SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0661/92 Received:16-JUN-92 Type:CONDITION COMPLIANCE

Earlier Permission: H16/1317/91

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Details of access barriers, multi lingual signs, screening and landscaping (H16/1317/91 conditions 3i, ii & iii)
Location : Brooks Farm Barrier Bank
Cowbit Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 24 June 1993.

Director of Planning and Building Control Services
16-JUL-93 H16/0661/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

H16/0661/92

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

DC Procedural Assessment

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

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

Confirmed: 13/4

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

Acceptance issued:

H16/0622/92

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/HJW

Your ref:

Date: 21st March 1994

SOUTH HOLLAND D.C.
PLANNING
21 MAR 1994
REF 0622/92

For the attn. of Mr. D. Roberts

South Holland District Council,
Planning Dept.
Priory Road,
Spalding.

Dear Sirs,

MR. RAY TURNER, BARRIER BANK, COWBIT.

Further to our letter dated 2nd March 1994 and your reply dated 14th March.

I enclose herewith two copies of drawing no. 2488/1B, amended to show the line of bund at the northern end of the site, as this obviously affects the proposed residential development.

Work has been proceeding on this particular part of the scheme and we are preparing a reply to the letter dated 8th March received from Mr. K. Woods.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE

SUR

enc.

+ 6/4 Requested further plans to 1/500 scale - rec'd By 661/92

Spoke to Peter 24/3 He wants us to ignore this for the time being. Await further contact. Keep matter.

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

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: H16/0622/92

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed Residential Development

Location: Fen End Lane
Spalding
Lincs

Amendment Submitted: Amended drawings to show line of bund at northern end of the site (drawing numbers 2488/1B)
22-MAR-94

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete enclosed forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☑

Clarification/Details required:

Appears valid ☐

Registered .....

Terminal date/committee updated .....

DC Procedural Assessment

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

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC WM Press Residents Other - None ☐

Is it an amendment in principle? Yes/No

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

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

SUPERSEDED

EXAMPLES OF THE USE OF TABLES Nos. 5, 5A, AND 6.

(*a*) Find the total horizontal pressure on the back of a vertical wall 15 ft. high retaining ordinary earth with a level surface subject to a superimposed load of 2 cwt. per square foot ($= W$).

Assume for earth: $w = 100$ lb. per cubic foot; $\theta = 35$ deg. From *Table* No. 5, $k_2 = 0{\cdot}271$.

Pressure at base of wall due to retained earth and surcharge (Case 3): $p_2 = k_2(wH + W) = 0{\cdot}271[(100 \times 15) + 224] = 467$ lb. per square foot.

Pressure at top of wall due to surcharge: $p_2 = 0{\cdot}271 \times 224 = 60{\cdot}6$ lb. per square foot.

Total pressure $= \frac{H}{2}(467 + 60{\cdot}6) = 0{\cdot}5 \times 15 \times 528 = 3{,}960$ lb.

(*b*) A vertical wall 20 ft. high retains a heap of dry coal, the top surface of which is sloped downwards from the wall at the natural slope. Find the intensity of horizontal pressure at the base of wall neglecting friction on the back of wall. From *Table* No. 5, $w = 50$ and $\theta = 35$ deg.; $k_2 = 0{\cdot}205$; $p_2 = k_2wh = 0{\cdot}205 \times 50 \times 20 = 205$ lb. per square foot.

(*c*) Find the intensity of pressure at a depth of 25 ft. below the top of wall supporting moderately firm clay.

From *Table* No. 5A, $\theta = 5$ deg. and $C = 1{,}120$ lb. per square foot.

From *Table* No. 5, for $\theta = 5$ deg., $k_2 = 0{\cdot}840$; assume $w = 110$ lb. per cubic foot. Substituting in Bell's formula, $p = (0{\cdot}840 \times 110 \times 25) - 2 \times 1{,}120 \times \sqrt{0{\cdot}840} = 260$ lb. per square foot.

(This method of calculation should not be adopted unless the values of θ and C have been well proved by test and factors that may affect these values in the future have been fully considered.)

(*d*) Find the horizontal pressures at various depths in a 20-ft. diameter silo 60 ft. deep containing grain, the total load carried on the wall due to the filling, and the intensity of pressure on the bottom.

(i) For grain assume $w = 48$ lb. per cubic foot, $K = 0{\cdot}5$, and $\tan\mu = 0{\cdot}444$. Therefore $p = wC = 48C$.

The following values of C are obtained from *Table* No. 6 for $Q = 0{\cdot}25 \times 20 = 5{\cdot}0$.

At 10 ft. depth: $p = 4{\cdot}0 \times 48 = 192$ lb. per square foot.
" 20 ft. " $= 6{\cdot}7 \times 48 = 322$ " " "
" 30 ft. " $= 8{\cdot}4 \times 48 = 403$ " " "
" 40 ft. " $= 9{\cdot}4 \times 48 = 452$ " " "
" 60 ft. " $= 10{\cdot}6 \times 48 = 498$ " " "

(*ii*) The load transferred to the wall of the silo by friction is

$$\left(wh - \frac{p}{K}\right)Q = [(48 \times 60) - (2{\cdot}0 \times 498)]5$$

$= 9{,}420$ lb. per foot of circumference at the bottom of the wall.

(This calculation assumes $K = 0{\cdot}5$; if $K = 0{\cdot}33$ for walls the weight per foot carried on the wall will be higher.)

(iii) The intensity of vertical pressure on the bottom of the silo

$$= V = \frac{p}{K} = \frac{498}{0{\cdot}5} = 996 \text{ lb. per square foot.}$$

(*e*) Find the intensity of pressure on the wall of a cement silo at a depth of 56 ft. from the surface, assuming $D = 32$ ft., $\theta = 18$ deg., $w = 90$ lb. per cubic foot, and $\mu = 29$ deg.

From *Table* No. 40, $\tan\mu = 0{\cdot}5543$. From *Table* No. 5, for $\theta = 18$ deg. $k = k_2 = 0{\cdot}53$ approximately. From *Table* No. 6, $Q = 0{\cdot}25 \times 32 = 8$ ft. Thus

$$\frac{hk\tan\mu}{2{\cdot}303Q} = \frac{56 \times 0{\cdot}5543 \times 0{\cdot}53}{2{\cdot}303 \times 8} = 0{\cdot}842;$$

therefore $N = 6{\cdot}95$ and $p = \frac{90 \times 8}{0{\cdot}5543}\left(1 - \frac{1}{6{\cdot}95}\right) = 1{,}130$ lb. per square foot.

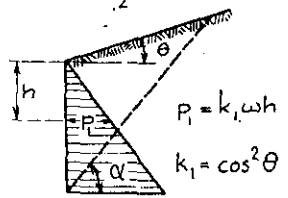
PRESSURE OF CONTAINED MATERIALS. TABLE No. 5.

(GRANULAR MATERIALS)

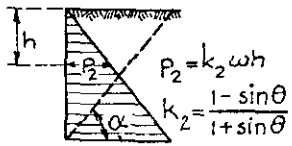
MATERIAL.	ANGLE OF REPOSE DEGREE	ANGLE OF REPOSE GRADIENT	FACTORS FOR VERTICAL WALL. k_1	k_2	k_3
PERFECT FLUIDS.	0°	–	1·000	1·000	1·000
	5°	1 IN 11·4	0·992	0·840	0·786
FINE CEMENT. (MIN. VALUE) (MAX. = 17°)	10°	1 IN 5·7	0·970	0·702	0·625
	11° 20′	1 IN 5	0·962	0·675	0·591
VERY WET PEAT.	14° 0′	1 IN 4	0·942	0·610	0·522
CLAY	15°	1 IN 3·7	0·934	0·589	0·500
VERY WET EARTH.	18° 30′	1 IN 3	0·900	0·520	0·428
	20°	1 IN 2·7	0·884	0·490	0·403
WET SAND; GRAIN.	25°	1 IN 2·1	0·821	0·406	0·320
SANDY GRAVEL.	26° 35′	1 IN 2	0·800	0·382	0·301
DRY EARTH or CLAY	30°	1 IN 1·7	0·750	0·333	0·256
AVGE DAMP SAND.	33° 40′	1 IN 1·5	0·692	0·286	0·216
FINE DRY SAND; COAL,	35°	1 IN 1·4	0·670	0·271	0·205
SHINGLE; ASHES; COKE.	40°	1 IN 1·2	0·586	0·218	0·161
MOIST EARTH	45°	1 IN 1	0·500	0·172	0·125
CLEAN GRAVEL (NATURAL BED)	50°	1 IN ·84	0·414	0·132	0·095
DRY COMPACT PEAT.	55°	1 IN ·7	0·329	0·100	0·071
	60°	1 IN ·58	0·250	0·072	0·050
PUNNED EARTH.	65°	1 IN ·47	0·179	0·049	0·035
	70°	1 IN ·36	0·117	0·031	0·022
WELL PUNNED EARTH.	75°	1 IN ·27	0·067	0·017	0·012
	80°	1 IN ·18	0·030	0·008	0·005
	85°	1 IN ·09	0·008	0·002	0·003

DRY MATERIAL.	ω.	θ	μ	K_1	K_2	K_3
CEMENT	90	17°	29°	82	37	29
WHEAT.	48	25°	24°	39	15·5	12
ANTHRACITE.	52	27°	27°	41	16·4	12
SAND.	90	35°	30°	60	19·2	14
BITUMINOUS COAL.	50	35°	35°	33	9·7	7
ASHES.	40	40°	40°	23	6·4	4·5

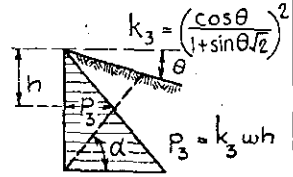
NOTES:– FRICTION NEGLECTED.
P = INTENSITY OF HORIZONTAL PRESSURE.
ω = UNIT WT. OF MATERIAL.
θ = ANGLE OF REPOSE.
$\alpha = 45° + \frac{\theta°}{2}$ (APPROX.)



MAXIMUM POSITIVE SURCHARGE.



LEVEL FILL.

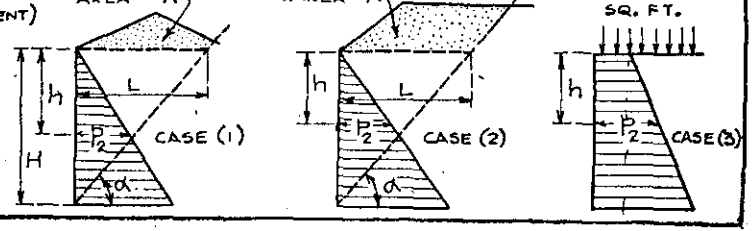


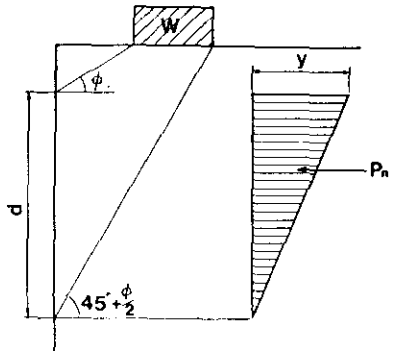
MAXIMUM NEGATIVE SURCHARGE.

ALLOWING FOR FRICTION ON VERTICAL WALL
μ = ANGLE OF FRICTION B'T'N MATERIAL & CONCRETE.
$P_1 = K_1 h$ $P_2 = K_2 h$
$P_3 = K_3 h$

FOR FORMULÆ FOR ALL CONDITIONS OF VERTICAL AND INCLINED WALLS SEE CHAP. III.

SURCHARGE.
(APPROXIMATE TREATMENT)
CASES (1) & (2):–
$P_2 = ck_2\omega h$
$c = 1 + \frac{4{\cdot}5A}{HL}$
CASE (3)
$P_2 = k_2(\omega h + W)$





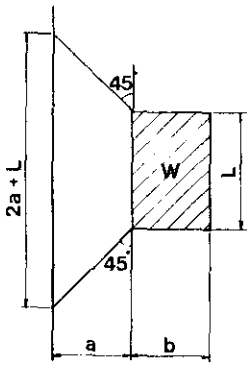


Fig. 1

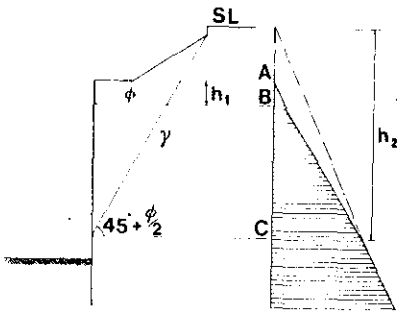


Fig. 2

Concentrated and Linear Surcharge (fig. 1)

These are treated in a similar manner to superimposed loads except that allowance should be made for dissipation of the load at increasing depth.

There are various methods of allowing for this dissipation and the following is suggested by Krey when designing for cohesionless soils.

Let SL = super load in kN/m² then total load, W, in kN = SL . b . L.

Load per metre length of wall = P

$$P = \frac{W}{2a + L} \text{ kN}$$

Total pressure on wall due to P

$$= P_n = P \tan\left(45 - \frac{\phi}{2}\right) \text{ kN/m.}$$

The pressure diagram for this force is triangular

$$\therefore y = \frac{2 P_n}{d} \text{ kN/m}^2$$

per metre length of wall over a distance of 2a + L metres and must be added algebraically to the pressure diagram for the retained earth.

Sloping Ground Surface (fig. 2)

Approximate pressures can be obtained by assuming a horizontal surface and increasing the pressures thus obtained by 5% for each 5° inclination above the horizontal.

Alternatively an arbitrary horizontal ground surface, at some level above that at which the sloping surface intersects the wall, may be assumed.

When dealing with cohesionless soils the following method may be adopted.

P_a at A = 0 . K_a

P_a at B = γh_1 . K_a

P_a at C = γh_2 . K_a

Table D5 TYPICAL SOIL PROPERTIES

Soil	Loose		Compacted		Loose or Compacted		Angle of Internal Friction ϕ		Cohesion
	Bulk Density kg/m³	Bulk "Weight Density" kN/m³	Bulk Density kg/m³	Bulk "Weight Density" kN/m³	Submerged Density kg/m³	Submerged "Weight Density" kN/m³	Loose degrees	Compacted degrees	kN/m²
Fine Sand	1750	17·2	1900	18·6	1050	10·3	30	35	0
Coarse Sand	1700	16·7	1850	18·2	1050	10·3	35	40	0
Gravel	1600	15·7	1750	17·2	1050	10·3	35	40	0
Brick Hardcore	1300	12·8	1750	17·2	800	7·9	40	45	0
Quarry Waste	1500	14·7	1750	17·2	1000	9·8	40	45	0
Rock Filling	1500	14·7	1750	17·2	1000	9·8	40	45	0
Slag Filling	1200	11·8	1500	14·7	900	8·8	30	35	0
Ashes	650	6·4	1000	9·8	400	3·9	35	40	0
Peat	—	—	1300	12·8	300	3·0	—	5	5
River Mud	1450	14·2	1750	17·2	1000	9·8	—	5	5
Loamy Soil	1600	15·7	2000	19·6	1000	9·8	—	10	10
Silt	—	—	1800	17·7	800	7·9	—	10	10
Sandy Clay	—	—	1900	18·6	900	8·8	—	0	15 to 40
Very Soft Clay	—	—	1900	18·6	900	8·8	—	0	<20
Soft Clay	—	—	1900	18·6	900	8·8	—	0	20 to 40
Firm Clay	—	—	2000	19·6	1000	9·8	—	0	50 to 75
Stiff Clay	—	—	2100	20·6	1100	10·8	—	0	100 to 150
Very Stiff Clay	—	—	2200	21·6	1200	11·8	—	0	>150

APPLICATION NO. : H16 0661 92

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Mr R Turner
Brooks Farm
Fen End Lane
Spalding
Lincs

Mr K B Woods

E16/1317/91

30 August 1994

Dear Sir

Development At Brooks Farm, Fen End Lane, Spalding - Condition Compliance.

I refer to my letter dated 17 May 1994 in which you were advised that the matter of compliance with the various conditions of planning application H16/1317/91 had been considered by the Planning Committee.

The Planning Committee resolved that you be advised that unless the development is completed within the next 3 months, i.e by the 11 August 1994, to ensure full compliance with the condition and the terms of the Planning Obligation, the Council will instigate appropriate actions to ensure such compliance.

A recent inspection of the site reveals that some of these conditions are still outstanding.

The first bund, adjacent to the residential development on Fen End Lane, is shown on the approved plans to be constructed of soil with the top 200 mm to be top soil and, once constructed, the bunds are to be sewn with grass seed.

The inspection reveals that the bunds are now badly overgrown with weeds which are not acceptable adjacent to a residential area. It is in fact debatable whether grass seed has ever been sewn in accordance with the plans, but if it has it has certainly been overtaken by the mass of weeds. It would be appreciated if you could deal with this matter with some degree of urgency in the interest of the visual amenities of the area.

The other matters which remain outstanding are areas of landscaping inside the boundary fence and around the area of the second bund. It was intimated in your agent's letter dated 14 April 1994 that this would be completed once the fencing had been erected. As the planting season is now almost upon us once again I would look to this work being completed as quickly as possible.

It is also noted that the required signage of the site has not yet been completed and again, this is an aspect which requires your immediate attention.

Finally, I understand from the Lincolnshire County Council Highways Department that the Section 278 Agreement is being forwarded to you within the next few days for signature and I would ask that you deal with this matter as quickly as possible as the outcome can obviously affect your most recent application for a further chilled store for the site.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

c.c. Poddingtons, 43 Double Street, Spalding, Lincs, PE11 2AA.
Your reference: TAP/HJW ✓

315. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant		Proposal
H19/0043/94 Mr & Mrs Markillie		New access at Southeau Bank, Throckenholt.
H09/0080/94 R Newson	O.A.	Six self-contained flats including parking, access, siting, design and external appearance.
H09/0081/94 R Newson		Conservation Area Consent for the demolition of Buildings at 17 West End, Holbeach.
H05/0220/94 Mrs I Kowalski		Retention of dwelling without complying with agricultural habitation clause at Ravens Gate, Fleet Fen, Holbeach.
H06/0258/94 C Hannah	O.A.	Two bungalows at Tops Gate, Gedney.
H16/0270/94 Minster General Housing Association Limited		Conversion of existing first floor accommodation from one flat to two bedsits at 28 Winsover Road, Spalding.

(c) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant planning permission in accordance with his recommendations, in respect of the following proposal:-

Plan No. and Applicant	Proposal
H09/0260/94 P L Ely (Contractors) Limited	Five bungalows with garages at "Hardys Nursery", Park Lane, Holbeach.

(d) Applications deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H16/0709/93 George Adams & Sons Limited	Certificate of Alternative Development - Industrial development at Fulney Lane and Holbeach Road, Spalding.

(To enable the Director of Planning and Building Control Services to have further discussions with the applicants and their agent.)

H09/0192/94 A R Chapman Esq	O.A.	Residential development at Washway Road, Holbeach.

(Pending a site inspection to establish if the proposed development can properly be regarded as infilling or if it is a consolidation of sporadic development.)

315. PLANNING APPLICATIONS (Continued)

(d) Applications Deferred (Continued)

Plan No. and Applicant	Proposal
H13/0201/94 Mr M Burwell	Extension and alterations to existing bungalow to include commercial store and domestic garage at 18 Seas End Road Moulton Seas End.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(e) 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 restricting the use of part of the site to a builders yard only to be operated by the occupants of the proposed dwelling and requiring use of the existing builders yard at the applicants' existing dwelling in Six House Bank to cease to be used at all times thereafter for the purposes of a builders yard upon occupation of the dwelling hereby permitted, 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
H14/0226/94 Mr & Mrs M Woolsey	Replacement dwelling and change of use of part of site to builders yard at Northgate, West Pinchbeck.

(Councillor T Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(f) Application withdrawn

It be noted that the following application had been withdrawn:-

Plan No. and Applicant		Proposal
H16/0469/93 Mr S H Frier & Simon Estates	O.A.	Development of housing and retail foodstore on land at Pinchbeck Road, Spalding.

(O.A. denotes outline application).

316. DEVELOPMENT AT FEN END LANE, SPALDING

The Director of Planning and Building Control Services reminded the Committee that conditional planning permission had been granted under reference H16/1317/91 to change the use of three stores to chilled warehouses and erect an extension and loading block at Brooks Farm, Barrier Bank subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990, and reported upon steps taken to seek compliance with the conditions and the obligations entered into. From the latest information it now appeared that all outstanding matters would be completed shortly.

H16/1317/91

PLANNING COMMITTEE - 11th May, 1994

316. DEVELOPMENT AT FEN END LANE, SPALDING (Continued)

RESOLVED: That the applicants be advised that if the development is not completed in accordance with the terms of the planning permission and planning obligation within a period of 3 months from the date of this meeting, the Council will instigate appropriate actions to ensure such compliance.

317. DEVELOPMENT BRIEF FOR CROSSGATE, PINCHBECK

Consideration was given to a draft Development Brief for the Crossgate area of Pinchbeck prepared by the Director of Planning and Building Control Services setting out the requirements in terms of the overall pattern of development, highway provision, the layout and design of housing, landscaping, the provision of open space, footpaths/cycleways and the phasing of development in respect of this area. The Brief would form part of supplementary planning guidance to the Spalding and Pinchbeck Local Plan following the review which had already been through the public consultation process, but was not yet a formally adopted local plan. The Director of Planning and Building Control Services suggested that the Brief be amended to give more emphasis to the potential for a unique form of development at Gallery Walk with direct access to the village.

RESOLVED: That, subject to the incorporation of the Director of Planning and Building Control Services suggestion relating to Gallery Walk as outlined above, the Development Brief for the Crossgate area of Pinchbeck be approved for the purposes of public consultation.

318. IMPROVING THE LOCAL PLAN PROCESS: DEPARTMENT OF THE ENVIRONMENT CONSULTATION PAPER

The Director of Planning and Building Control Services submitted a report outlining his observation on the Department of the Environment's consultation papers: Improving the Local Plan Process, which expressed concern about proposals to remove excessive detail from the plan and shortening the time scale for the adoption of plans. The objective to remove excessive detail from local plans was open to interpretation but, if they were to be effective, they must contain sufficient detail to give certainty to potential applicants and the public at large, as well as being able to assist in development control and other functions. There appeared to be an emphasis in the consultation paper on the role of the local plans in reflecting national policies, with little said about the role of local plans in applying such policies sensitively to the needs of each local planning authority area. The consultation paper set out a series of measures to speed up the local plan process having regard to the Government's desire to see all local authorities' areas having adopted local plans in place by the end of 1996 and highlighted certain objectives if more efficient and effective plans were to be achieved but failed to indicate how this was to be achieved without affecting the opportunity for local communities to participate in planning choices about where development should be accommodated in their area.

318. IMPROVING THE LOCAL PLAN PROCESS: DEPARTMENT OF THE ENVIRONMENT CONSULTATION PAPER (Continued)

RESOLVED: That the following observations be sent to the Department of the Environment:-

a) That this Council believes that the objective of removing excessive detail from local plans should not be pursued to the extent that local plans are so strategic in nature that they fail to achieve their distinctive role of interpreting national and structure plan policy as befits local requirements, giving sufficient certainty to prospective applicants and the general public, and making a valuable contribution to assist local decision making; and

b) That this Council feels that the suggested reduction in time taken from the publication of the consultation draft through to the placing of the plan on deposit for objection cannot be justified on the basis of proposals under objective 2. The function of local plan preparation of providing local communities and interests with a realistic opportunity to participate in the preparation of the local plan does require sufficient time to be spent, and the typical reduction of this from 19 months to 8 months is not explained convincingly in the consultation paper. Nevertheless this Council will aim to place the South Holland 2000, the South Holland District Plan, on deposit as soon as possible having regard to the need to give full consideration to many representations received, and the availability of resources.

319. A STRATEGY FOR TREES IN FOOTPATHS AND PROPOSALS BY LINCOLNSHIRE COUNTY COUNCIL TO FELL TREES IN ST PAUL'S ROAD AND ACACIA AVENUE, SPALDING

(a) Strategy for Trees in Footpaths

The Director of Planning and Building Control Services submitted a report on proposals by Lincolnshire County Council to fell trees in St Paul's Road and Acacia Avenue, Spalding with a view to a strategy being adopted for trees in footpaths and to respond to the current proposals. The report explained that the County Council, who had an overall responsibility for tree planting and the environment, also had a legal responsibility under the Highways Act to ensure that trees did not hinder the reasonable use of the highway or become a nuisance or injurious to adjacent property, and had undertaken during the last few years a footpath maintenance programme in some of Spalding's residential estates which had led to the removal of trees growing in footpaths. Whilst the continuing loss of trees growing in footpaths seemed to be inevitable, the resultant diminishing of the character and environmental qualities of residential estates was to be regretted but there were a number of courses of action that could be undertaken to ensure that, where appropriate some existing trees can be retained for many

AGENDA ITEM NO.

4

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 11TH MAY 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: DEVELOPMENT AT FEN END LANE, SPALDING.

PURPOSE: To consider non compliance with conditions and Section 106 Planning Obligation.

1.1 Background

1.2 Permission was granted on 13th September 1991, under ref: H16/1317/91, to change 3 stores to chilled warehouses; extension, and loading block at Brooks Farm, Barrier Bank. The decision was subject to a number of conditions and a Planning Obligation under Section 106 requiring the following:-

i) To apply to the Lincolnshire County Council within one month of the date of this planning permission for a Prohibition of Driving Order in respect of that section of Fen End Lane within the applicants' ownership;

ii) To enter into an Agreement with Lincolnshire County Council under Section 278 of the Highways Act 1980 to provide a ghost island right turn lane on the A1073 road in accordance with Department of Transport advice note TA 20/84 at the same time as the Department of Transport move the access to the site on the A1073 road northwards as part of the A16 Spalding By-pass proposals.

iii) As soon as the Order mentioned in (i) above has been made, to provide a turning head to the Lincolnshire County Council's specification at the southern end of Fen End Lane in a position to be agreed with the Council;

iv) Within 3 months of the date of this planning permission to apply for planning permission for frontage residential development on the remaining open frontage on the eastern side of Fen End Lane;

v) The development shall be carried out strictly in accordance with the planning permission;

vi) The site shall be operated strictly in accordance with the details and designated areas shown on a plan to be annexed to the Agreement;

2.0 Report

2.1 On 8th March 1994 a letter was sent to the owners' agent drawing attention to the following matters:-

a) signage, fencing and planting still not completed in accordance with the approved details.

b) The terms of the planning Agreement not fully complied with (in relation to Item (1.2 (ii) above).

2.2 The applicants have responded as follows:

i) The first bund, adjacent to the residential development, is now complete. (It hqas been inspected and has been constructed satisfactorily).

ii) The second bund is started, but somewhat delayed due to the excessive wet weather. This will be completed as soon as weather and availability of materials allows.

iii) Fence - an order for this work has been placed with a contractor and completion by the end of April is anticipated.

iv) Hedging alongside fence - this will be commenced upon completion of the fencing works.

v) Ditto the trees inside the fence and signage.

vi) Access - this is being designed by Mott MacDonald, who have liaised with Lincolnshire County Council Highways. The design should be completed and approved by the end of April, when the Section 278 Agreement can be signed. The work will be carried out by Messrs. Birse and should commence almost immediately.

2.3 In view of the length of time these matters have been outstanding, it is recommended that the applicants be advised that unless the development is completed in accordance with the details of the Agreement and conditional requirements, the Council will undertake appropriate actions.

3.0 RECOMMENDATION

That the applicants be advised that unless the development is completed within the next 3 months to ensure full compliance with conditions and the terms of the planning Agreement, the Council will instigate appropriate actions to ensure such compliance.

Background papers: H16/1317/91

DTR.

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

Ref. 13/7/91

PODDINGTONS

Architectural Design Consultants

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994 DR
Attention of
DPO NEM
DOPO DS
IC ADP
Action by .....
Discuss with .....
Copy to .....
File Nos.

Our ref: TAP/HJW

Your ref:

Date: 14th April 1994

Mr. N. Midlen,
Planning Dept.
South Holland District Council,
Priory Road,
Spalding.

Dear Sir,

DEVELOPMENT AT FEN END LANE, SPALDING - MR. R. TURNER.

Further to our meeting of 12th April, I confirm the following points:

1) The first bund, adjacent to the residential development, is now complete.

2) The second bund is started, but somewhat delayed due to the excessive wet weather. This will be completed as soon as weather and availability of materials allows.

3) Fence - an order for this work has been placed with a contractor and completion by the end of April is anticipated.

4) Hedging alongside fence - this will be commenced upon completion of the fencing works.

5) Ditto the trees inside the fence and signage.

6) Access - this is being designed by Mott MacDonald, who have liaised with Lincolnshire County Council Highways. The design should be completed and approved by the end of April, when the Section 278 Agreement can be signed. The work will be carried out by Messrs. Birse and should commence almost immediately.

Yours faithfully,
Poddingtons,

T.A. PRIDMORE

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

Poddingtons
43 Double Street,
Spalding.
Lincs.
PE11 2AA.

Mr D Roberts

DR/JJ H15/0622/92

TAP/MJW

14 Mar 1994

Dear Sir,

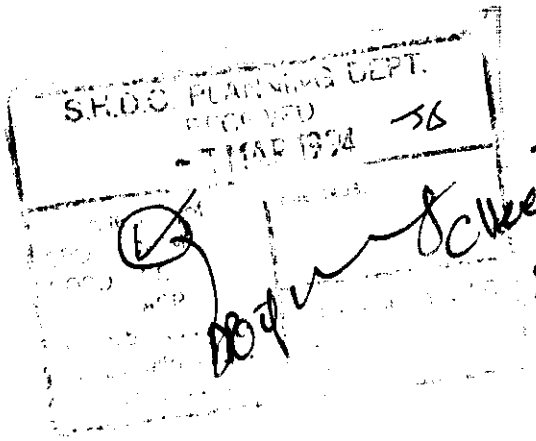
RAY TURNER, FEN END LANE, SPALDING.

With reference to your letter of 2nd March 1994. In view of recent works to the bunds, and the fact that the reserved matter application for the dwellings was deferred for possible amendment at the recent Planning Committee meeting; it would appear that events have overtaken the request to amend the condition.

If your Client still wishes for the condition to be amended however, I have to advise that this be the subject of a formal application. I would not be prepared to deal with this matter on an exchange of correspondence basis. Please let me know if you wish to submit such an application on behalf of your Client.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control



PODDINGTONS

Architectural Design Consultants

Our ref: TAP/HJW

Your ref:

Date: 2nd March 1994

B. Smith Esq.,
District Planning Officer,
South Holland District Council,
Priory Road,
Spalding.

Dear Sir,

RAY TURNER - FEN END LANE, SPALDING - REFERENCE H16/0622/92

Work to provide the protective bunds at the above is being carried out as weather and supply of material permits.

Messrs. Birse, the contractors building the new by-pass, have apparently been held up by the weather and there is therefore a delay in moving the soil onto Mr. Turner's site.

A condition of the permission states that the bund must be complete before building work commences.

Because of the current problems with the weather it is suggested that completion of the bund before occupation of the dwellings might be more practical.

Perhaps you will let us have your comments on this point.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE

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

K B Woods

KW/SAH H16/0661/92

Messrs Poddingtons
43 Double Street
Spalding
Lincs

8 March 1994

Dear Sir

Development by R Turner - Fen End Lane, Spalding

I note that works have recently commenced on re-modelling the earth bunds at the above site. This is to be welcomed and I trust the bunds will be constructed to the approved height of 5 metres all in accordance with your drawing no. MRH/2485/6 as approved under application reference H16/0661/92.

I note however that the following matters are still outstanding.

a) signage, fencing and planting are still not completed in accordance with approved details.

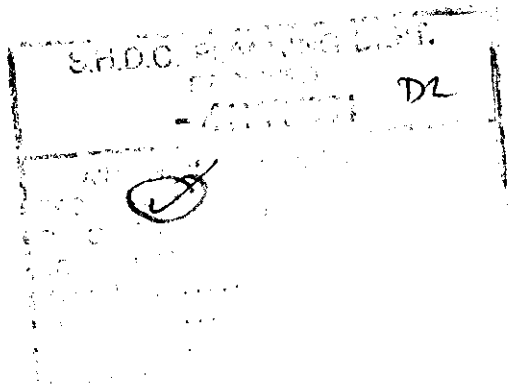
b) the terms of the Section 106 Planning Obligation entered into under application reference H16/1317/91 have not been fully complied with.

In view of the length of time these matters have been outstanding I shall be compelled to prepare a report for consideration by the Council's Planning Committee recommending that appropriate actions be taken to ensure full compliance with all outstanding conditional and planning obligation matters.

The purpose of this letter is to give your client an opportunity to comment before any such report is prepared. To this end, I would be grateful if you would bring this letter to your clients attention and request any comments within the next 21 days.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)



TWINLOCK FAX PAD™

fax to	Name DAVID ROBERTS	Fax No. 0775 711253
	Company PLANNING DEPT	Date 4th March 1994
	Ref.	Time
from	Name RAY TURNER	Fax No. 0775 761103
	Company	Page of
	If you have any queries regarding this fax please telephone	

Please find attached letter referring to land at Fen End Lane in connection with Kings Quality Homes planning application.

Birse

Birse Construction Limited
Building & Civil Engineering Contractors

Midlands Office:
500 Pavilion Drive
Northampton Business Park
Northampton
NN4 7YJ

Telephone No: (0604) 700444
General Fax : (0604) 708373
Estimating Fax: (0604) 708374

Turners Stores
Fen End Lane
Spalding
Lincs
PE12 6AD

Site Offices
Fen End Lane
Spalding
Lincs PE12 6AD
Tel: 0775 713828

2nd March 1994
C772/JAS/EW/13.14/3696

For the attention of R. Turner

Dear Sirs

A16 SPALDING TO SUTTERTON IMPROVEMENT
RE: BUND ADJACENT TO TURNERS STORES

We refer to your recent discussions with the undersigned regarding the bund to be formed outside Turners Stores, Fen End Lane, Spalding. We confirm that we will form this bund at agreed rates, as soon as weather conditions permit.

Yours faithfully
for **BIRSE CONSTRUCTION LIMITED**

J.A. Spence
Project Manager

Directors:
P M Birse BSc(Eng) MICE
M J Wilson BSc MStructE MICE
J Elders BSc(Eng)
C Askew
M Budden BA ACA ACMA
S French MRICS
F F Hume BSc PhD FICE
G F Meek
D S Robinson BSc CEng FRICS

Registered Office:
Hill House
1 Little New Street
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EC4A 3TR

Company Registration No.
1981877 England

Group Headquarters:
Humber Road
Barton-on-Humber
South Humberside
DN18 5BW
Tel: (0652) 633222
Fax: (0652) 633360

Offices in:
Tunbridge Wells
Manchester
Leeds
Northampton
Middlesbrough
Birmingham
Cardiff
Bristol
Glasgow

P.02
ID=0775761103
03-94 12:57 R TURNER

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

Mr D Roberts

DJR/JJ H16/0622/92

03 Feb 1994

Dear Councillor White,

DEVELOPMENT BY R TURNER: FEN END LANE.

Thank you for your letter dated 27th January 1994. As you rightly say the residential permission was granted subject to a number of conditions. Amongst them condition no 7 which states:

"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 ref: H16/0661/92."

I can further advise that application H16/0661/92 was approved on 16th July 1993, in respect of revised plans which showed cross sections of the bund at 40 degrees slope having a base width of 12m and a height of 5m the constructional note refers to "earth bund to be constructed of soil. Top 200mm to be top soil. Once constructed. bunds to be sown with grass seed." The plans also specified tree planting between the bunds and the new dwellings. A recent inspection revealed that tree planting had been undertaken between the bund and the residential site. The bunds themselves however do not appear to be in accordance with the approved details.

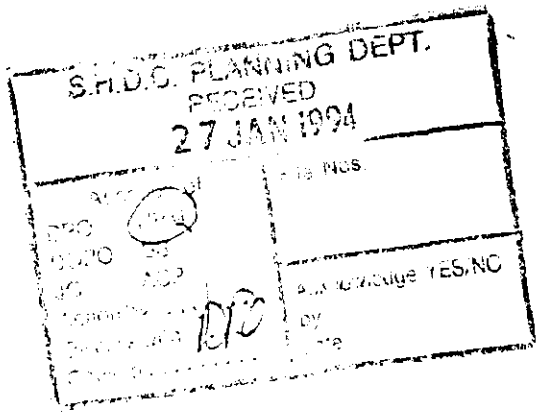
Although there has been no breach of condition in respect of the residential permission, the question of constructing the bunds in accordance with the approved details needs to be addressed. I shall therefore be writing to the owner over this with a request that he rectifies the situation. If necessary I shall also prepare an appropriate report to a future Committee.

I trust this is satisfactory for the time being.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

RFS Soon forward 3/2



"Glocca Morra"
60 Fen End Lane,
Spalding,
LINCS
PE12 6AD

Tel: 0775 - 760680

January 27th 1994

Mr B.Smith MRTPI,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
LINCS
PE11 2XE

Planning Application No. H16/0622/92
Proposed Residential Development at Fen End Lane, Spalding

Dear Sir,

As a result of recent surveying activity at the abovementioned site, for which planning permission has been granted, I have been approached by a number of tenants of Fen End Lane requesting clarification of the conditions applicable to this application.

I believe I am correct in stating that this application was granted on condition that the lanscaping of the bund around the chill store, etc. be completed to your satisfaction before any work on this application commenced.

As of today, the only work that has been done is the construction of the "turning head" and closing off (by bollards) of the southern end of Fen End Lane.

If you recollect, I have had discussion with yourself as to the unsatifactory nature of the materials used in the bund and of its being overgrown with weeds, etc.

Notwithstanding the fact that this "saga" is now entering its fifth year, could I respectfully request your confirmation of the relevant conditions applicable to the residential development, and if you consider it neccesary, a letter be sent to the applicant reminding him of same.

It has now been two winters that have gone by without the planting being done and as spring approaches, the applicant will be able to come up with the same excuse as previously, ie the planting has to be done during the "dormant period" and so will have to wait for another year.

Thanking you in anticipation of your assistance, once again, on this 'thorny' subject.

Yours sincerely,

Michael C. White

District Councillor,
Spalding South Ward,
South Holland District Council.

POST CTTEE AS RECOMMENDED AGENDA ITEM NO. 4. DJR

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 11TH MAY 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: DEVELOPMENT AT FEN END LANE, SPALDING.

PURPOSE: To consider non compliance with conditions and Section 106 Planning Obligation.

1.1 Background

1.2 Permission was granted on 13th September 1991, under ref: H16/1317/91, to change 3 stores to chilled warehouses; extension, and loading block at Brooks Farm, Barrier Bank. The decision was subject to a number of conditions and a Planning Obligation under Section 106 requiring the following:-

i) To apply to the Lincolnshire County Council within one month of the date of this planning permission for a Prohibition of Driving Order in respect of that section of Fen End Lane within the applicants' ownership;

ii) To enter into an Agreement with Lincolnshire County Council under Section 278 of the Highways Act 1980 to provide a ghost island right turn lane on the A1073 road in accordance with Department of Transport advice note TA 20/84 at the same time as the Department of Transport move the access to the site on the A1073 road northwards as part of the A16 Spalding By-pass proposals.

iii) As soon as the Order mentioned in (i) above has been made, to provide a turning head to the Lincolnshire County Council's specification at the southern end of Fen End Lane in a position to be agreed with the Council;

iv) Within 3 months of the date of this planning permission to apply for planning permission for frontage residential development on the remaining open frontage on the eastern side of Fen End Lane;

v) The development shall be carried out strictly in accordance with the planning permission;

vi) The site shall be operated strictly in accordance with the details and designated areas shown on a plan to be annexed to the Agreement;

2.0 Report

2.1 On 8th March 1994 a letter was sent to the owners' agent drawing attention to the following matters:-

a) signage, fencing and planting still not completed in accordance with the approved details.

b) The terms of the planning Agreement not fully complied with (in relation to Item (1.2 (ii) above).

2.2 The applicants have responded as follows:

i) The first bund, adjacent to the residential development, is now complete. (It hqas been inspected and has been constructed satisfactorily).

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2.3 In view of the length of time these matters have been outstanding, it is recommended that the applicants be advised that unless the development is completed in accordance with the details of the Agreement and conditional requirements, the Council will undertake appropriate actions.

3.0 RECOMMENDATION

That the applicants be advised that unless the development is completed within the next 3 months to ensure full compliance with conditions and the terms of the planning Agreement, the Council will instigate appropriate actions to ensure such compliance.

Background papers: H16/1317/91

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

4.

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA.

Mr D Roberts

DJR/JJ H16/1317/91

TAP/HJW

17 May 1994

Dear Sir,

DEVELOPMENT AT FEN END LANE, SPALDING FOR MR R TURNER.

Further to your letter of 14th April 1994 regarding the above site. I can advise that this matter was considered by the Councils Planning Committee meeting on 11th May where it was resolved as follows:

"That the applicant be advised that unless the development is completed within the next 3 months to ensure full compliance with conditions and the terms of the planning obligation, the Council will instigate appropriate actions to ensure such compliance."

I trust you will bring this to the attention of the Applicant and hope that it will not be necessary for the Council to take any further actions in respect of the outstanding matters.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 11TH MAY 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

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Background papers: H16/1317/91

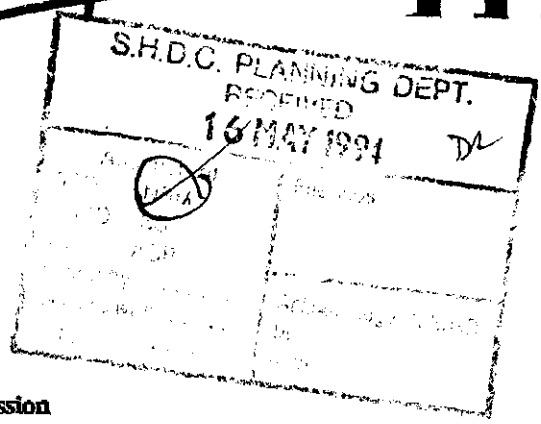
Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

DPO/29/4

29/4

Copy for Info



Mott MacDonald Group

Mott MacDonald
Site Office
Fen End Lane
Spalding
Lincolnshire
PE12 6AD

Facsimile 0775-713856
Telephone 0775-713855

Fax Transmission

Date	13 May 1994	**Total pages**	2
Ref no	WS/10058/sln/231/94/340a	**Country**	UK
Company	South Holland District Council	**Fax no**	0775 710772
Atten	Chris Briggs	**Tel no**	0775 761161
From	Bill Sim	**Int distrib**	
Fax cc to		**Code**	

If you do not receive all the pages, please telephone or fax immediately

A16 SPALDING - SUTTERTON IMPROVEMENT SCHEME
ACCESS ROAD FOR R TURNER (A1073)

Thank you for your fax of 12th May. After studying the points raised I comment as follows:

On completion of the new roundabout speeds of the order 40 - 60 kph would be the maximum prior to reaching the Ghost Island Right Turn Lane. As a consequence I would recommend that the layout between the access road and the new roundabout remain as shown. On the Spalding side I will amend the drawing to cater for the 1 in 30 taper.

Answering the specific points raised

1 a) Ghost Island Deceleration Lane:- will stay as shown on original drawing

1 b) Taper/Hatch Marking:- will stay as before between access road and roundabout but increase to 1 in 30 on Spalding side of access road.

1 c) C/W width:- will be 7.3m wide at start of taper and reduce to existing width. We had already incorporated that in original setting out.

2 Signs and c/w markings:- Signs etc will comply. Only roundabout is being lit therefore road studs will be incorporated.

3 Embankment Settlement:- Over width of existing embankment settlement has taken place over the years. The carriageway will be widened within this area. However, the access road will settle and the intention is to leave it with temporary pavement until settlement has taken place.

4 Drainage:- At present there is no positive drainage. I recommend that kerb offlets be retained in proposal.

I understand LCC have proposal to upgrade road in near future at which time kerb offlets can be picked up and incorporated into upgrading.

5 Specification:- Access Road will be built to specification already incorporated into the A16 Spalding Contract. The A1073 existing pavement will be extended to cater for the widening. We intend using 6C embankment material to widen at the A1073.

Lighting will only be at roundabout and has already been specified within our contract.

Will forward to your as soon as possible 8 copies of the amended drawing.

R Turner's Solicitors are:-

GERVASE ORTON - ROYTHORNE & CO
PINCHBECK ROAD
SPALDING

Should you need any further information please feel free to contact me.

Regards

BILL SIM

Turners Stores, Brooks Farm, Fen End Lane, Spalding.

On Tuesday, 29th March 1994, I visited the above site with Mr. John Hornor, General Manager of the Welland & Deepings Internal Drainage Board.

The purpose of the visit was to inspect recently constructed Earth Bunds and to determine their suitability and stability in view of the proposed adjoining residential development.

Mr. Hornor advised that the Bunds had been well constructed and, although they are 5 metres in height, he was satisfied that they would not collapse or erode to any degree, particularly if they were seeded, to provide the necessary bonding, as soon as possible.

V Brooks
29.3.94.

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: H16/0661/92

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

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

Location: Brooks Farm
Barrier Bank
Cowbit
Spalding Lincs

Amendment: Re-position bund to match as built.
Drawing No. MRH 2485-6 REV D.

14-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only
Application No. H16/0661/92/A
Date registered 08 APR 1994
Case Officer DL

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

RAY TURNER
FEN END LANE
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
POSSINGTONS
40 DOUBLE STREET
SPALDING

Tel. No. 761856 (Contact) T. PMOORE

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
FEN END LANE SPALDING

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

661-92

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

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 ..... POSSINGTONS Date 8-4-94

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

RE POSITION BUNDS TO MATCH AS BUILT

State drawing no's of the current submission

MRH 2485-6 REV A

State Officer dealing with the application, if known.

DAVE ROBERTS

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

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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0661/92 Type: CONDITION COMPLIANCE

Applicant: Mr R Turner
Tel:

Agent: Messrs Poddingtons
0775 761856

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

Location: Brooks Farm
Barrier Bank
Cowbit
Spalding Lincs

Valid date: 16-JUN-92
Target dates:
To case officer 21-JUN-92
Inspected by 26-JUN-92
Extra contacts 01-JUL-92
Report if not clear by 21-JUL-92

Terminal date: 11-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier 14 Fen End Lane	13-JUL-92	27-JUL-92
Owner/Occupier 16	"	"
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	"	"
The Occupier 42	"	"
The Occupier 44	"	"
The Occupier 46	"	"
The Occupier 48	"	"

L.C.C. No objections fr. CS 16/7/92

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0661/92 Type: CONDITION COMPLIANCE

Applicant: Mr R Turner
Tel:

Agent: Messrs Poddingtons
0775 761856

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

Location: Brooks Farm
Barrier Bank
Cowbit
Spalding Lincs

Valid date: 16-JUN-92
Target dates:
To case officer 21-JUN-92
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Extra contacts 01-JUL-92
Report if not clear by 21-JUL-92

Terminal date: 11-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier 50 Fen End Lane	13-JUL-92	27-JUL-92
The Occupier 52	"	"
The Occupier 54	"	"
The Occupier 56	"	"
The Occupier 58	"	"
The Occupier 60	"	"
The Occupier 62	"	"
The Occupier 64	"	"
The Occupier 66	"	"
The Occupier 19	"	"
The Occupier 19A	"	"
The Occupier 21	"	"
The Occupier 23	"	"
The Occupier 25	"	"
The Occupier 27	"	"
The Occupier 29	"	"
The Occupier 31	"	"
The Occupier 33		

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: H16/0661/92 Type: CONDITION COMPLIANCE

Applicant: Mr R Turner Agent: Messrs Poddingtons
Tel: 0775 761856

Description: Details of access barriers, multi lingual signs, screening and landscaping (H16/1317/91 conditions 3i, ii & iii)
Location: Brooks Farm
Barrier Bank
Cowbit
Spalding Lincs

Valid date:	16-JUN-92	Terminal date:	11-AUG-92
Target dates:		Target Committee:	05-AUG-92
To case officer	21-JUN-92	Report deadline:	22-JUL-92
Inspected by	26-JUN-92		
Extra contacts	01-JUL-92	Case Officer:	
Report if not clear by	21-JUL-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier 35 Fen End Lane	13-JUL-92	27-JUL-92
The Occupier 37 "	"	"
The Occupier 39 "	"	"
The Occupier 41 "	"	"
The Occupier 43 "	"	"
Dir of Environmental	09-JUL-92	23-JUL-92

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0661/92 Type: CONDITION COMPLIANCE

Applicant: Mr R Turner Agent: Messrs Poddingtons
Tel: 0775 761856

Description: Details of access barriers, multi lingual signs, screening and landscaping (H16/1317/91 conditions 3i, ii & iii)
Location: Brooks Farm
Barrier Bank
Cowbit
Spalding Lincs

Valid date: 16-JUN-92 Terminal date: 11-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 21-JUN-92 Report deadline: 22-JUL-92
Inspected by 26-JUN-92
Extra contacts 01-JUL-92 Case Officer:
Report if not clear by 21-JUL-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Sent Expiry

L.C.C. - No objections JE 23/6/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0661/92 Received:16-JUN-92 Type:CONDITION COMPLIANCE

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

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Details of access barriers, multi lingual signs, screening and landscaping (H16/1317/91 conditions 3i, ii & iii)
Location : Brooks Farm Barrier Bank
Cowbit Spalding Lincs

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

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on ~~the 16 September 1992 and the~~ 24 June 1993.

12-JUL-93 AD check....

Authorised to issue (inc Delegation)....
16/3

PLANNING AMENDMENT

For office use only
Application No. H16/661/92
Date registered 24 JUN 1993
Case Officer DR

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
Mr R. TURNER

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
PODDINGTONS
43 DOUBLE ST.
SPALDING

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

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
BROOKS FARM, BARRIER BANK, CONBIT

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H16/661/92

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 ..... Date 24/6/93

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
DETAILS OF ACCESS BARRIER, LANDSCAPING ETC...

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
CARRY EARTH BUND FULL HEIGHT AROUND WESTERN BOUNDERY

State drawing no's of the current submission
MOD/2485/6

State Officer dealing with the application, if known.
Mr D. ROBERTS

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

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	..... HTL	Confirmed .....
Liaison with Building Control	Outside parameters	HTK ✓	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received		No further action .....
	Amended plans needed		Reference .....
	New application needed		
	New submission requested	.....	
	Indexed	..... HTL	

		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 to reception ✓

Signed: .....

Date: .....

Messrs Poddingtons,
43 Double Street,
Spalding,
Lincs.

FAO: Mr Holland

Mr D Roberts

D38/31 B6/661/92

22 Jun 1993

Dear Sir,

DETAILS OF ACCESS BARRIER ETC, BROOKS FARM, BARRIER BANK FOR MR R TURNER.

With reference to the amended plans dated 14th May 1992 (drawing No MPB/2485/6) showing revisions to the proposed earth bunding. I have discussed these with the Environmental Services Department and they are concerned that the bunds do not extend far enough into the site in the location of Fen End. They require the 5m high section of bund to extend to the position shown on the enclosed plan extract to accord with previous intentions.

I would request that you prepare and submit further plans to show this, whereupon I shall be in a position to release the Decision Notice.

Yours faithfully

N Mullen
Principal Planning Officer
Development Control

PLANNING AMENDMENT

For office use only
Application No. H16/661/92
Date registered 14 MAY 1993
Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. R. TURNER,
BROOKS FARM,
BARRIER BANK,
COWBIT.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

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	H16/0661/92
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 13/5/93

3. Please complete in block letters	
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION	CONDITION COMPLIANCE. DETAILS OF ACCESS BARRIERS, MULTI LINGUAL SIGNS, SCREENING & LANDSCAPING.
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	AMEND PROFILE OF EARTHBANKS.
State drawing no's of the current submission	MRH/2485/6.
State Officer dealing with the application, if known.	MR. D. ROBERTS.
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐ ..... HTL ..... HTL	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 —

checked again with F/C 21/6 – he now wants Bench extending. no. forward.

NB. Spoke to John Chapman, 18/5. He sees no problem with this: provided Freight is maintained as stated

Signed: .....

Date: .....

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

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

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

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.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 27th October, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. C.F. Fisher	Mr. J.R. Pearl
Mr. T. Barker	Mr. J. Goodley	Mr. M.S.L. Rollinson
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. D.A. Tennant
Mr. J. Clark	Mr. N.P. Judge, MBE	Mr. T.G.M. Tyler
Mr. R.C.P. Cowan	Mr A.E. Naylor	Mr. R.C. West
Mr. E.N. Davies	Mr. B.A. Paul	Mr. M.C. White
Mr. J.A. Dobney		

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillor A.J. Biggadike and the Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, Mrs. P.J. Buffham, B.J. Davies and G. Teale.

791. MINUTES

The Minutes of the meeting held on 7th October, 1992 were signed by the Chairman as a correct record.

792. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H23/0746/90 South Holland District Council	Residential development at Irby Crescent, Whaplode.
DC H16/0661/92 Mr R Turner	Details of access barriers, multi lingual signs, screening and landscaping (H16/1317/91 conditions 3i, ii and iii), Brooks Farm, access onto Barrier Bank, Cowbit.

(It was also agreed that the period for compliance with the existing enforcement notice regarding the landscaping scheme would be extended until 31st March, 1993 and that the applicants be advised of the Council's concerns at the delay in proceeding with this proposal.)

(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.)

S.H.D.C. PLANNING DEPT.
RECEIVED
25 SEP 1992
Attention of
DPO NRM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Ward 5B,
Pilgrim Hospital,
Sibsey Road,
Boston,
LINCS.

Mr B.Smith, MRTPI
Director of Planning & Building Control Services
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
LINCS.
PE11 2XE

Meeting of Plans Sub-Committee 28th September 1992.

Dear Mr Smith,

Due to my hospitalisation, I will be unable to attend the meeting of the Plans Sub-Committee on Monday 28th September 1992.

Therefore when agenda item No.5 is being considered would you please, on my behalf, inform the committee of my comments, as listed below.

Whilst I very much welcome the fact that, if granted, these items could result in a number of jobs being created, I do not consider that the application No. H16/0650/92 should be determined until such time that the conditions pertaining to application No.H16/1317/91 (Change of use from Agricultural Buildings to Chill Store), together with the details as set out in application No.H16/0661/92, are completed to the satisfaction of the Director of Planning & Building Control Services.

Namely these conditions being -

(i) Traffic should only use the site during the permitted hours.

(ii) The proposed screening and landscaping should be completed as per the submitted details, in order to protect the amenities of the nearby residents.

(iii) All vehicles, including staff and maintenance vehicles should access and leave the site by means of the private entrance situated on the A1073, thereby not use Fen End Lane. This will only be realistically possible at such time as the proposed Stopping Up Order for Fen End Lane is implemented, and I would suggest that the application determination be deferred until such an order is in place and Fen End Lane is Stopped Up as per the proposal and drawing No.D10195/81 dated 6/6/92.

With regard to application No. H16/0662/92 (Residential Development at Fen End Lane), I consider that this application should also be deferred until such time as all the other applications are determined and compliance with conditions is resolved, as due to its close proximity to the site, the application must be considered in the light of conditions prevailing and the effect the site would have on any proposed development.

If I may summarise - All these applications are premature, and determination should be deferred on each one until such time as the implementing of the conditions attached to the granting of intial change of use application No. H16/1317/91 are satisfactorily resolved.

Yours sincerely,

Michael C. White

District Councillor, Spalding South Ward

Camilla with was at Meeting
No response to this needed - file away.

PLANNING AMENDMENT

For office use only
Application No. H16/1317/91/A1
Date registered 16 SEP 1992
Case Officer DC

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

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	H16/1317/91
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 16th September 1992.....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	CHANGE 3 STORES TO CHILLED WAREHOUSES. EXTEND STORE 2 LOADING DOCK ETC.
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	CHANGE POSITION AND PROFILE OF EARTH BANKING AS PER ENVIRONMENTAL HEALTH REQUEST.
State drawing no's of the current submission	MRH/2485/6A
State Officer dealing with the application, if known.	MR. P. UDY.
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. 17/9/92

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... HTL ... HTL	

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:

Signed: .....

Date: .....

APPLICATION REFERENCE: H16/0661/92 DATE RECEIVED: 16.6.92

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: Condition Compliance

DESCRIPTION: Details of access barriers, multi lingual signs, screening and landscaping

LOCATION: Brooks Farm, Barrier Bank, Cowbit

REPORT

This is a Condition Compliance application in respect of those matters required by conditions under the grant of planning permission reference H16/1317/91.

Consultations were carried out with owner/occupiers of the dwellings from 14 to 48 inclusive along Fen End Lane as a result of which there is one letter of support for the proposals and a letter of objection the contents of which are concerned with the objector believing that the work proposed should have been done before planning permission was to be granted for work already carried out by the applicant. Although recognising that the company's employees will not be using the lane which in the objectors view is already very busy, concern is expressed that in the past the applicant has destroyed much plant life especially along the bank, although there are plans to plant along one side of his field, but in the objector's view this does not compensate for the damage already done.

The Director of Environmental Services has advised that based upon the information provided with the chill store/packhouse in this location there should be an overall benefit by reducing heavy goods vehicle movements at the northern end of the site. He also advises that the height of the northern bund below the electricity cables should be the maximum permissible and this should be continued to the existing chilled warehouse building line before tapering off. A bund should also be continued eastwards at 5 metres height so as to fully protect the proposed bungalows from the unloading area.

The electrical points within the southern parking areas should be located so as to enable the units to face either eastwards or southwards.

The County Council acting as Highway Authority have no objections to objections to the proposed details.

CONCLUSIONS

Having regard to the conditional requirements of the permission granted under H16/1317/91, and subject to the advice from the Director

of Environmental Services the details of the proposals as submitted are found to be satisfactory.

RECOMMENDATION

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

B That subject to the views of the Plans Sub-Committee permission be granted.

PLANNING COMMITTEE - 15th September, 1992

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.)

Saw man in reception re Turners Site.

Showed him where bollards are to be sited + explained that road would be stopped up + left as pedestrian footpath + bridleway according to County Council letter.

He seemed to think Stuff hadn't got P.P. Told him perhaps off was granted.

- I was unsure of status of enforcement notice.

PM

3-8-92

MR+MRS BLUNDELL
66 FEN END LANE
SPALDING
LINCS PE12 6AR

APPLICATION NO/ H16/0661/92

RE: MR R TURNER

BROOKS FARM
BARRIER BANK
COWBIT
SPALDING
LINCS

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

Dear Sir

I have been to the planning office Re plans as above for screening and barrier
we are in agreement with all the screening and barrier plans being the very last house in Fen End lane we wonder if the barrier (Re-Bollards) will be of a width to stop the cars and small trucks coming down the lane as already some of the cars come down the lane much to fast, and as their are small children, and most people own dogs, we feel this could be a danger, to our quiet lane, and will the trees bushes and bollards be put in as soon as possible as this will give them time to become established

Yours Sincerely M. Blundell (Mrs)

Lisa 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 LAB

c to South Holland District Council for information

Lincolnshire County Council

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

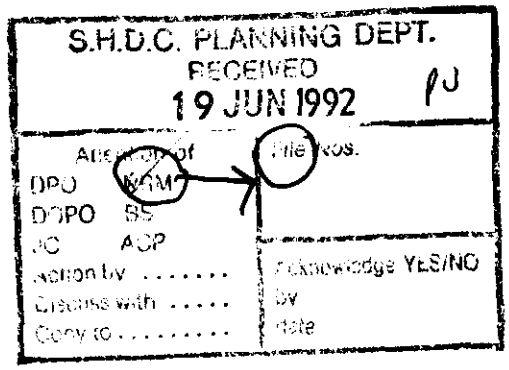
4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

Your Ref: PR/TS/12309
My Ref: JG/TROS/1/P1/419/RA

16 June 1992

Calthrops Solicitors
11 Market Place
Spalding
Lincs
PE11 1SP



For further information contact

Mr J Goldsbrough
Telephone

Lincoln (0522) 553102

Dear Sir

SPALDING, FEN LANE END

I refer to your letter dated 20 May 192, a copy of which has been passed to me by the Development Control Section.

Having considered this matter it would appear that the correct way to proceed on this matter would be a stopping up of the highway under Section 116 of the Highways Act 1980, retaining footway and bridleway rights along the complete length and width of the highway. The effects of this would be that the highway would cease to be maintainable at the expense of the County Council and the land would revert to the ownership of Mr Turner (footway and bridleway rights being retained as explained).

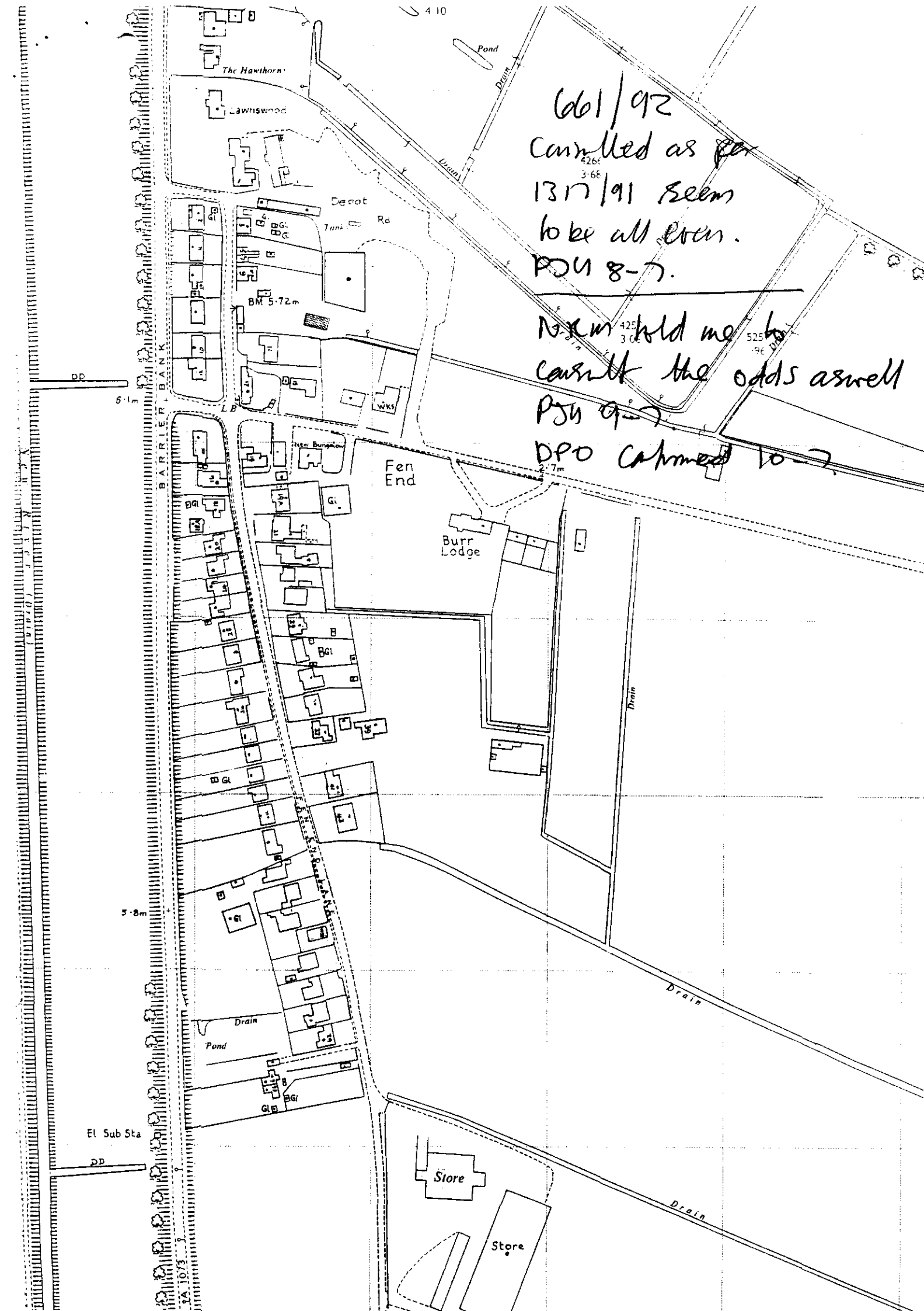
Your client will be expected to pay the County Council's costs involved which will be a minimum of £800 but may be more if there are complications or objections. Your client will also be expected to pay the costs of moving any statutory undertakers plant if this is required. Prior to consulting the statutory undertakers and other interested bodies or doing any further works on this matter I should be pleased to receive written confirmation that your client will accept the costs involved.

Once this is received, I will pursue the consultation exercise.

Yours faithfully

Director of Highways and Planning

143.h31



661/92
Cancelled as per
1317/91 seems
to be all clear.
PJH 8-7.

Norm hold me to
consult the odds aswell
PJH 9-7
DPO Cahmed to 9-7

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H16/0661/92

Date registered 16 JUN 1992

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. R. TURNER,
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

H16/1317/91

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Poddingtons. Date 16th June, 1992.

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓)

State which details are submitted

DETAILS OF ACCESS BARRIERS
MULTI LINGUAL SIGNS
SCREENING & LANDSCAPING

State drawing no's relating to the current submission	MRH/2420
State condition no. under which this application is required	3i, ii, & iii.

PJM 19-6-92

234
SP4350 39040

3i) 2 concrete Bollards

ii) also one sign one

wording of sign this may be better as "Use mains electrical points provided for running refrigeration Units"....

iii) ✓

Gates as above Gate + Earth

ROS Saw plan ? of sign on Barrier Bank

Access as arrow as Use than Bypass

Bank

Notes and Disclaimer

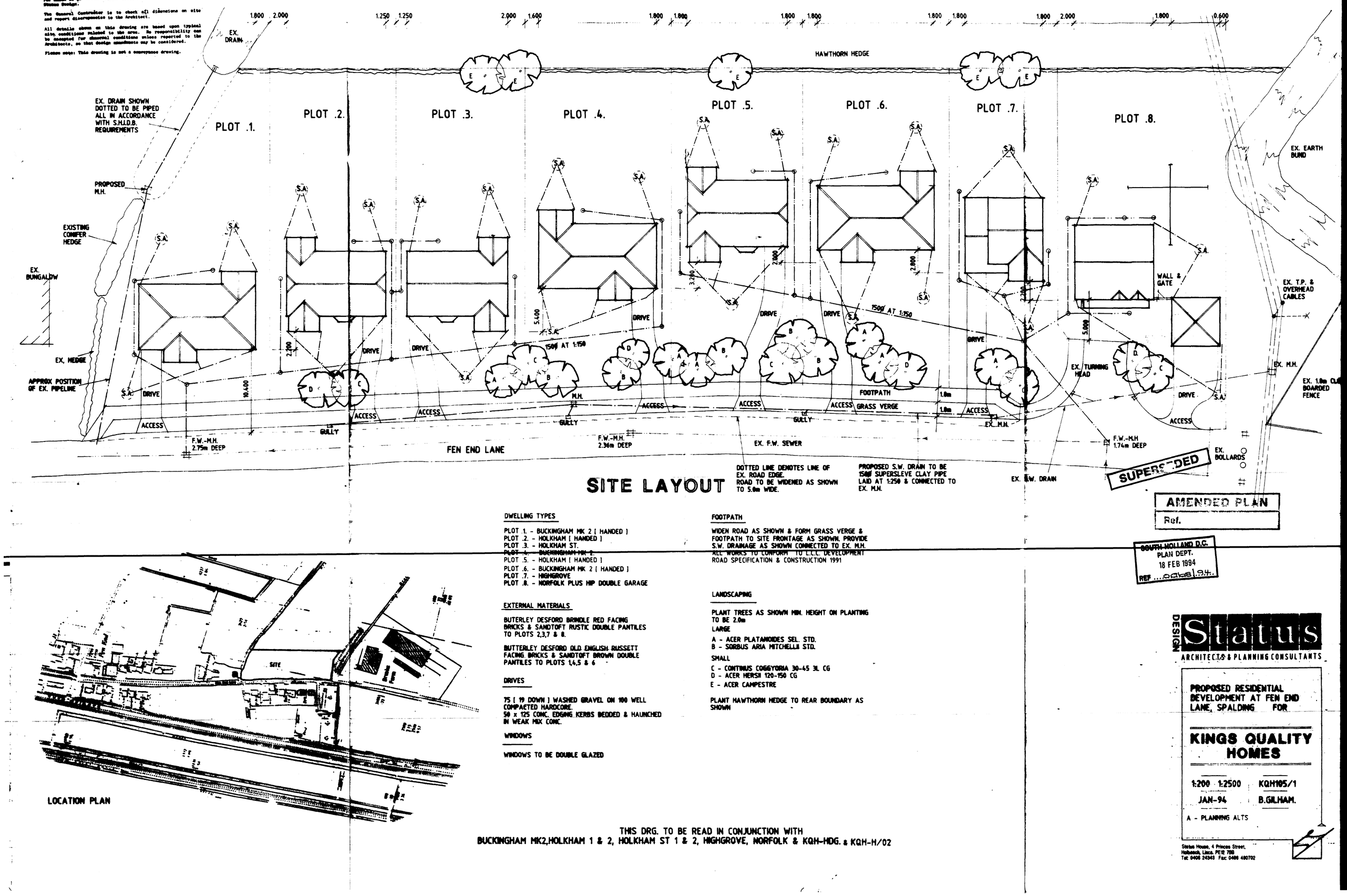
Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All drainage shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.



SITE LAYOUT

DOTTED LINE DENOTES LINE OF EX. ROAD EDGE. ROAD TO BE WIDENED AS SHOWN TO 5.0m WIDE.

PROPOSED S.W. DRAIN TO BE 150ϕ SUPERSLEVE CLAY PIPE LAID AT 1:250 & CONNECTED TO EX. M.H.

SUPERSEDED

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT.
18 FEB 1994
REF ...0496/1.94..

LOCATION PLAN

DWELLING TYPES

PLOT 1. - BUCKINGHAM MK 2 [HANDED]
PLOT 2. - HOLKHAM [HANDED]
PLOT 3. - HOLKHAM ST.
PLOT 4. - BUCKINGHAM MK 2
PLOT 5. - HOLKHAM [HANDED]
PLOT 6. - BUCKINGHAM MK 2 [HANDED]
PLOT 7. - HIGHGROVE
PLOT 8. - NORFOLK PLUS HIP DOUBLE GARAGE

EXTERNAL MATERIALS

BUTTERLEY DESFORD BRINDLE RED FACING BRICKS & SANDTOFT RUSTIC DOUBLE PANTILES TO PLOTS 2,3,7 & 8.

BUTTERLEY DESFORD OLD ENGLISH RUSSETT FACING BRICKS & SANDTOFT BROWN DOUBLE PANTILES TO PLOTS 1,4,5 & 6

DRIVES

75 [19 DOWN] WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE
50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

WINDOWS

WINDOWS TO BE DOUBLE GLAZED

FOOTPATH

WIDEN ROAD AS SHOWN & FORM GRASS VERGE & FOOTPATH TO SITE FRONTAGE AS SHOWN. PROVIDE S.W. DRAINAGE AS SHOWN CONNECTED TO EX. M.H.
ALL WORKS TO CONFORM TO L.C.C. DEVELOPMENT ROAD SPECIFICATION & CONSTRUCTION 1991

LANDSCAPING

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

LARGE

A - ACER PLATANOIDES SEL. STD.
B - SORBUS ARIA MITCHELLII STD.

SMALL

C - CORTINUS COGGYGRIA 30-45 3L CG
D - ACER HERSII 120-150 CG
E - ACER CAMPESTRE

PLANT HAWTHORN HEDGE TO REAR BOUNDARY AS SHOWN

THIS DRG. TO BE READ IN CONJUNCTION WITH
BUCKINGHAM MK2,HOLKHAM 1 & 2, HOLKHAM ST 1 & 2, HIGHGROVE, NORFOLK & KQH-HDG. & KQH-H/02

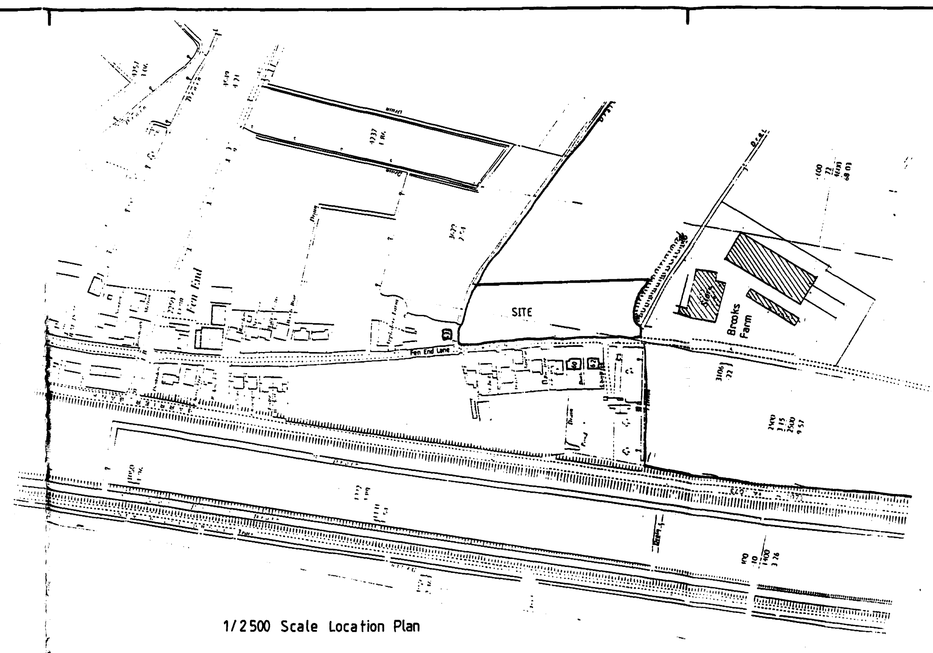
DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS
Status House, 4 Princes Street, Holbeach, Lincs. PE12 7PB
Tel: 0406 24343 Fax: 0406 490702

PROPOSED RESIDENTIAL DEVELOPMENT AT FEN END LANE, SPALDING FOR

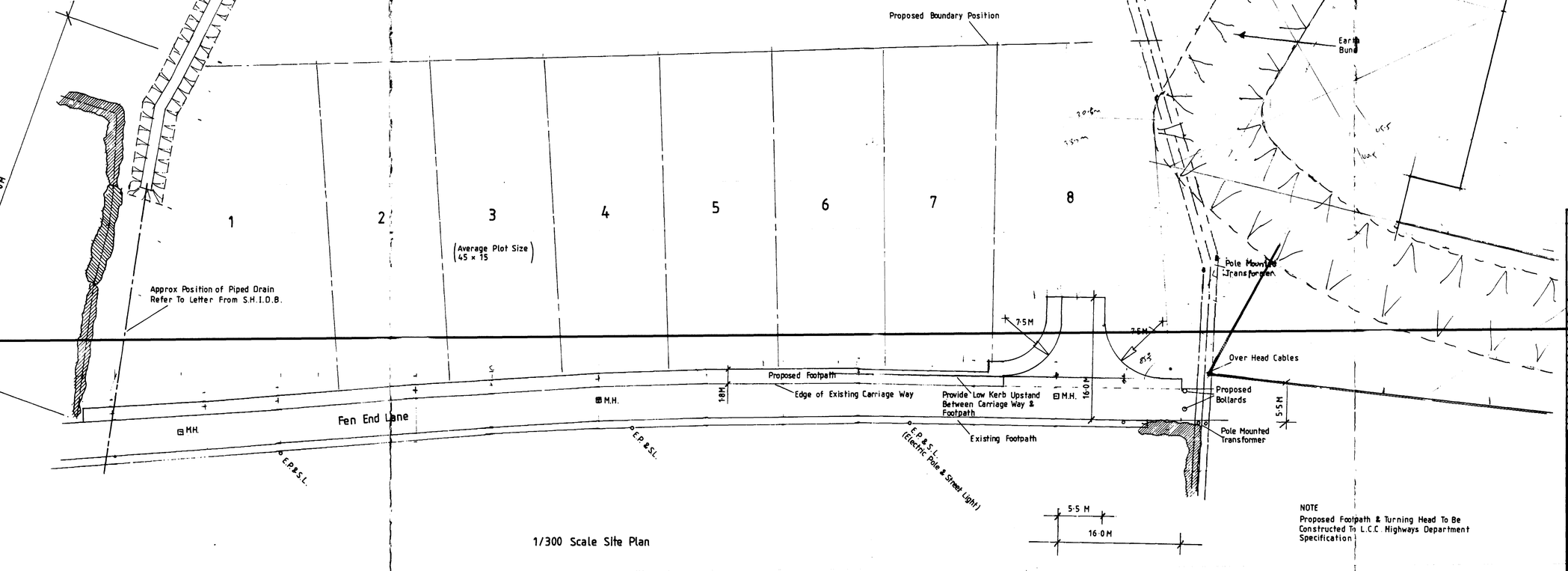
KINGS QUALITY HOMES

1:200 1:2500	KQH105/1
JAN-94	B.GILHAM.

A - PLANNING ALTS



1/2500 Scale Location Plan



1/300 Scale Site Plan

NOTE
Proposed Footpath & Turning Head To Be Constructed To L.C.C. Highways Department Specification

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

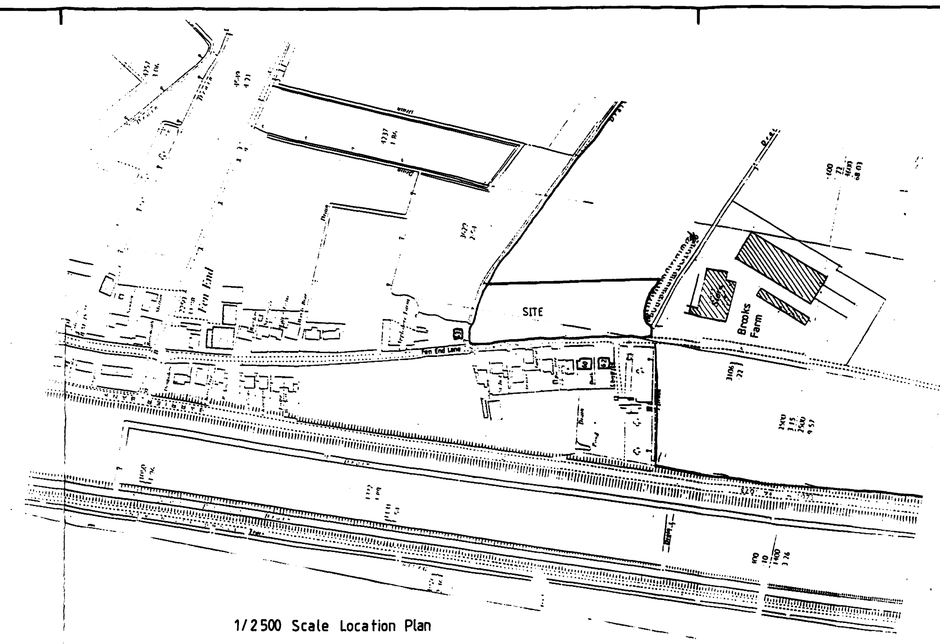
revision	date	init.	revision details
A.	25.5.92	MRH	Revised Garden Layout
B.	8.6.92	MRH	Amended
C.	18.6.92	MRH	" "

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

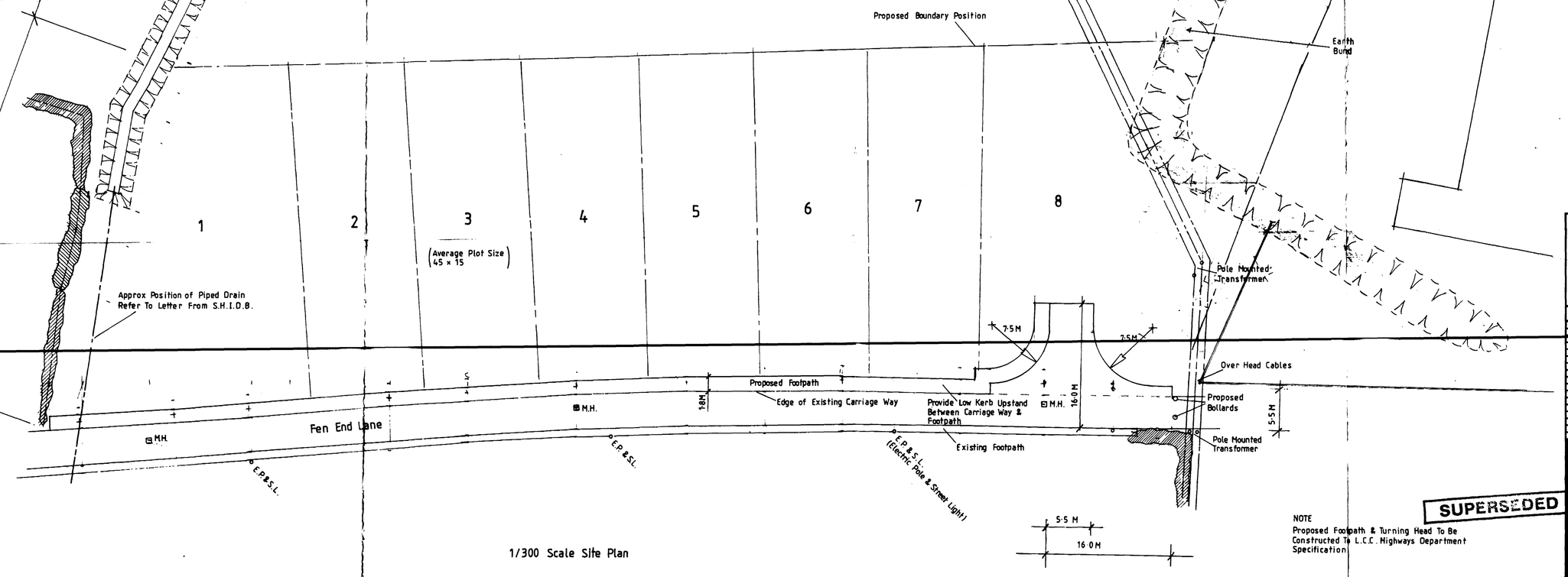
project
Proposed Residential Development
At
Fen End Lane, Spalding.
For
Mr D Turner
drawing
Site Plan & Location Plan

scale	drawing no.
1/300 1/2500	MRH/2488/1
June 92	A B C checked

SUPERSEDED
REF. 2488/2



1/2500 Scale Location Plan



1/300 Scale Site Plan

NOTE
Proposed Footpath & Turning Head To Be Constructed To L.C.C. Highways Department Specification

SUPERSEDED

SOUTH HOLLAND D.C.
PLAN DEPT
21 MAR 1994
REF. S/0227/93/F

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

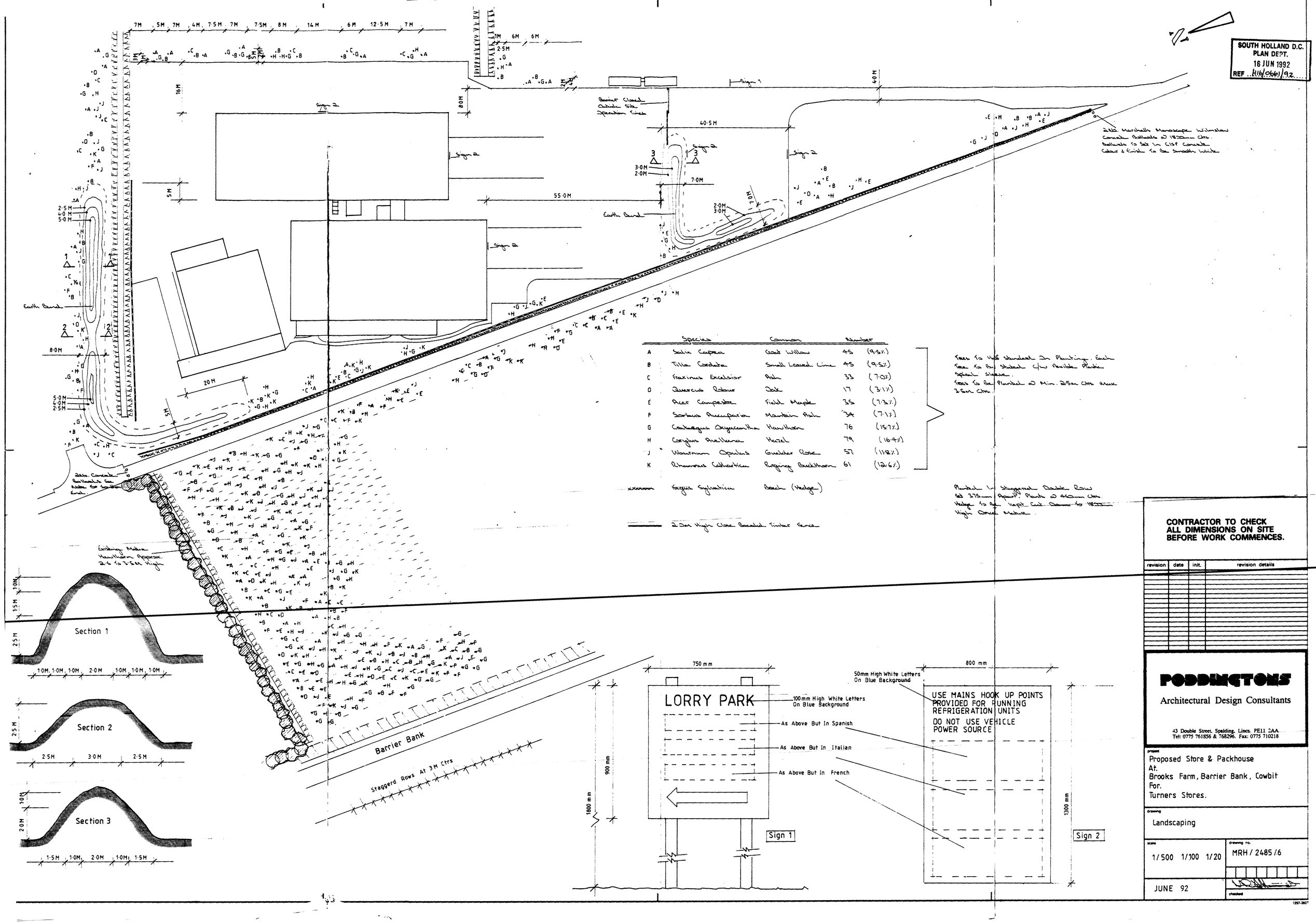
revision	date	init.	revision details
A	17.2.94	MRH	Revised Estate Road Junctions
B	21.3.94	MRH	Amendments

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

project
Proposed Residential Development
At
Fen End Lane, Spalding.
For
Mr R. Turner

drawing
Site Plan & Location Plan

scale	drawing no.
1/300 1/2500	MRH / 2488 / 1
June 92	B
	checked


Species
A Salix Caprea — Goat Willow — 45 (9.5%)
B Tilia Cordata — Small Leaved Lime — 45 (9.5%)
C Fraxinus Excelsior — Ash — 33 (7.0%)
D Quercus Robur — Oak — 17 (3.1%)
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 — 79 (16.4%)
J Viburnum Opulus — Guelder Rose — 57 (11.8%)
K Rhamnus Catharticus — Purging Buckthorn — 61 (12.6%)
Fagus Sylvatica — Beech (Hedge)
2.5m High Close Boarded Timber Fence
Section 1
Section 2
Section 3
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
Sign 1
50mm High White Letters On Blue Background
USE MAINS HOOK UP POINTS PROVIDED FOR RUNNING REFRIGERATION UNITS
DO NOT USE VEHICLE POWER SOURCE
Sign 2
SOUTH HOLLAND D.C.
PLAN DEPT.
16 JUN 1992
REF H/6/0661/92
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
Landscaping
scale
1/500 1/100 1/20
drawing no.
MRH / 2485 / 6
JUNE 92
checked

	Species	Common	Number	
A	Salix Caprea	Goat Willow	45	(9.5/.)
B	Tilia Cordata	Small Leaved Lime	45	(9.5/.)
C	Fraxinus Excelsior	Ash	33	(7.0/.)
D	Quercus Robur	Oak	17	(3.1/.)
E	Acer Campestre	Field Maple	35	(7.3/.)
F	Sorbus Aucuparia	Mountain Ash	34	(7.1/.)
G	Crataegus Oxyacantha	Hawthorn	76	(16.7/.)
H	Corylus Avellana	Hazel	79	(16.9/.)
J	Viburnum Opulus	Guelder Rose	57	(11.8/.)
K	Rhamnus Catharticus	Purging Buckthorn	61	(12.6/.)
xxxxxx	Fagus Sylvatica	Beech (Hedge)		

Trees to BSF Standards In Planting Pits
Trees to be Staked. (Two Peeled Stakes
Tyed to Tree
Trees to be Planted at Min. 2.5m Ctrs where
Not Shown

Planted in Staggered Double Row
@ 375mm Apart Plants at 450mm Ctrs
Hedge to be Kept Cut Down to 1.80m
High Once Matured

2.0m High Close Boarded Timber Fence

2.0m Hardwith Manufactured Willow Corrugated Palisade at 1.925mm Ctrs Palisade to be in Light Green Colour & Finish to the Smooth Side

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

Section 1

Section 2

Barrier Bank

Staggered Rows At 3M Ctrs

Earth Bund

Barrier Closed Vehicle Site Operation Times

Sign 1

LORRY PARK

100mm High White Letters On Blue Background

As Above But In Spanish

As Above But In Italian

As Above But In French

750mm

900mm

1800mm

Sign 1

50mm High White Letters On Blue Background

USE MAINS HOOK UP POINTS PROVIDED FOR RUNNING REFRIGERATION UNITS

DO NOT USE VEHICLE POWER SOURCE

800mm

1300mm

Sign 2

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

SOUTH HOLLAND D.C.
REF 1317/91

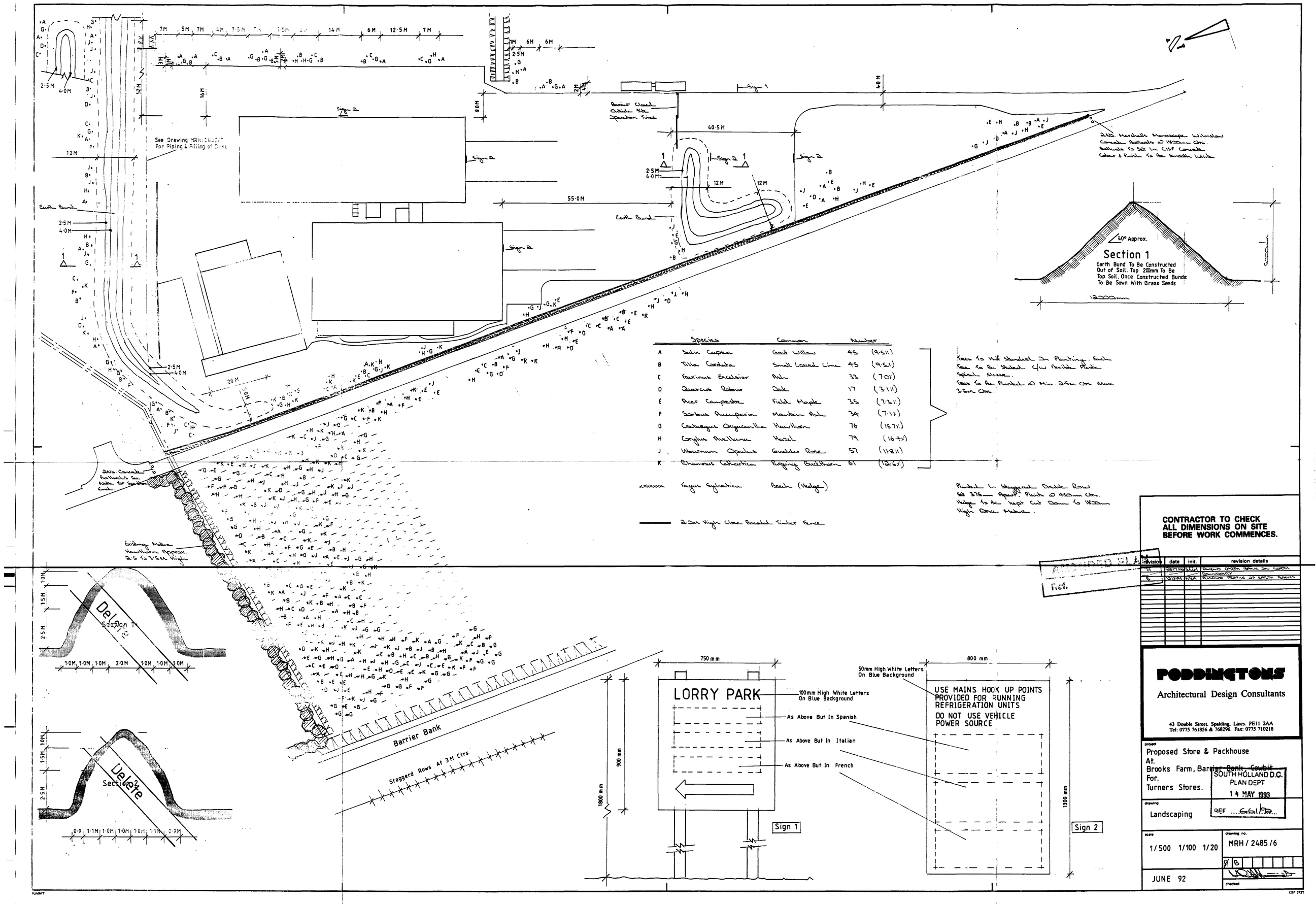
PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

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

drawing
Landscaping

scale: 1/500 1/100 1/20
drawing no.: MRH / 2485 / 6
JUNE 92
checked

SUMMIT



	Species	Common	Number	
A	Salix Caprea	Goat Willow	45	(9.5%)
B	Tilia Cordata	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	79	(16.4%)
J	Viburnum Opulus	Guelder Rose	57	(11.8%)
K	Rhamnus Catharticus	Purging Buckthorn	61	(12.6%)
xxxxxx	Figure Explanation	Beech (Hedge)		

Trees to BS Standard In Planting Beds
Trees to be Staked (2no Per) in Planting Beds Adjacent Shrubs.
Trees to be Planted at Min. 25m Centres Where Shown.

Planted in Staggered Double Row at 375mm Centres. Plants at 450mm Centres. Hedge to be Kept Cut Down to 1800mm High Once Mature.

Fire Hydrant

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init	revision details
A	10.8.93	MRH	Drawing Updated Following Site Meeting
B	12.10.93	MRH	Bunding Added to Earth Bunds

APPROVED (1)
F.E.S.

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, Coubit
For
Turners Stores.

SOUTH HOLLAND D.C.
PLAN DEPT
14 MAY 1993
REF ..... 6618.....

drawing
Landscaping

scale
1/500 1/100 1/20

drawing no.
MRH / 2485 / 6

JUNE 92

checked

SUPERSEDED

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

Earth Bund

Sign 1

Sign 2

Section 1

Earth Bund To Be Constructed Out of Soil Top 200mm To Be Top Soil, Once Constructed Bunds To Be Sown With Grass Seeds

40° Approx.

5000mm

12000mm

	Species	Common	Number	
A	Salix Caprea	Goat Willow	45	(9.5%)
B	Tilia Cordata	Small Leaved Lime	45	(9.5%)
C	Fraxinus Excelsior	Ash	33	(7.0%)
D	Quercus Robur	Oak	17	(3.6%)
E	Acer Campestre	Field Maple	35	(7.3%)
F	Sorbus Aucuparia	Mountain Ash	34	(7.1%)
G	Crataegus Oxyacantha	Hawthorn	76	(15.7%)
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J	Viburnum Opulus	Guelder Rose	57	(11.8%)
K	Rhamnus Catharticus	Purging Buckthorn	61	(12.6%)

Trees to be Half Standards 2m Planting. Each Tree to be Staked c/w Flexible Plastic Spiral Sleeve.

Trees to be Planted @ Min. 25m Ctrs Apart 3.5m Ctrs.

xxxxxx Forgan Cupressiform — Beech (Hedge)

——— 2.5m High Close Boarded Timber Fence

Planted in Staggered Double Row at 7.5m Apart Plants @ 450mm Ctrs Hedge to be 1.4m High Cut Down to 1.2m High Once Matured

2.5m Wide Hardcore Access Road Constructed to 150mm Ctrs Reinforced to Take 10T Concrete Loads & Finish to be Smooth Laid

Existing Hedge Hawthorn Approx 2.4 to 2.5m High

Earth Bund

Section T

Delete

10M 1.0M 1.0M 2.0M 1.0M 1.0M 1.0M

1.5M 10M 2.5M

Section

Delete

0.9 1.1M 1.0M 1.0M 1.0M 1.1M 0.9M

1.5M 10M 2.5M

Barrier Bank

Staggerd Rows At 3M Ctrs

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

900 mm

1800 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

1500 mm

Sign 2

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT
24 JUN 1992
REF S/61/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	18/11/92	MRH	Position Gates Sign Etc Added
B	10/12/92	MRH	Amended
C	21/01/93	MRH	Revised Profile Of Earth Bunds
D	21/01/93	MRH	Extend Ext Gates To Enable Turning Circle To Be Achieved

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drawing
Landscaping

scale: 1/500 1/100 1/20

drawing no.: MRH / 2485 / 6

revision: D

JUNE 92

checked

SUMMIT

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

Earth Bund

Barrier Closed Outside Office Operation Times

40·5M

55·0M

2·5M
4·0M

12M

40M

Sign 1

Sign 2

2400 Horizontal Clearance Minimum
Concrete Bollards At 1830mm Ctrs.
Bollards To Be In Cast Concrete.
Colour & Finish To Be Smooth White.

40° Approx.

Section 1

Earth Bund To Be Constructed Out of Soil, Top 200mm To Be Top Soil. Once Constructed Bunds To Be Sown With Grass Seeds

5000mm

12000mm

	Species	Common	Number	
A	Salix Caprea	Goat Willow	45	(9-5/)
B	Tilia Cordata	Small Leaved Lime	45	(9-5/)
C	Fraxinus Excelsior	Ash	33	(7-0/)
D	Quercus Robur	Oak	17	(3-1/)
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	79	(16-4/)
J	Viburnum Opulus	Guelder Rose	57	(11-8/)
K	Rhamnus Catharticus	Purging Buckthorn	61	(12-6/)

Trees To Be Standards On Planting Each Tree To Be Staked. One Rubber Plastic Tie Each Stake.
Trees To Be Planted At Min. 25m Ctrs Mean 3.5m Ctrs.

Sign Symbol — Poplar (Hedge)

Plants In Staggered Double Rows At 375mm Centres. Plants At 450mm Ctrs. Hedge To Be Kept Cut Down To 1830mm High Once Mature.

2.5m High Close Boarded Timber Fence

Existing Mature Hawthorn Approx. 2.5 to 3.5m High

Earth Bund

Barrier Bank

Staggerd Rows At 3M Ctrs

Section 1

Section 2

10M 1·0M 1·0M 2·0M 1·0M 1·0M 1·0M

1·5M 10M 2·5M

0·9 1·1M 1·0M 1·0M 1·0M 1·1M 0·9M

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

900 mm

1800 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.

SOUTH HOLLAND D.C.
Planning
18 APR 1994
Ref. 0661/92

AMENDED PLANS
Ref. MI

revision	date	init.	revision details
A	14/10/93	MRH	Drawing updated to show new layout
B	25/10/93	MRH	Revision to levels on earth bunds
C	31/01/94	MRH	Extended tree planting to boundary
D	6/4/94	MRH	Trees changed to standards
E	6-9-94	MRH	Tree schedule amended to suit re-planting

PODDINGTONS

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drawing
Landscaping

scale	drawing no.
1/500 1/100 1/20	MRH / 2485 / 6
JUNE 92	E D C B A
	checked

1297-3907