOWSER,
Clerks to the Trustees.
11 West End, Holbeach, Lincs.

©WVN 4683 187/507LF7-7

TOWN & COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING GENERAL REGULATIONS 1976

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

NOTICE UNDER:

i) Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the proposed demolition within the Holbeach Conservation Area.

ii) Section 67 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of proposed development affecting the character or appearance of the Holbeach Conservation Area.

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council propose to:

i) Apply to the Secretary of State for the Environment for Conservation Area Consent to demolish Stukeley Hall and former Fire and Ambulance station, conservatory and brick lean-to stores in walled garden, a semi-circular screen wall, part of boundary wall to form new access and reduce height of north wall of walled garden at Stukeley Hall, Spalding Road, Holbeach.

ii) Seek Deemed Planning Permission to erect a new primary school and form a public park area at Stukeley Hall, Spalding Road, Holbeach.

A copy of the application for Conservation Area Consent and the proposal seeking Deemed Planning Permission and of all plans and other documents relating thereto may be inspected by members of the public either at the Department of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln, or at the offices of the Planning Department, South Holland District Council, Priory Road, Spalding, at all reasonable hours until July 29, 1992.

Any person who wishes to object to the application should write to the Director of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln, LN1 1DN by the

GOODS VEHICLE OPERATOR'S LICENCE

J. W. RUDDEN, trading as J. & S. International Transport, of First Cottage, Side Bar Lane, Heckington, Sleaford, NG34 9LY is applying for a licence to use A. Culpin and Son, Northgate Garage, Pinchbeck PE11 3SE as an operating centre for two goods vehicles.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

NOTICE OF APPOINTMENT OF JOINT ADMINISTRATIVE RECEIVERS

ALLISON (CONTRACTORS) LTD

Registered number: 573713.

Nature of business: House Builders.

Trade classification: 23.

Date of appointment of joint administrative receivers: June 22, 1992.

Name of person appointing the joint administrative receivers: Midland Bank Plc, Receivership Unit, Corporate Banking Division, 47 Cannon Street, London, EC4H 5SQ.

ROBIN M. ADDY
& CHRISTOPHER J. HUGHES
Joint Administrative Receivers
(Office holder Nos 1031 & 2041).
Cork Gully,
Mount Pleasant House,
Huntingdon Road,
Cambridge CB3 0BL.

NOTICE OF APPOINTMENT OF JOINT ADMINISTRATIVE

61 ST THOMAS'S ROAD SPALDING

By order of the mortgagees in possession we would advise that an offer has been made for the above property in the sum of £25,950. Any person wishing to increase on this offer should notify the agent of their final best offer in writing within 7 days from the date of this advertisement.

William H. Brown
18/19 Sheep Market
Spalding, Lincs, PE11 1BG
Tel: (0775) 711711

8c@WVN 4710

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

PLANNING APPLICATIONS

H16/0650/92 Messrs Turner Stores FULL
Proposed chill store and packhouse
Brooks Farm, Barrier Bank, Cowbit, Spalding, Lincs.

The following proposals do not accord with the provisions of the relevant Development Plan.

H16/0622/92 Mr R. Turner OUTLINE
Proposed Residential Development
Fen End Lane, Spalding, Lincs.

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

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services

07-JUL-92

8c@WVN 4710

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984 SECTION 14(1)

TEMPORARY CLOSURE TO TRAFFIC GOSBERTON — LOW GATE

NOTICE IS HEREBY GIVEN that owing to the construction of a carriageway, the Lincolnshire County Council has made an Order, the effect of which will be to prohibit vehicular traffic from proceeding on Low Gate, Gosberton, from July 13 for one week.

The alternative route for traffic affected by the Temporary Order is via Church Fleet Lane, High Street (A152) and vice-versa.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.
June 15, 1992.

©WVN 4570 187/507LF7-7

BULBS & PLANTS

CALABRESE, Cauliflower, cabbage and sprouts. Module plants for sale. Tel 0775 840322.

CAULIFLOWER Plants, Barrier Reef and Wallaby. F. Smithee. Tel 0945 583544.

800,000 leek plants for sale, Earlies and lates. I. Knight, The Laurels, Marriotts Gate, Lutton

BULBS FORTUNE, exforced 5 tonnes, good stock, free for collection, Associated British Bulbs Cradge Bank, Spalding 723885.

TUDE

PLANNING APPLICATION

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

PLANNING APPLICATION

Reference No: H16/0650/92
Description: Proposed chill store and packhouse

Location: Brooks Farm
Barrier Bank
Cowbit
Spalding, Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 28-JUL-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

07-JUL-92

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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: H16/0650/92

Applicant: Messrs Turner Stores
Brooks Farm
Barrier Bank
Cowbit
Spalding, Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed chill store and packhouse

Location: Brooks Farm Barrier Bank
Cowbit Spalding, Lincs

Type: FULL

Date received: 12-JUN-92

17-JUN-92

Dear Cllr C Evans

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 27-JUN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

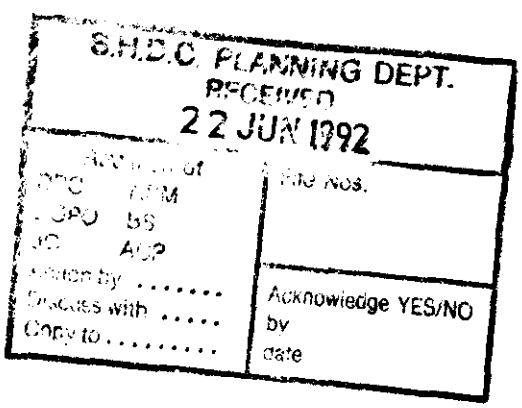
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr C Evans
71 Little London
Spalding
Lincs
PE11 2UE

I request that this application be considered by Planning Committee, because

of the previous problems caused by this applicant & his uneo-operative attitude

Signed: C Evans



PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 12th June, 1992.

Mr. B. Smith,
Director of Planning & Building Control Services,
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sir,

BROOKS FARM, BARRIER BANK, COWBIT, SPALDING - MESSRS. TURNERS STORES.

We enclose herewith application in respect of a new Chill Store and Packhouse which our Client wishes to erect at the above site, together with a bar chart which indicates the programming of the various works which form part of the previous Planning Permission No. H16/1317/91 in respect of Change of Use of the site. Regarding the enclosed new application please note the following:

1) All construction traffic will enter the site via the access on Barrier Bank. (Vehicles will be banned from using Fen End Lane).

2) The proposal will employ an additional 32 persons in the Chill Store/Packhouse, and up to 6 persons in the administration offices.

Continued/...

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

Continued/...

Mr. B. Smith,
Director of Planning & Building Control Services,
Planning Department,
South Holland District Council.

12th June, 1992.

3) All goods in and out of the proposed building will be via the loading docks at the southern end of the building. The building will be complete with dock seals which will drastically reduce any loading/unloading noise, and also reduce the running time of vehicle refrigeration units.

4) The existing large building on site is a Chill Store, and is presently loaded in and out from both ends.

   The southern end is used for box vans (60% of traffic), and the northern far side loading tautliners (40% of traffic).

   Box vans load from dock seals and tautliners are loaded and unloaded in the open yard by forklift truck.

5) Currently, product goes into the existing Chill Store for periods varying from a few days to several months, for storage only, and is then loaded out to be packed elsewhere.

6) The proposed building will allow the product to be packed on site. This means that the increase in traffic to and from the site will be minimal, approximately 20%, and also that the number of tautliner type vehicles will be reduced because the packed product will be loaded out in refrigerated box vans.

   The decrease in the tautliner traffic will obviously reduce any noise generated by external loading by forklift truck.

7) The working hours agreed in application no. H16/1317/91 are suitable for the new proposal.

8) The proposal by the Client is to meet a demand from a regular customer who requires facilities to be in operation for November 1992.

Continued/...

PODDINGTONS
Architectural Design Consultants

Continued/...

Mr. B. Smith,
Director of Planning & Building Control Services,
Planning Department,
South Holland District Council.

12th June, 1992.

We enclose copies of letters from Highways Department and Calthrops Solicitors, regarding the Prohibition of Driving Order. We understand from Highways that they expect the procedures for this to take approximately three months, subject to no objections being received.

If you have any queries please do not hesitate to contact me.

Yours faithfully,
Poddingtons,

pp T. A. PRIDMORE.

ENC.
c.c. Mr. J. Chapman, Health Dept.

Lincolnshire
County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Mr C Briggs

Telephone

Lincoln (0522) 553127

Your Ref: TAP/LJA
My Ref : CB/PLAN 11/JP

12 September 1991

Poddingtons
43 Double Street
SPALDING
Lincolnshire
PE11 2AA

Dear Sirs

BROOKS FARM, BARRIER BANK, SPALDING - MR R TURNER
PLANNING REFERENCE H16/1222/90

I refer to your letter of 23 August 1991.

I assume from your reference to your client "adopting" part of the existing public highway that you wish to have this highway stopped up, the control of the Lane then reverts back to the adjoining land owners.

This could be done by employing one of the following procedures:-

(i) Prohibition of Driving Order

This is a Traffic Regulation Order which would prevent the length of road in question being used by motor vehicles. The Lane would still remain as a public highway therefore allowing uninterrupted use by pedestrians. This Order would require supporting by the provision of bollards which would need to be paid for by your client.

(ii) Reduction in Status

This would reduce the status of the highway to a public footpath therefore preventing the use by motor vehicles but keeping the Lane in the control of the County Council. This procedure would need to be taken to a Magistrates Court for it to be implemented. Bollards would again be required as (i) above.

(iii) Stopping Up Order

Again this procedure would have to be taken to the Magistrates Court where any objections will be considered. If passed the lane will cease to be a public highway and it will revert to the landowners who have frontage to it. In order to control the Lane your client will need to own the land on both sides of it.

/continued

This method will require that any Statutory Undertakers plant within the Lane will need to be protected, diverted etc at your clients expense. Also there is a charge of £1,000 for this Authority to carry out such an Order.

With regard to the provision of a turning head on Fen End Lane, which would be required if any of the above Orders were implemented, I consider scheme 1 to be preferable as the turning head is located further from your clients buildings than on scheme 2. It could be possible that if scheme 2 was implemented HGV's could unload from the turning head into your clients property.

In respect of the access arrangements from the A1073 I have passed a copy of your letter and plans to the Council's Engineering Consultancy Services who will reply to you in due course regarding design times, costs etc.

Yours faithfully

Director of Highways & Planning

27901.f21

George R. Hastings
F. Brian Melson
B. Keith T[illegible]
Avril J. Bu[illegible]
Assistant Solicitors
James A. Sutton LL.B.
Kevin Pallister LL.B. (Hons)

Consultant
Ernest Waters

Calthrops

Solicitors and Commissioners for Oaths

(Regulated by the Law Society in the conduct of investment business)

11 Market Place
Spalding
Lincolnshire
PE11 1SP

Telephone:
Spalding (0775) 724381
Fax: (0775) 722286
DX: 26704 Spalding

Our ref: PR/TS/12309 When phoning or calling please ask for. Mr. P. Rex

Your ref: Attn. of T. Pridmore Esq.

COPY

20th May, 1992

Messrs. Poddingtons
43 Double Street
SPALDING
Lincs
PE11 2AA

Dear Sirs,

Re: Turner

We write to confirm that we have now given notice to the County Council in respect of the Prohibition of Driving Order and the Section 278 Agreement. We will contact you in due course.

Yours faithfully,

660. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (continued)

Plan No. and Applicant		Proposal
H16/0622/92 Mr R Turner	O.A.	Residential development at Fen End Lane, Spalding.

(To enable the Plans Sub-Committee to consider the proposal in greater detail, following which the application be referred back to this Committee for determination.)

(Councillor M.C. White requested that his abstention from voting be recorded.)

H16/0661/92 Mr R Turner	Condition Compliance - details of access barriers, multi lingual signs, screening and landscaping at Brooks Farm, Barrier Bank, Cowbit.

(To enable the Plans Sub-Committee to consider the proposal in greater detail, following which the application be referred back to this Committee for determination.)

(Councillor M.C. White requested that his abstention from voting be recorded.)

H16/0650/92 Mr R Turner	Chill store and packhouse at Brooks Farm, Barrier Bank, Cowbit.

(To enable the Plans Sub-Committee to consider the proposal in greater detail, following which the application be referred back to this Committee for consideration.)

(Councillor M.C. White requested that his abstention from voting be recorded.)

H16/0850/91 Mr R Turner	Free standing signboard at Brooks Farm, access onto Barrier Bank, Cowbit.

(To enable the Plans Sub-Committee to consider the proposal in greater detail, following which the application be referred back to this Committee for determination.)

(Councillor M.C. White requested that his abstention from voting be recorded.)

(d) **Application approved subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the proposed dwelling remains tied to the farm unit of which it will form an integral part, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation as amended where indicated:-

H14/0663/92 Mr C Flatters	O.A.	One house at Glenside North, West Pinchbeck.

(Subject to the deletion of recommendation (ii).)

(Councillor B. Chappell left the meeting following consideration of this application.)

APPLICATION REFERENCE: H16/0650/92 DATE RECEIVED: 12.6.92

APPLICANT: Mr R Turner
Brooks Farm
Barrier Bank
Cowbit
Spalding
Lincs

AGENT: Messrs Poddingtons
43 Double Street
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 SEP 1992

TYPE: Full

DESCRIPTION: Proposed chill store and packhouse

LOCATION: Brooks Farm, Barrier Bank, Cowbit

Ward Member: Attention is drawn to the obligations required to be met by the applicant when application H16/0851/91 was granted permission requiring the applicant to enter into a Section 278 Agreement with the County Highways to undertake the necessary works; within 2 months to submit the additional details as requested; and within 6 months to implement all the details shown on the submitted drawing ie. new access, landscaping, electrical hook-up points, etc. Concerned that the applicant would appear not to have complied with those requirements and that the Council may have failed to ensure compliance with those requirements. Request an up-date on the latest situation with regard to these matters and of any action which has been or is being taken by the Department.

County Highways: Request that subject to the applicant entering into a Section 278 Agreement that a conditional permission be granted requiring the provision of adequate parking and turning facilities within the site and that the new access (to be constructed as part of the Section 278 Agreement) shall be surfaced to the satisfaction of the Local Planning Authority for the first 15 metres from the A1073.

Anglian Water: No objections in principle subject to adequate and appropriate arrangements being made to accommodate foul drainage, surface water and a need to enhance, at the applicants expense, the water distribution system to supply the proposed development.

NRA: Development site is located adjacent to the Barrier Bank a flood bank to the washlands under NRA jurisdiction for land drainage/ flood protection purposes. The development of any land within a distance of 9 metres

horizontally from the foot of any bank the landward side or where there is no bank within 9 metres measured horizontally from the top edge of the batter enclosing the river will require the prior approval of the Authority. The applicant must also ensure there is no discharge of effluent to any watercourse or surface water sewer. For vehicle parking and hardstanding areas a storm by-pass oil interceptor will be required and the discharge of surface water will require the consent of the NRA Anglian Region under the Water Resources Act 1991. The Act allows up to 4 months for the Authority to consider each application. All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Public Objections:

An objection has been received from no. 38 Fen End Lane the contents of which may be summarised as follows:-

It is understandable that the applicant wishes to expand what is obviously a successful business. But there is already too much heavy lorry traffic using that end of Fen End Lane for 6¼ days a week. Consider it dangerous when lorries pull in off Cowbit Bank and they swing right over the other side of the lane. The A1073 is a very busy fast road, and further development would mean an increase in the number of lorries. There is still a public right of way half way down the road the lorries use and if so the lorries make it very difficult to walk along it. The drivers of the lorries throw a great deal of unwanted litter out along the verges. It is unfortunate that permission for the change of use was ever granted.

Information from the Applicant:

1) The details submitted with the application include a bar chart which indicates the programming of the various works which form part of the previous planning permission reference H16/1317/91 in respect of the change of use of the site.
2) Attention is drawn to the following in support of this new application:-
   a) All construction traffic will enter the site via the access on Barrier Bank (vehicles will be banned from using Fen End Lane).
   b) The proposal will employ an additional 32 persons in the chill store/packhouse, and up to 6 persons in the administration offices.
   c) All goods in and out of the proposed

building will be via the loading docks at the southern end of the building. The building will be complete with dock seals which will drastically reduce any loading/unloading noise, and also reduce the running time of vehicle refrigeration units.

d) The existing large building on site is a chill store and is presently loaded in and out from both ends. The southern end is used for box vans (60% of traffic), and the northern far side loading tautliners (40% of traffic). Box vans load from dock seals and tautliners are loaded and unloaded in the open yard by forklift truck.

e) Currently products go into the existing chill store for periods varying from a few days to several months, for storage only, and are then loaded out to be packed elsewhere.

f) The proposed building will allow the product to be packed on site. This means that the increase in traffic to and from the site will be minimal, approximately 20%, and also the number of tautliner type vehicles will be reduced because the packed product will be loaded out in refrigerated box vans. The decrease in the tautliner traffic will obviously reduce any noise generated by external loading by forklift truck.

g) The working hours agreed in application H16/1317/91 are suitable for the new proposal.

h) The proposal by the client is to meet a demand from a regular customer who requires facilities to be in operation by November 1992.

i) We enclose copies of letters from Highway Department and the applicants Solicitors regarding the Prohibition of Driving Order. We understand from the County Highway Authority that they expect the procedures for this to take approximately 3 months, subject to there being no objections.

Further information from Applicant: Since depositing the application the applicant has submitted amended proposals which make further amendments to the banking on the northern boundary, the earth banking around the lorry parking area and the proposal to pipe and fill the dyke on the northern boundary.

PREVIOUS DECISIONS

H16/1317/91 (originally registered as H16/0851/91) - Conditional permission granted subsequent to the completion of a Section 278 Agreement with the County Highway Authority and requiring that within 6 months of the date of the permission all the details shown on the submitted drawing shall be implemented and thereafter maintained in

existence - within 2 months of the date of the permission the following details shall be submitted:-

(i) Details of the location and construction of a suitable access barrier across Fen End Lane, which shall be a permanent fixed barrier.

(ii) Details of multi-lingual instruction signs identifying the location and explaining to foreign drivers how the parking areas and power point facilities shall be used.

(iii) Details of additional screening and landscaping to the south-eastern boundary of the site, to that length of the north-eastern boundary not screened by the soil bund, and to the west boundary as viewed from the Cowbit Road.

These details shall be implemented within 6 months of the date of this permission.

Note:- The permission included other conditional requirements and the applicants intention was also drawn to the existence of a Section 106 Agreement regulating the development permitted by the permission.

PLANNING ISSUES

1 The determining issue is whether the current proposal to extend the chill store and packinghouse facilities is an acceptable extension of the business given the conditional requirements of the permission granted under H16/1317/91; the requirements of the Section 106 Planning Obligation entered into by the applicant and the time scales in relation to the programme of work to be carried out as set out in the details submitted with this application.

2 The applicant would appear to have sought to fulfil the commitments to submit the application matters as previously agreed with the Council, although as with such matters there is inevitably some delay factor, but the details of the programme of work submitted with the current application would seem to reflect a logical sequence of events, the contents of which may be capable of being accommodated within the context of a further Planning Obligation.

3 Given that planning permission now exists for the use of the site (albeit subject to a number of conditional requirements) and that the applicant Company deals with major retailers, then it is perhaps not surprising that the present proposal has been submitted to extend the facilities, and as I understand it to improve the operational standards and the image projected by the Company on site.

4 As stated in the submission the expansion proposals would also have the potential to create additional job opportunities and this is a factor to be taken into account.

5 I believe that the application should be considered as an acceptable expansion to the business subject to a further scrutiny of the proposed programme of work and discussions with the applicant to reduce the apparent time lag to absolute minimum in order to achieve the earliest implementation of the various elements which contribute to making the overall development of the site acceptable to the Local Planning Authority.

RECOMMENDATION

A That before the application is determined the details of the application be referred to the Plans Sub-Committee.

B That subject to the views of the Plans Sub-Committee the Director of Planning and Building Control Services be authorised to grant appropriate conditional planning permission as subject to further discussions with the applicant and the applicants agreement to enter into an appropriate Section 106 Planning Obligation to ensure that the programme of work is implemented and completed in the shortest possible time scale to the satisfaction of the Local Planning Authority.

---

792. PLANNING APPLICATIONS (Continued)

(d) **Application approved subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 prohibiting the development from being brought into use until the improved access facilities to the site have been completed and amending the existing Planning Obligation dated 23rd April, 1992 by the substitution of plan No. MRH/2485/2 for plan B attached thereto, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H16/0650/92 Messrs Turner Stores	Chill store and packhouse at Brooks Farm, Barrier Bank, Cowbit.

(Councillor T. Barker declared an indirect interest in the above application and left the Council Chamber during consideration thereof and Councillor M.C. White requested that his abstension from voting be recorded.)

(e) **Application Director of Planning and Building Control Services Authorised to Approve**

That, subject to the submission by the applicant of an amended plan showing a reduced curtilage to coincide with the historical curtilage of the existing dwelling, the Director of Planning and Building Control Services be authorised to grant the relevant planning permission in accordance with his recommendation in respect of the following proposal:-

Plan No. and Applicant		Proposal
H14/0753/92 Mr W H Sneath	O.A.	Replacement dwelling at Money Bridge Lane, Pinchbeck.

(f) **Advertisement Consent**

The Director of Planning and Building Control Services be authorised to grant consent for the display of the undermentioned advertisement in accordance with his recommendation and subject to standard advertising conditions:-

Plan No. and Applicant	Proposal
H16/0850/91 Mr R Turner	Free standing signboard (re-registered as H16/1316/91) at Brooks Farm, access onto Barrier Bank, Cowbit.

(Councillor T. Barker declared an indirect interest in the above application and left the Council Chamber during consideration thereof and Councillor M.C. White requested that his abstension from voting be recorded.)

(g) **Reserved Matters Approval**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H23/0956/92 Mr J Lathangue	4 bed house and garage adjacent to Windsor House, Saracens Head.

PLANNING AMENDMENT

For office use only
Application No. H16/650/92
Date registered 29 JUL 1992
Case Officer P.U.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS. TURNERS STORES,
BROOKS FARM,
BARRIER BANK,
COWBIT,
SPALDING, LINCS.
Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING, LINCS.

Tel. No. 761856 (Contact) M.R. HOLLAND

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BROOKS FARM, BARRIER BANK, COWBIT, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.

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

H16/0650/92

Building Regulation reference relating to same development.

N/A

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.
State whether amendment has been requested by the Council: YES

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

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.

Signed ..... Poddingtons Date 29th July, 1992.

. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED CHILL STORE & PACKHOUSE.

As **NOW PROPOSED**, if different

te details of amendments proposed

e a full detailed list of the changes, and mark these clearly on the accompanying s)

1) AMEND EARTH BANKING ON NORTHERN BOUNDARY.
2) AMEND EARTH BANKING AROUND LORRY PARKING AREA.
3) PIPE & FILL DYKE ON NORTHERN BOUNDARY.

e drawing no's of the current submission

MRH/2485/2,3,4 & 6.

Officer dealing with the application, if n.

MR. P. UDY.

ibe any part of the original development is excluded by virtue of the amendment, ate any alteration to plot numbers

OFFICE USE ONLY

To D.C. 30/7/92

Validation	Adequate detail Acknowledged	☐ ..... KL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison – see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy & receipt

Signed: .....

Date: .....

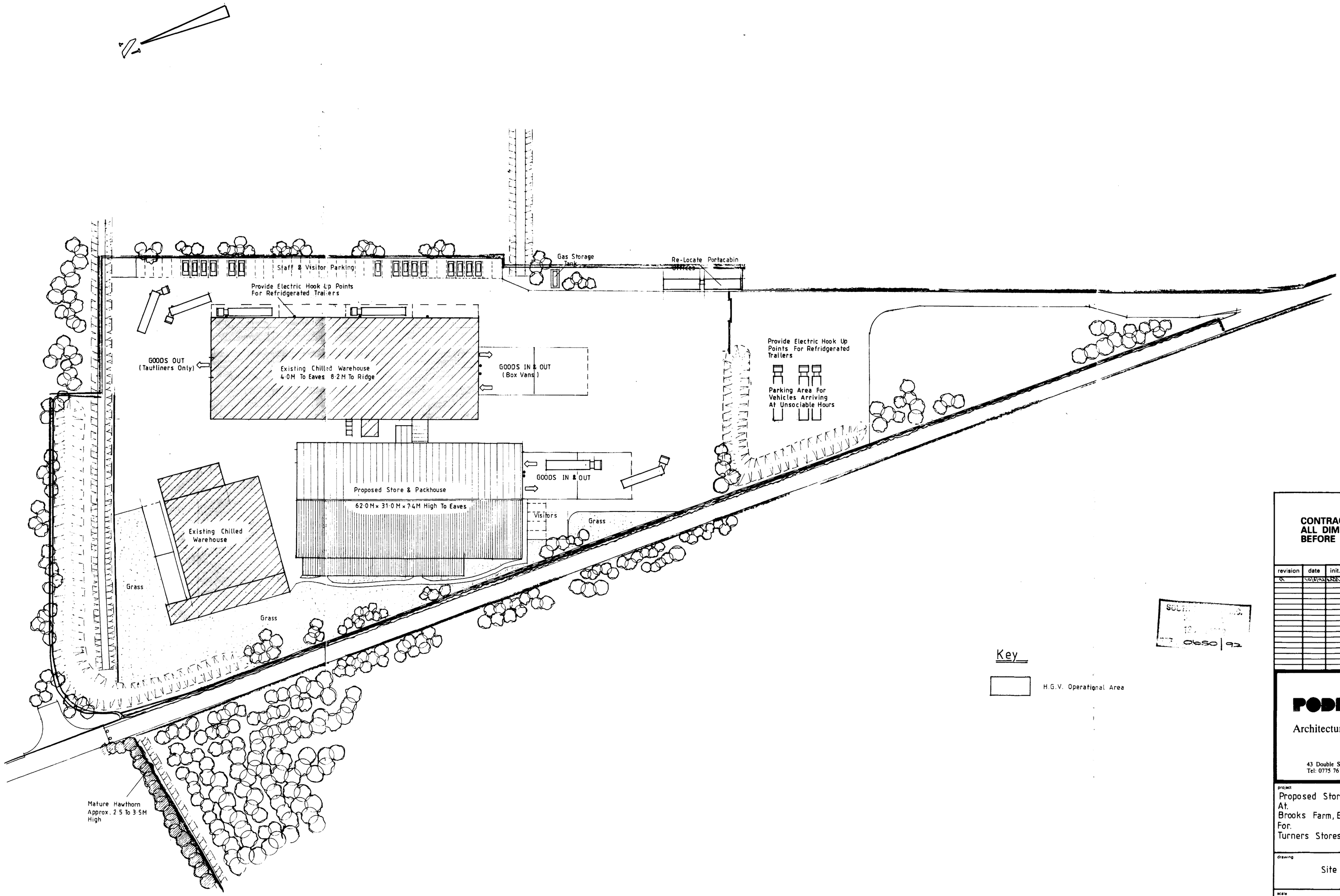
A	Apply For Prohibition of Driving Order On Section of Fen End Lane	Apply For Prohibition of Driving Order By 7th June 92
B	Design Multi Lingual Signs	
C	Send Details of Proposed Turning Head To L.C.C. For Approval	
D	Prepare Details of Vehical Access Barriers To Fen End Lane	
E	Prepare Scheme For Landscaping	
F	Apply For Outline Planning Permission For Residential Frontage Development	
G	Submit Details of Vehical Access Barrier, Multi Lingual Signs & Landscaping To S.H.D.C. For Approval	Submit Details On Vehical Access Barriers, Multi Lingual Signs & Landscaping By 7th July 92
H	Erect Additional Fencing	
I	Construct New Access Track To Eastern Side of Site	Programme Dictated By Weather & Cropping
J	Construct New Lorry Parking Area	Programme Dictated By Weather & Cropping
K	Construct Additional Earth Bunds & Re-Profile Existing	Utilize Top Soil From New Access Track & Lorry Park
L	Carry Out Tree Planting	Dictated By Weather & Season
M	Erect Multi Lingual Signs	To Follow Access Track & Parking Construction
N	Install Electric Hook Up Points For Refridgerated Trailers	To Follow Access Track & Parking Construction
O	Construct Turning Head To Fen End Lane	To Follow L.C.C. Approval
	PROPOSED PACKHOUSE & STORE	
P	Submit Application	
Q	Start On Site	
R	Complete	

All Details Shown On Drawing MBH/24/2015 To Be Implemented By 7th November 92
Also Enter Into An Agreement With Highways Dept. Re Ghost Island To A.1073

Program of Work To Be Carried Out
At Brooks Farm, Barrier Bank, Cowbit.
To Comply With Conditions of Planning Permission H16/1317/91

Date May 92

Rev.	Date	Details of Revision
A	10/6/92	After Site Meeting Meeting with Drainage Dept



Key

H.G.V. Operational Area

SCAN... 0650/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	10/8/92	MRH	Amend for application

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
Proposed Store & Packhouse
At.
Brooks Farm, Barrier Bank, Cowbit.
For.
Turners Stores

drawing
Site Plan

scale
1/500

drawing no.
MRH/2485/2

A

60960 mm

1 6096 mm 2 6096 mm 3 6096 mm 4 6096 mm 5 6096 mm 6 6096 mm 7 6096 mm 8 6096 mm 9 6096 mm 10 6096 mm 11

Existing Chilled Warehouse

6000 mm

Plant Room

Chilled Packaging Area

Chilled Store

Dock Leveller & Dock Seals

Dock Leveller & Dock Seals

31000 mm O/A Steel Frame

Existing Chilled Warehouse

4000 mm

Changing | Changing | Male W.C. | Female W.C. | Mess Room | Disabled W.C. | Kitchen | Reception | Office | Office | Office

5730

265 3600 100 1600 100 1500 100 100 1500 100 265

1

1700 | 265 2900 100 1880 100 1500 100 3600 100 3100 100 11195 | 1800 1800 100 1200 1200 100 | 1300 100 2000 100 100 1800 100 3400 265 2485 265 3600 100 3600 100 3600 265

4450

D.C.

0650/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

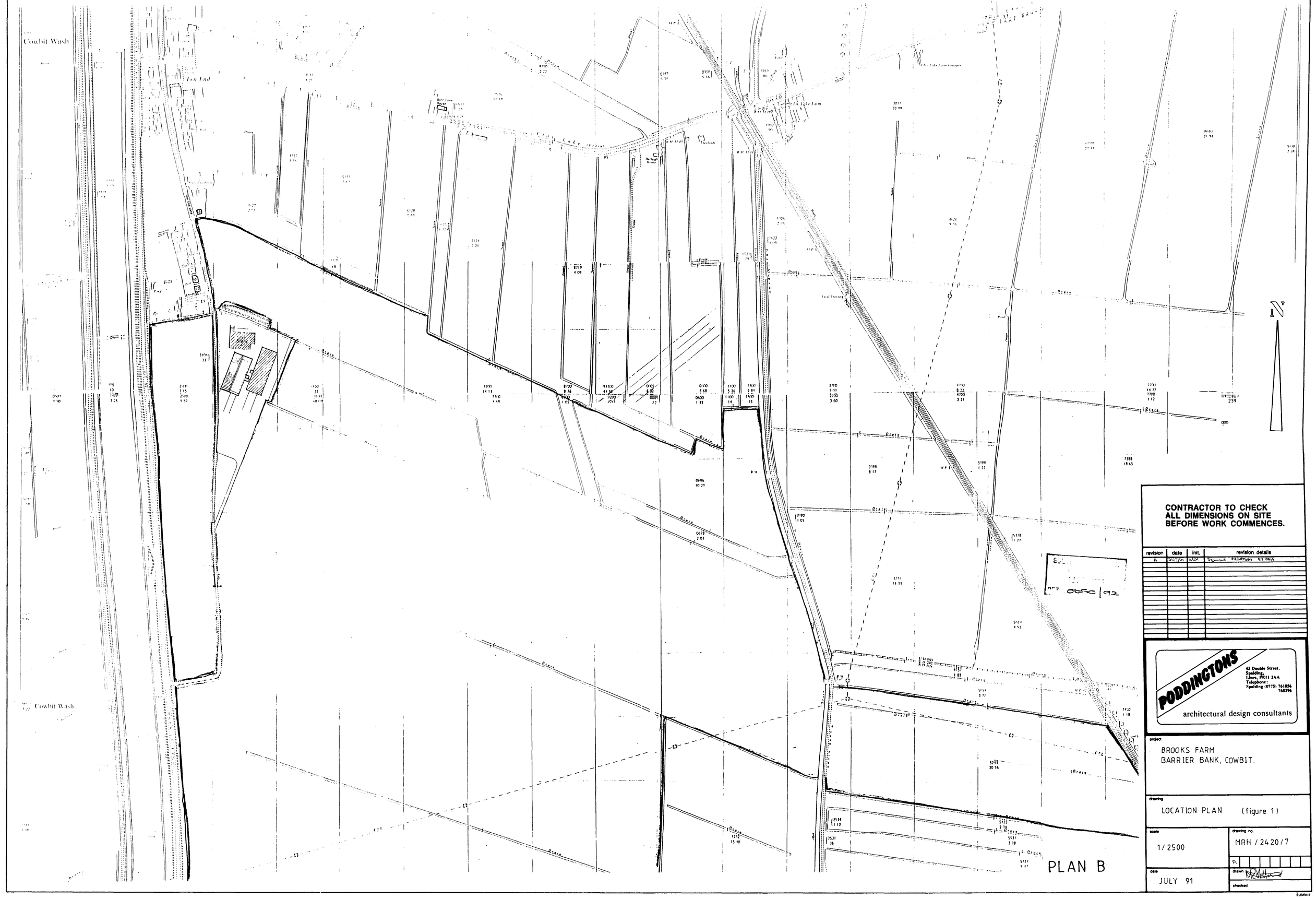
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
Proposed Store & Packhouse
At
Brooks Farm, Barrier Bank, Cowbit.
For
Turners Stores

drawing
Floor Plan

scale 1/100

drawing no MRH/2485/3



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	30.7.91	MRH	Planning Application Drawing

PODDINGTONS
architectural design consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 761856 768296

project
BROOKS FARM
BARRIER BANK, COWBIT.

drawing
LOCATION PLAN (figure 1)

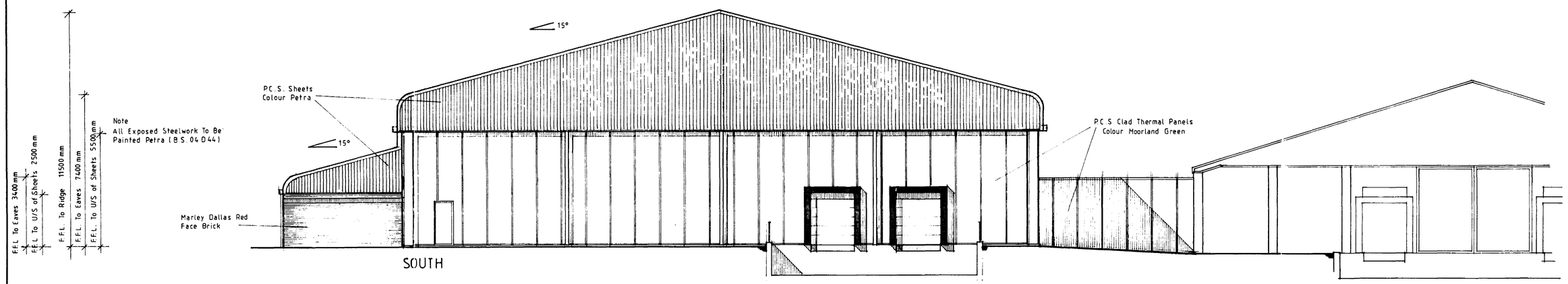
scale
1/2500

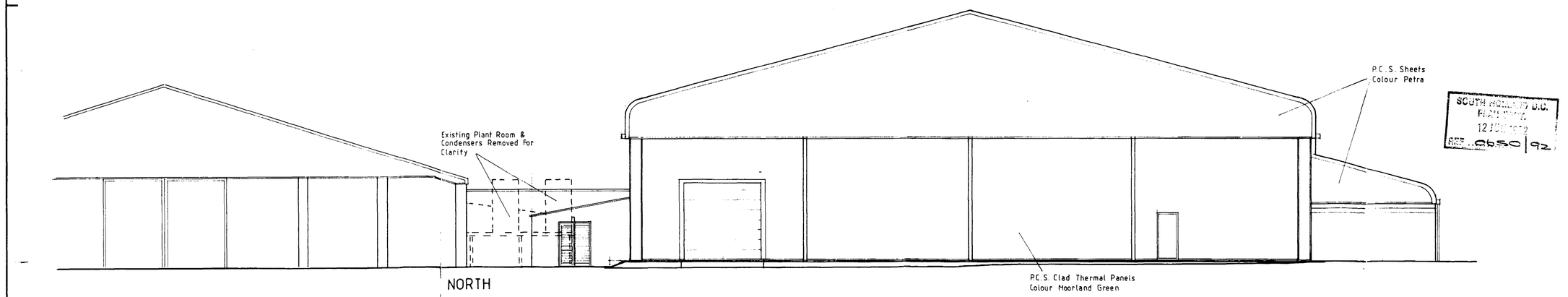
drawing no.
MRH / 2420/7

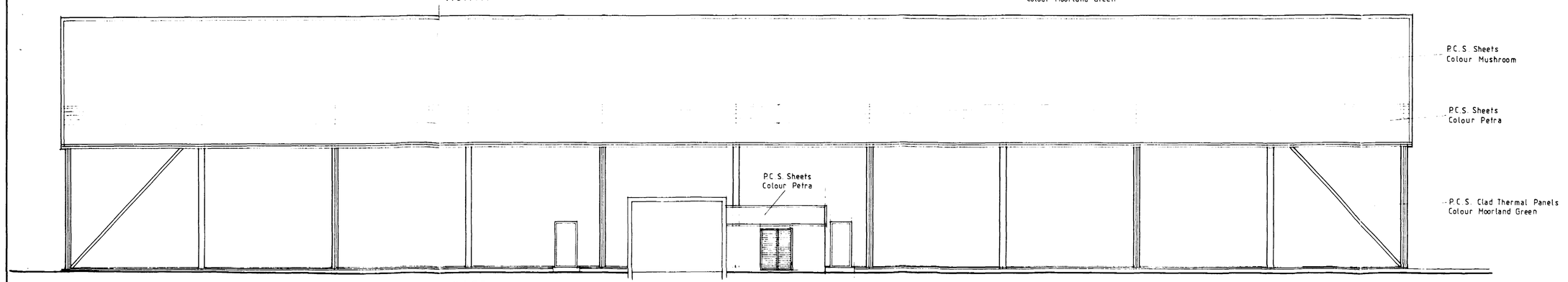
date
JULY 91

drawn

checked







SOUTH [illegible] D.C.
P[illegible]
12[illegible]
REF. 0650/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

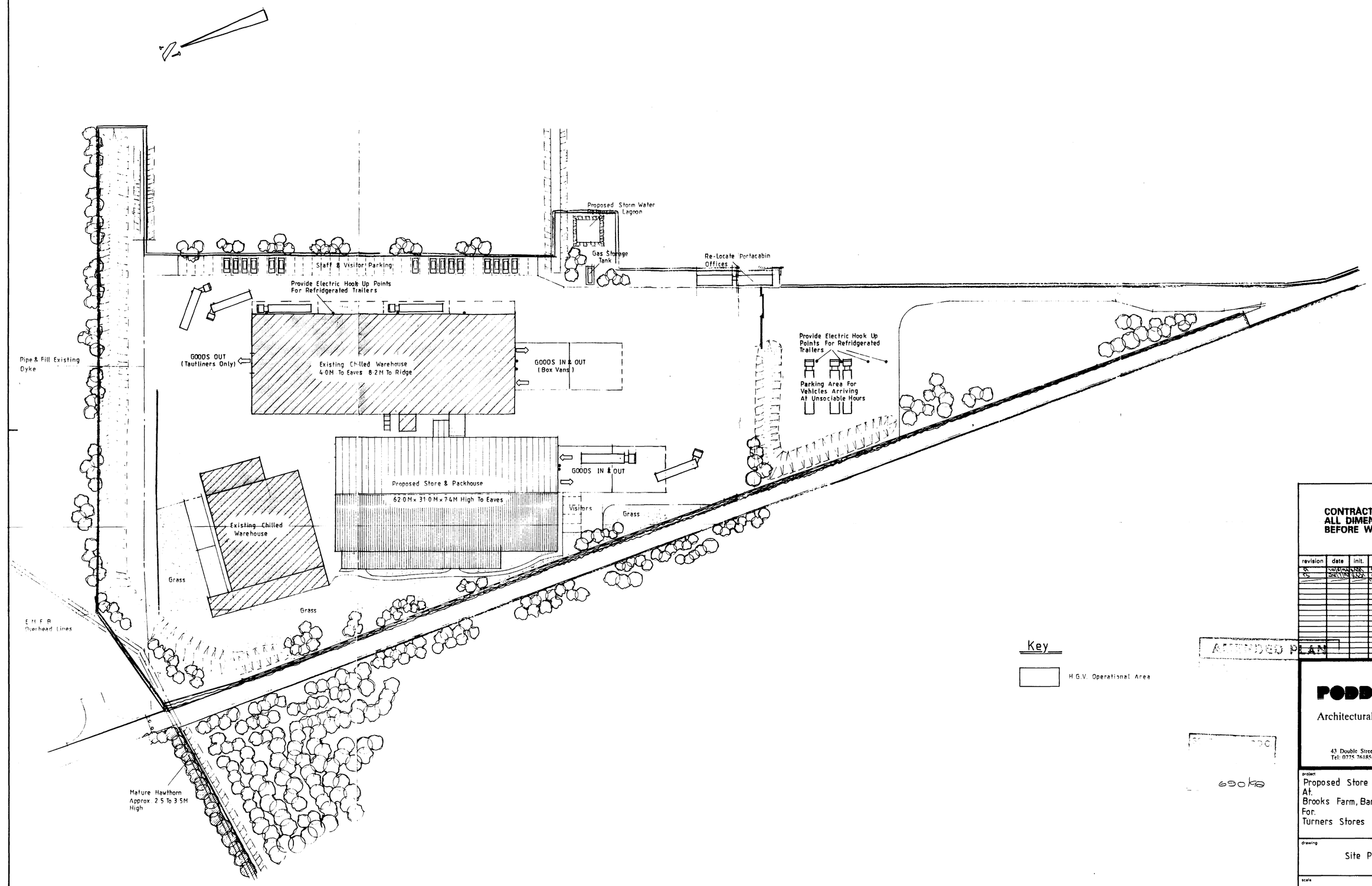
PODDINGTONS
Architectural Design Consultants
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project
Proposed Store & Packhouse
At.
Brooks Farm, Barrier Bank, Cowbit.
For
Turners Stores

drawing
Elevations

scale: 1/100

drawing no: MRH/2485/4



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	10.6.92	MRH	Access for Emergency Vehicles
B	30.6.92	MRH	Extra Parking Spaces

APPROVED PLAN

PODDINGTONS

Architectural Design Consultants

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project
Proposed Store & Packhouse
At
Brooks Farm, Barrier Bank, Cowbit.
For
Turners Stores

drawing
Site Plan

scale	drawing no.
1/500	MRH/2485/2
May 92	checked

650kg

See Drawing MRH/2485/7 For Piping & Filling of Flyke

	Species	Common	Number
A	Salix Caprea	Goat Willow	45 (15/7)
B	Salix Cinerea	Small Leaved Grey	45 (15/7)
C	Crataegus Exogtacantha	Red	33 (11/7)
D	Quercus Robur	Oak	21 (7/7)
E	Acer Campestre	Field Maple	33 (11/7)
F	Sorbus Aucuparia	Mountain Ash	30 (10/7)
G	Carpinus Betulus	Hornbeam	24 (12/7)
H	Fagus Sylvatica	Beech	33 (11/7)
J	Viburnum Opulus	Guelder Rose	51 (17/7)
K	Ilex Aquifolium	Holly	63 (21/7)

Fagus Sylvatica Hedge 1.5m High

Section 1

Section 2

Barrier Bank

Staggered Rows At 3M Centres

750 mm

LORRY PARK

100mm High White Letters On Blue Background

As Above But In Spanish

As Above But In Italian

As Above But In French

50mm High White Letters On Blue Background

USE MAINS HOOK UP POINTS PROVIDED FOR RUNNING REFRIGERATION UNITS

DO NOT USE VEHICLE POWER SOURCE

800 min

900 mm

1800 mm

1300 mm

Sign 1

Sign 2

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	30/11/92	MRH	Revised Layout, Barrier Bank Added

ASSEMBLY PLAN

PODDINGTONS

Architectural Design Consultants

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Tel. 01775 761856 & 768296. Fax. 01775 710258

Proposed Store & Packhouse
At
Brooks Farm, Barrier Bank, Cowbit
For
Turners Stores

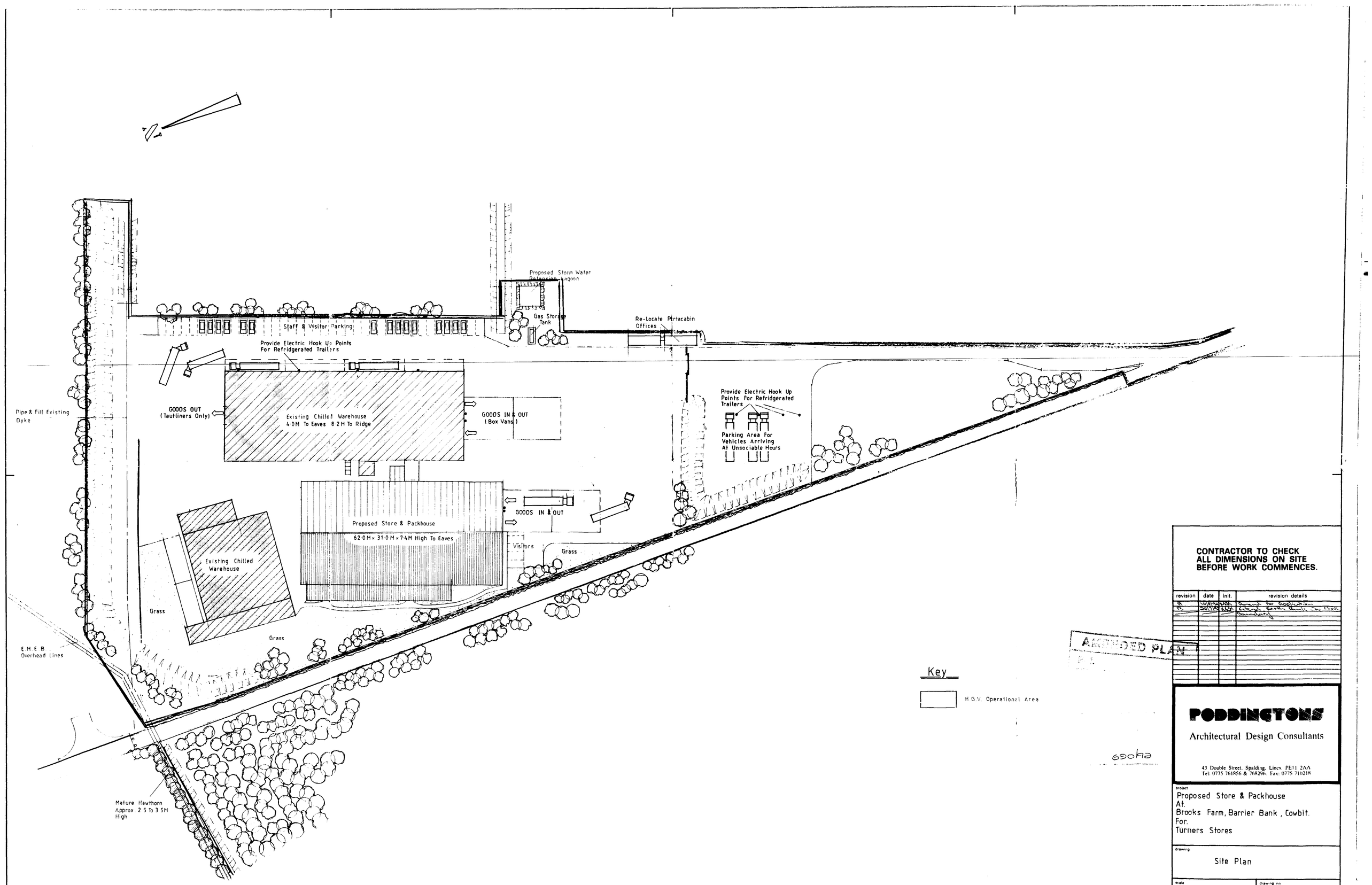
Drawing
Landscaping

Scale
1/500 1/100 1/20

Drawing No.
MRH / 2485 / 6

Date
JUNE 92

Checked



AMENDED PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	Init.	revision details
A	10.01.96	RJW	Re-Positioning of Store & Packhouse
B	26.01.96	RJW	Extra Parking Spaces, Key Plan, Dimensioning

PODDINGTONS

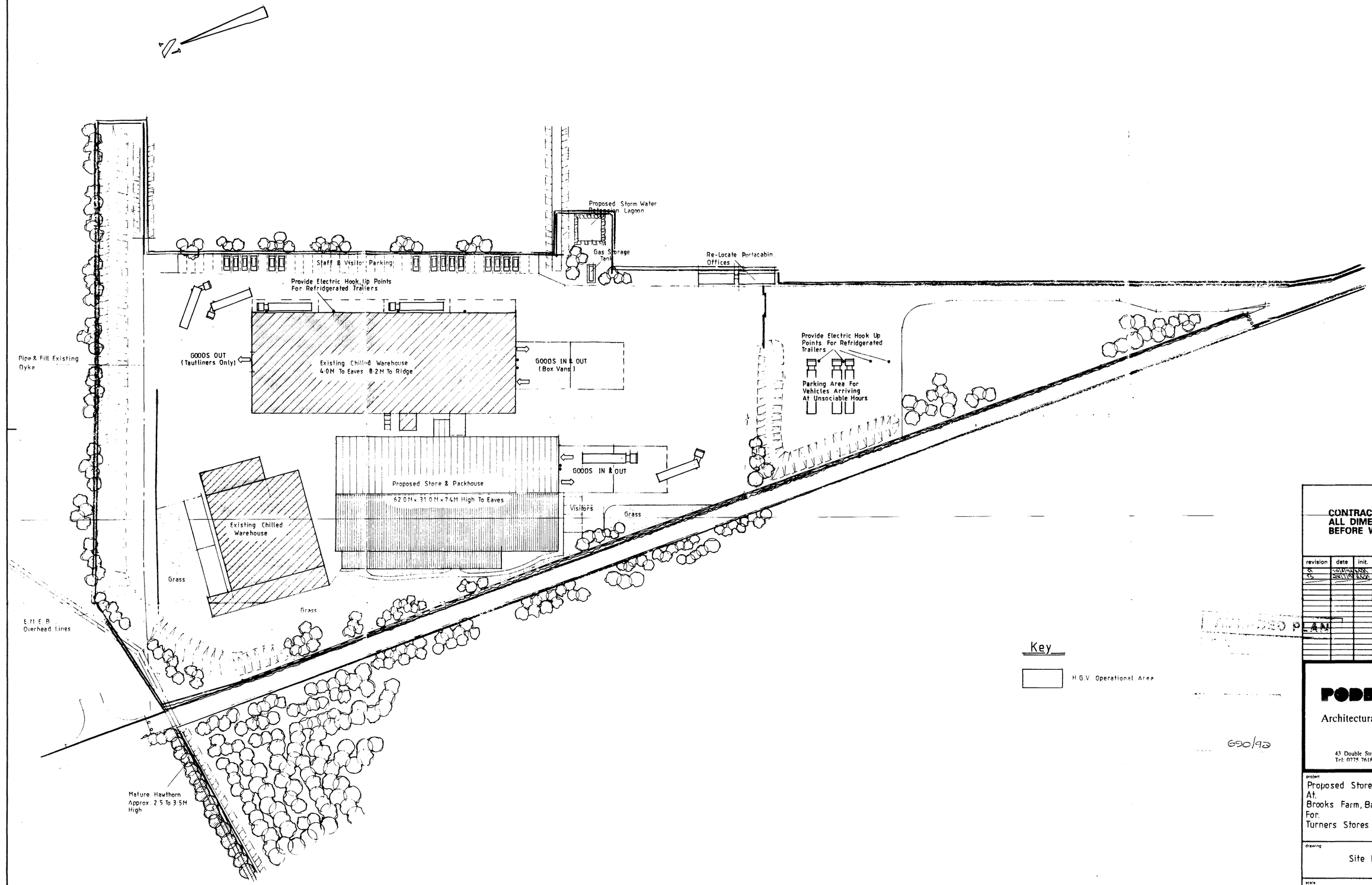
Architectural Design Consultants

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project
Proposed Store & Packhouse
At
Brooks Farm, Barrier Bank, Cowbit.
For.
Turners Stores

drawing
Site Plan

scale	drawing no.
1/500	MRH/2485/2



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	10.6.92	MRH	Revised for Presentation
B	30.6.92	MRH	Revised Entrance Position & Dyke Details

690/92

PODDINGTONS

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project
Proposed Store & Packhouse
At
Brooks Farm, Barrier Bank, Cowbit.
For
Turners Stores

drawing
Site Plan

scale	drawing no
1/500	MRH/2485/2
May 92	checked

See Drawing MRH/2485/7
For Piping & Filling of Flyke

	Species	Common	Number	
A	Salix Caprea	Goat Willow	45	(9.5%)
B	Salix Cinerea	Small Leaved Lime	45	(9.5%)
C	Fraxinus Excelsior	Ash	33	(7.0%)
D	Quercus Robur	Oak	17	(3.5%)
E	Acer Campestre	Field Maple	35	(7.3%)
F	Sorbus Aucuparia	Mountain Ash	34	(7.1%)
G	Crataegus Oxyacantha	Hawthorn	76	(15.7%)
H	Corylus Avellana	Hazel	77	(16.0%)
J	Viburnum Opulus	Guelder Rose	55	(11.4%)
K	Ornamental Collection	Flowering Bushes	61	(12.6%)

xxxxx Hedgerow Configuration Beech (Hedge)

---- 2.5m High Chain Threaded Timber Fence

Section 1

Section 2

Barrier Bank

Staggard Rows At 3M Ctrs

Bonnar Closed Outside 50m Counter Weir

Earth Bund

Earth Bund

2.5M
4.0M
5.0M

7.0M

40.5M

55.0M

40M

80M

10M

20M

50M

750 mm

LORRY PARK

100mm High White Letters On Blue Background

As Above But In Spanish

As Above But In Italian

As Above But In French

1800 mm

900 mm

Sign 1

800 mm

50mm High White Letters On Blue Background

USE MAINS HOOK UP POINTS PROVIDED FOR RUNNING REFRIGERATION UNITS

DO NOT USE VEHICLE POWER SOURCE

1300 mm

Sign 2

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init	revision details
A	20/11/92	MRH	Revised Gabion Bench Box Position Generally

AMENDED PLAN

Ref.

PODDINGTONS

Architectural Design Consultants

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project
Proposed Store & Packhouse
At
Brooks Farm, Barrier Bank, Cowbit
For
Turners Stores.

drawing
Landscaping

scale
1/500 1/100 1/20

drawing no.
MRH / 2485 / 6

See Drawing HAH/2485/7 for Piping & Filling of Dyke

Section 1

Section 2

Barrier Bank

Staggered Rows At 3M Ctrs

LORRY PARK

100mm High White Letters On Blue Background

As Above But In Spanish

As Above But In Italian

As Above But In French

50mm High White Letters On Blue Background

USE MAINS HOOK UP POINTS PROVIDED FOR RUNNING REFRIGERATION UNITS

DO NOT USE VEHICLE POWER SOURCE

Sign 1

Sign 2

	Species	Common	Number	
A	Salix Caprea	Goat Willow	45	(9%)
B	Tilia Cordata	Small Leaved Lime	45	(9%)
C	Fraxinus Excelsior	Ash	32	(7%)
D	Quercus Petrea	Oak	17	(3%)
E	Picea Compostor	Field Maple	35	(7%)
F	Sorbus Aucuparia	Mountain Ash	34	(7%)
G	Crataegus Oxyacantha	Hawthorn	76	(15%)
H	Corylus Avellana	Hazel	19	(4%)
J	Ulmus Glabra	Wych Elm	51	(11%)
K	Alnus Glutinosa	Common Alder	61	(12%)

Fence to be 1.8m Standard Cleft Chestnut Pale Fence to be Erected after Bunds Complete. Gates Fence to be Erected at the Same Time

Planted in Staggered Double Rows at 300mm Centres Alternate Plants at 600mm Centres Hedge to be kept cut Down to 1.2m High Over Bunds

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	28/11/94	MJH	Bunding added, Barrier Bank Section, Sign Location, Boundary

APPROVED PLAN

Ref.

PODDINGTONS

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Proposed Store & Packhouse
At
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For
Turners Stores

Landscaping