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 D.C.
PLAN DEPT.
27 JUN 1994
REF 0616/94

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1057/93 Received:17-NOV-93 Type:FULL

Name: Spalding Bulb and Produce Auction
Swan Street
Spalding
Lincs

Agent: Poddingtons
43 Double Street
Spalding
Lincs

Description: Change of use to sale/auction halls, warehousing, storage & distribution, with ancillary offices and exhibition use

Location : Low Road Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be undertaken strictly in accordance with the approved plans and the contents of the applicants supplementary statement dated 17 November 1993.

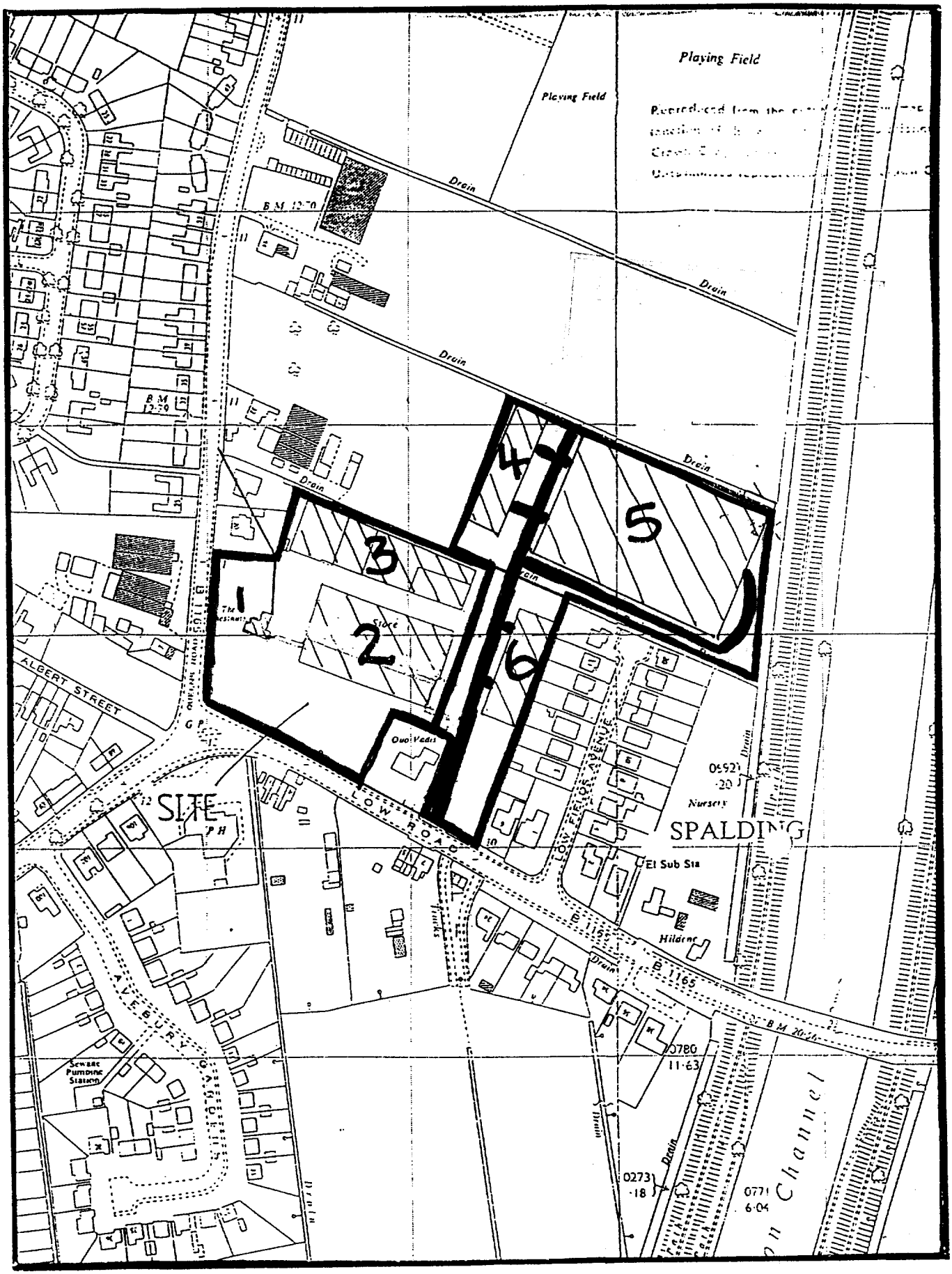
Reason: To define the terms of the development and to ensure a satisfactory form of development.

3 Before the buildings on site are brought into use hereby approved, the car parking shown on the approved plans or such amended plans as may be subsequently approved, shall be laid out and hard surfaced to the satisfaction of the Local Planning Authority. Such parking shall be available at all times during the working hours of the use hereby approved.

Reason: In the interests of highway safety and visual amenity.

4 Before the use hereby approved is commenced, details of a revised form of access layout to accord with the specifications of the Director of Highways and Planning shall be submitted to and approved in writing by the Local Planning Authority. These details shall provide for the establishment of vision splays to the said specifications. No obstructions above 0.6 metres in height shall be placed or installed within such splays after their provision.

Reason: In the interests of highway safety and visual amenity.



SOUTH HOLLAND D.C.
PLAN DEPT.
05 NOV 1993
REF 1057/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1057/93

Date Registered 05 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SPALDING BULB & PRODUCE AUCTION,
SWAN STREET,
SPALDING,
LINCS.

Tel. No. 723333 SPALDING

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

R. LONGSTAFF & CO.,
5 NEW ROAD,
SPALDING,
LINCS.

Tel. No. 0775 766766
(Personal contact) C.R.M. LONGSTAFF ESQ.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LOW ROAD, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Change of Use to Sale/Auction & Exhibition Halls and Premises, warehousing, storage and distribution with ancilliary offices to relocate the existing business of the Spalding Bulb & Produce Auction.

Please complete

Signed.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 If you consider no fee is payable include a written explanation instead.

Date 5th November 1993

Previous application No.

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

2. **TYPE OF APPLICATION**

	(✓)	
This is a **full** application for change of use and/or new building works	X	➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates
or This is an **outline** application		⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

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

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	x	

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	N/A	metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No		

5. **GENERAL INFORMATION** Please complete each section

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

B8 Warehousing, packing and distribution warehousing/ wholesale sales.

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

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

or

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

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

As existing on site.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees — x

B. The proposal does involve the felling of one or more trees — ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — As per existing

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

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

D. Foul sewerage will be disposed of to:

Mains sewer x Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	Yes	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick one box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace [x]

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

Proposed total gross floorspace	sq. m.			Previous total gross floor space		sq. m.	
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	sq. m.	Warehousing	sq. m.
Other	sq. m. ➡	If so, please state use:					

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	14 Full Time 14 Part Time –	–	9 Full Time 1 Part Time –
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	All to be transferred from existing S.B.P.A. Premises.		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: No		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: Yes		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	Proposed Town Centre Redevelopment Scheme. Approx. 86,000 sq.ft. of Building & Offices.		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	Staff & customers parking areas shown coloured yellow on plan. Loading & unloading will take place alongside parking areas with additional parking and loading/unloading areas available within the buildings. Access roadways shown coloured brown.		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	Average daily flow approximately 275 vehicles.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Limited trade refuse by normal means.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: No — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	Ground floor premises with wide access doors.		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	Prospective Purchaser

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served:

Fine Art Developments (Pensions) Ltd.
c/o Knight Frank & Rutley
10 Park Place, LEEDS.
LW1 2RW

State Date notice served:

5-11-93

Signed .....(Applicant / Agent) Date 5-11-93

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed .....(Applicant / Agent) Date 5-11-93.....

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/1057/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....17/11/93

Valid date: 17/11/93

Amended description: See letter from Longstaff.

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

Pon 10-11

RECONSULTS (revalidated) ☐ All

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: John Buchanan

Senior Officer Confirmed ..... Date.....15/11/93

Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date 31/12

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

As per Committee Report.

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks ☑
works/use restricted ✓
works later ✓

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120-00

Receipt No P3483

Date first Rec'd 05 NOV 1993

Registration

Reference H16/1057/93

Cross-Ref R

Date 8/11/93

Validation

TYPE FULL

Site area —
No of dwellings —
Floorspace —

Earlier permission – Ref:
New/Redevelop/(Use)/Ext/Alt/Works

Description to be recorded: Change of use to sale, auction and exhibition halls, warehousing, storage and distribution, and ancillary offices

Invalid: Site plans ☐ Certificate ☐ | Fee ☐ Fee (not free) ☐ | Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees: Correct fee £ 120 | Nil fee ☐ Discounted ☐ | Previous app – ref: Type of app Reason:

Additional £ Refund £ | Receipt No Voucher No | Date Date

Information

Index sheet 201 OS Plots
Grid ref 525850 322950

Ward Q Parish SPALDING

Inside IBD Y Inside LP area Y

Linked to site Ref 1794

Linked to property Ref

Constraints:

CA Cons Area ☒
LB Listed – Grade: ☒
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –
Dist Bound ☒
Other:

TR Rural ☒
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres ☒
HAZ Site ☒
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records: 192/90
Earlier apps 30/90.
1224/90
1027/92E (ON APPEAL)

B Reg Records:
Already submitted – Ref:
Request needed
Requested

APPLICANT:

SPALDING BULB & PRODUCE AUCTION

PLANNING APPLICATION NO.
H16/1057/93

Part Hortico Premises,

Low Road,

SPALDING.

Application for Change of Use to Sale/Auction Halls and Premises, Warehousing, Storage and Distribution with Ancillary Offices and Occasional Exhibition Use, to Relocate the Existing Business of the Spalding Bulb & Produce Auction

SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
PEF 1057/93.

1. **EXISTING AND PAST USES OF HORTICO PREMISES, LOW ROAD, SPALDING**

The historic existing established use of the property is B8 warehousing and distribution. The premises were originally constructed by Hortico and subsequently used by Geest Horticultural Groups/Spalding Bulb Company and more latterly by the present owners Fine Art Developments Ltd. and Lingarden.

The principal building no. 5 has been used for packing and distribution as warehousing of horticultural products including dry bulbs, nursery stocks and associated horticultural products. Buildings no. 4 and 6 have been used in association with that business for the storage, distribution and wholesale sales of similar goods.

Building no. 6 has been used for the sale, storage and distribution of various mail order products and at various stages up to 200 employees have been involved on the site. Most latterly building no. 5 has been used for extensive storage and distribution of dry bulbs during 1993.

Independently of the present application for Change of Use, it would be possible for an occupier of the property with the benefit of the established existing use to utilise the premises more intensively and without restriction for similar purposes. It has been customary for a high volume of heavy goods vehicles to utilise the site.

2. BRIEF HISTORY AND THE EXISTING OPERATION OF THE SPALDING BULB & PRODUCE AUCTION

S.B.P.A. was formed in about 1948 and grew steadily from the first building erected at that time of some 4,500 sq.ft. to the present operation of some 86,000 sq.ft. of buildings and offices which are principally sited around the old Cattle Market area/Swan Street/Winfrey Avenue and with one building on the Kings Road paddock. The Auction serves a wide area of both local, regional and European vendors and purchasers in a wide variety of horticultural and associated products principally including cut flowers, pot plants, nursery stock, vegetables, dry bulbs, dried flowers, horticultural sundries, packaging materials, and sundry products.

It has at present, 14 full time and 4 part time office staff and 9 full time and 1 part time outside staff. The entire staff will be transferred from the existing premises to the Low Road premises upon relocation of the business.

The principal auction sales of flowers, pot plants, nursery stock and vegetables etc. take place throughout the year on Monday, Wednesday and Thursdays commencing at 1.00pm, 12.30pm and 1.00pm respectively and the sale of bulbs by auction takes place on Tuesdays and some Fridays commencing at 11.00am from late July to early December.

Generally goods are delivered in on the day previous and on the morning of sale, are sold at the respective auction and then loaded by purchasers the same day. Sometimes bulbs are delivered in advance and sold over a longer period. The sale of horticultural sundries takes place on a regular basis.

Our normal hours of operations are from 7.00am (occasionally commencing at peak periods at 6.00am or 6.30am) and with sales normally completed by 5.00pm throughout the year with some extension for loading by buyers beyond that time. During May and June (the bedding plant season) our selling times do extend for a short period particularly on Wednesdays (the largest auction day) to around 8.00pm again with some time after that for loading out required by buyers.

The existing premises also receive goods in on a Saturday morning and occasional furniture, machinery and other auctions are held during the week and on Saturdays.

In addition to the main stream business, we have for some 30 years provided premises for the Flower Parade to draw together the floats in advance of the Flower Parade for making up and fixing tulip heads and also providing central premises for the public to view the floats in advance of the Parade. Other occasional lettings have included the SHE Exhibition in the Spring of each year which is held over 4 days (Thursday to Sunday inclusive) with the first 2 days open for the Flower Show and Trade Stands and the second 2 days just for the Flower Show. Also in the Spring each year, we have provided accommodation for the Spalding Trades Fair and Motor Show which has taken place over 3 days being Friday to Sunday inclusive.

There are other occasional and subsidiary lettings to local organisations, often of a charitable status.

3. **PROPOSED USE OF THE HORTICO PREMISES BY SPALDING BULB & PRODUCE AUCTION**

We have described in some detail above the existing business of the Spalding Bulb & Produce Auction which is well known to the South Holland District Council who are at present ground landlords of the areas occupied by the existing business and with whom a close liaison has occurred since the establishment of S.B.P.A. some 45 years ago.

The continuation of the established business provides a recognised market outlet which is of significant benefit to the South Holland area.

a) **LOCATION OF SITE**

The relocation of the S.B.P.A. to the Hortico site off Low Road with its close proximity to the new Spalding Bypass at one of the major intersections on the periphery of town will be of significant benefit.

b) **PROPOSED USE OF THE PROPERTY:-**

The proposed use of the property will be as follows:-

Building No. 4:

Auction Hall and storage and seasonal overflow vehicle parking.

Building No. 5:

This main building will provide the principal Auction/Sales area for the goods as described in our present operation and will involve establishing offices therein. The building extends to some 69,000 sq.ft. and therefore will be capable of also providing under cover and occasional vehicle parking additionally. The building will be used for occasional exhibitions.

Building No. 6:

Horticultural sundries, warehouse and sales.

c) **EXHIBITION TYPE USE**

It will be appreciated that this occasional use will inevitably have to be provided principally in building no. 5 but there may be a need to use building no. 4 from time to time for the existing exhibition type uses provided by S.B.P.A. and any others contemplated of a subsidiary and occasional nature.

d) **WEEKEND USAGE**

As described in our present operation above, there is some usage from time to time on Saturdays but apart from occasional exhibition type use, the premises are not used operationally on Sundays.

e) **OUTSIDE STORAGE REQUIREMENTS**

We are not aware that any outside storage requirements will be required as we anticipate being able to provide under cover accommodation for our goods bearing in mind that the premises at Low Road are similar in area to the existing premises that we operate from in the Cattle Market/Swan Street/Kings Road area.

FLOOD LIGHTING REQUIREMENTS

Loading and unloading lighting will be provided externally but this will only be used whilst the premises are operating and at other times, security lighting will only operate when triggered. Details of proposed lighting are indicated on the plan attached.

CRML/TAF
November 1993.

LEEDS
10 Park Place,
Leeds LS1 2RU

Knight Frank & Rutley INTERNATIONAL

0532 461533

FOR SALE

SPALDING
LOW ROAD

CLOSE TO NEW A16 TRUNK ROAD AND TOWN CENTRE

7 ACRE SITE WITH 158,000 SQ FT WAREHOUSE & ACCOMMODATION

DEVELOPMENT POTENTIAL SUBJECT TO PLANNING APPROVAL

LOCATION

The property is situated at a prominent junction of the B1165 and local distribution roads within 1 mile of the market town centre and within 450 metres of a new junction or the A16 Trunk Road, construction of which is currently underway and due for completion by 1995.

The site offers good profile to the existing road network and close proximity to good quality residential suburbs of Spalding.

GENERAL DESCRIPTION

The site extends to 7 acres or thereabouts and incorporates a total frontage of 400 ft to Low Road and 220 ft to Queens Road.

The site has the facility for further access from Low Fields Avenue.

The existing buildings offer a range of mainly single storey warehouse buildings together with a detached two storey former office.

The existing accommodation is provided as follows:-

REF.	DESCRIPTION	CONSTRUCTION	GROSS INTERNAL ACCOMMODATION
1	The Chestnuts Offices	2/S brick built	1,490 sq ft
2	Warehouse	3 bay mainly single storey with stores and office at first floor	28,750 sq ft
3	Warehouse and office	2 storey construction	39,825 sq ft
4	Open fronted store	Single storey portal frame	12,600 sq ft
5	4 bay warehouse	Single storey portal frame	64,370 sq ft
6	Warehouse	Single storey portal frame	10,500 sq ft
		TOTAL	157,535 sq ft

PLANNING

1. The property has been the subject of the following applications:-

Application No.	Description	Result
H16/1214/91	Demolition of existing warehouse & residential development of 1.126 acre off Low Fields Avenue.	Approved subject to conditions.
H16/1348/91	Erection of retail store with storage, car parking & service access.	Refused on 8th Jan 1991
H16/1027/92	Conversion of existing warehouse to three retail units with car parking and service access.	refused 28 Jan 93. Our clients intend to pursue a planning appeal against this decision.

2. Our clients have commissioned further capacity studies by Messrs Bowden Mattin architects for food and non-food retail developments. Copies of these are available from Knight Frank & Rutley.

TERMS

The site is offered for sale freehold. Offers are invited.

PRICE ON APPLICATION.

VIEWING

By arrangement through the sole agents Leeds office, ref. M Dove.

15/6/93
MRD156a

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

This permission shall authorise the retail sale of agricultural and
5 horticultural produce, or such other produce and sundries as set out and described in the applicants supplementary settlement dated 17 November, 1993.

Reason: To define the terms of the development and to ensure a satisfactory form of development.

Before the development hereby approved is commenced, details of the
6 construction, including materials, and height of acoustic fencing and walling shall be agreed in writing with the Local Planning Authority. Such walling and fencing shall be constructed to the satisfaction of the Local Planning Authority, before the buildings on site are brought into use hereby approved.

Reason: In the interests of residential amenity.

The premises shall not be used at any time on Sundays, nor between the
7 hours of 6.00 p.m. - 7.00 a.m. on other days, except in accordance with the exceptional periods as set out in the applicants supplementary statement dated 17 November, 1993.

Reason: In the interests of residential amenity.

Before the commencement of the development hereby approved, details shall
8 be submitted to and approved in writing by the Local Planning Authority of an operational site plan for mechanical loading and unloading purposes.

Reason: In the interests of residential amenity.

There shall be no amplified sound equipment installed outside the buildings
9 on the site and any noise arising from amplified sound within the said buildings shall not exceed 40dB expressed as a 1 minute LAeqT measured at a distance of 3.5 metres from any residential facade.

Reason: In the interests of residential amenity.

This permission shall not authorise the storage, outside of any buildings
10 on the site of any agricultural or horticultural produce or goods, materials or artefacts.

Reason: In the interests of visual amenity.

Prior to the commencement of the use hereby approved, full details shall
11 be submitted to and approved in writing by the Local Planning Authority of the lighting of the car park and loading areas shown on the apporved plans.

Reason: In the interests of visual amenity.

The areas shown for 'seasonal overflow car parking' on the approved plans
12 shall be made available for car parking purposes to the satisfaction of the

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Planning & Building Control Department,
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SOUTH HOLLAND DISTRICT COUNCIL

Local Planning Authority at all times when the car parking external to the buildings on the site is no longer capable of meeting the demand for on site car parking.

Reason: In the interests of highway safety.

13 Before the commencement of the development hereby approved, full details of the proposed hedging and shrubbery infill shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

14 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

15 The use of the site for exhibition type use as referred to and described in the applicant's supplementary statement dated 17 November, 1993, shall only be exercised in accordance with the contents of that statement.

Reason: The applicants have indicated that the use of the site for exhibitions is a relatively small part of the total operations and this will ensure that the use continues to operate at that level in the interests of road safety and the amenities of adjoining residential properties.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

sgd B SMITH
Director of Planning and Building Control Services

11-JAN-94 H16/1057/93

COUNTY OF LINCOLN (PARTS OF HOLLAND).

THE HOLLAND JOINT PLANNING COMMITTEE.

U31.

Mr. A. T. Seymans
"The Chestnuts",
Low Roads,
Spalding.

Town and Country Planning Acts, 1932 and 1943.
Town and Country Planning (General Interim Development) Order, 1946.
The Holland Town and Country Planning (Special Interim Development) Order, 1945.

HOLLAND PLANNING SCHEME.

In pursuance of their powers under the above-mentioned Acts and Orders, the Holland Joint Planning Committee as Interim Development Authority hereby permit [~~erection of buildings~~] [buildings for the purpose of

Dutch Light greenhouses

to be erected] on land situate at rear of "The Chestnuts",

Low Roads,

in the [~~Borough~~] [Urban ~~Council~~ District] of Spalding

in accordance with the deposited plans and subject to due compliance with the byelaws and general statutory provisions in force in the said ~~Borough~~/District and with the conditions specified hereunder.

The reasons for the Committee's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified, are :—

DATED the [illegible] day of August, 1947.

[signature]
Clerk of the Committee.

T.C.P. 1.

Permission for development involving the laying out of streets or erection of buildings.

LONDON:
SHAW & SONS Ltd.,

THIS DOCUMENT IS IMPORTANT AND SHOULD BE EITHER PLACED WITH THE DEEDS OF PROPERTY OR CAREFULLY PRESERVED.

NOTES.

1. An applicant aggrieved by any conditions imposed by the Committee, may appeal to the Minister of Town and Country Planning under sub-section (5) of section 10 of the Town and Country Planning Act, 1932, within twenty-eight days of the receipt of notice of the Committee's decision, or such longer period as the

Application No. SU 54/52.

HOLLAND COUNTY COUNCIL.

Town and Country Planning Act, 1947.
Town and Country Planning General Development Order, 1950.

To: Mr. H.J. Bolton,

(per L.H. Bates, Architect,

Herring Lane, Spalding.)

In pursuance of its powers under the above-mentioned Act and Order, the County Council as Local Planning Authority hereby permits :—

the erection of a bungalow and garage and the provision of a vehicular access at Queens Road, Spalding.

In accordance with the plan and application submitted to the County Council on 24th July, 19 52 †(subject to the conditions specified hereunder):—

1. No part of the proposed building to be nearer than forty feet to the centre of the road.

2. All work in on under or over the highway to be done at the expense of the developer and to the satisfaction of the County Surveyor.

~~The reasons for the County Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :—~~

DATED 7th day of August , 19 52.

Signed .....

Clerk of the County Council.

COUNTY HALL,
BOSTON.

(Address to which all communications should be sent).

† Cross out if not applicable.

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/1057/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0616/94 Received:27-JUN-94 Type:CONDITION COMPLIANCE

Name: Spalding Bulb & Produce Auction
Swan Street
Spalding
Lincs

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

Description: Details of parking, access, fencing, mechanical loading, lighting & hedging (Conditions 3,4,6,8,11 &13)

Location : Low Road 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:

sgd B SMITH
Director of Planning and Building Control Services

01-AUG-94 H16/0616/94

Any activity on the remainder of the site not in your ownership and requiring planning permission will be assessed against the impact on the adjoining residential property and any appropriate conditions imposed. Dependent upon the circumstances of the proposal, of course, a condition could be imposed requiring the extension of the acoustic fence across the 'gap'. These matters, however, are hypothetical and we need not concern ourselves with them, at this stage.

I trust that this answers your query.

Yours sincerely

J CURNOCK
Principal Planning Officer (Local Plans)

cc. Chief Executive

SU.47

COUNTY OF LINCOLN (PARTS OF HOLLAND).
THE HOLLAND JOINT PLANNING COMMITTEE.

To Mr. H. R. Harpham,
Rose Villa,
Low Roads, Spalding.

Town and Country Planning Acts, 1932 and 1943.
Town and Country Planning (General Interim Development) Order, 1945.
The Holland Town and Country Planning (Special Interim Development) Order, 1945.

HOLLAND PLANNING SCHEME.

In pursuance of their powers under the above-mentioned Acts and Orders, the Holland Joint Planning Committee as Interim Development Authority hereby permit [~~Plans to be submitted~~] [buildings for the purpose of Garage and Store to be erected] on land situate at Rose Villa, Low Roads, Spalding, Lincolnshire, in the [~~Borough~~] [Urban/~~Rural~~ District] of SPALDING in accordance with the accompanying plans and subject to due compliance with the byelaws and general statutory provisions in force in the said ~~Borough~~/District and with the conditions specified hereunder :—

The reasons for the Committee's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified, are :—

DATED 3rd day of December 1945.

T.C.P. 1.

Permission for development involving the laying-

Mr J Allen
Messrs Longstaff & Co.,
5 New Road
Spalding
Lincs

Mr J Curnock

JC/JK/H16/1057/93

5 September, 1994

Dear Mr Allen

Premises at Low Road, Spalding, Lincs.

May I refer to the meeting at the Chief Executive's office on the afternoon of 2 September, 1994 and also to Mr Simpkins letter of the same date addressed to Messrs Hammond Suddards of which you have a copy.

Planning permission H16/1057/93 dated 17 November, 1993 was granted for change of use of the above premises to sale/auction halls, warehousing, storage and distribution with ancillary offices and exhibition subject to, inter alia, details of the construction, including materials and height of acoustic fencing and walling to be agreed in writing with the Local Planning Authority.

Condition Compliance application H16/0616/94 included such details and showed a 2 metre acoustic fence alongside 5 Low Road on plan no: 2544-8. In the opinion of the District Council, the fence as shown, fully satisfied the requirement to protect the residential amenity of the adjoining property, and your agent received notice to this effect dated 1 August, 1994.

In the Fine Arts shopping proposal there was a condition requiring the construction of a brick wall around 5 Low Road. This was to protect this property from the noise of lorries calling at the delivery point to the food store, which was located immediately to the rear of 5 Low Road which, it was felt could have an adverse effect on this residential property. Your proposal, of course, is materially different from this.

/Cont...

Ref. No. SU 55/56.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions.

Town and Country Planning Act, 1947.
Town and Country Planning General Development Order &c., 1950.

To Messrs. A. Goodmans Ltd.,
(per A. J. Palmer, Architect,
Station Street, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 7th day of July, 1956. namely :—

The provision of a vehicular access at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

The applicants shall at their own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

To prevent damage to the highway margin.

Dated the 19th day of July, 19 56.

Signed Signed H. A. H. WALTER

Clerk of the County Council.

COUNTY HALL,

Ref. No. SU 9/59.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions.

Town and Country Planning Act, 1947.
Town and Country Planning General Development Order &c., 1950.

To Messrs. A. Goodwins Ltd.,
(per Messrs. [illegible] Whittaker,
Station Street, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 3rd day of February, 1959 namely :—

the erection of a dwelling shed and provision of a vehicular access at Nursery, Low Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

The applicants shall at their own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

To prevent damage to the highway margin.

Dated the 5th day of February, 1959.

Signed Signature illegible
Clerk of the County Council.

COUNTY HALL,
BOSTON.

Ref. No. S028/62

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act., 1947.
Town and Country Planning General Development Order &c., 1950.

To Messrs. A. Downs Ltd.
Low Road, Spalding.
(per Messrs. Palmer & Whittaker)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 14th day of February 1962 namely :—

extension of cold store and warehouse at Low Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 6th day of April 19 62.

Signed H. A. H. WALTER
Clerk of the County Council.

County Hall,
Boston.

NOTES.

This notice relates to Planning permission only. Approval under byelaws is also necessary

Ref. No. SU 35/63.

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act., 1947.
Town and Country Planning General Development Order &c., 1950.

To Messrs. A. Goemans Ltd.,
(per Messrs. Palmer & Whittaker,
Station Street, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 22nd day of February, 1963 namely :— extension to cold store and warehouse at Low Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 7th day of March, 19 63.

Signed H A H WALTER
Clerk of the County Council.

County Hall,
Boston.

NOTES.

Ref. No. [illegible]/65

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act, 1962

To Messrs. Portico Investments Ltd.,
Queen's Road, Spalding,
(per Messrs. Palmer & Whittaker)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 19th day of November 1965 namely :—

Warehouse at Queen's Road, Spalding.

[illegible] shown on the plan(s) accompanying the application, subject to due compliance [illegible] bylaws and general statutory provisions in force in the district.

Dated the 9th day of December 19[illegible]

Signed H. A. H. WALTER
Clerk of the County Council

County Hall,
Boston.

NOTE

This notice relates to Planning permission only. Approval under bylaws is also necessary.

In any further correspondence please quote the reference number in the top right-hand corner of this form.

Ref. No. SH 101/64.

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act, 1962

To Messrs. A. Cosmans Ltd.,
(per Messrs. Palmer & Whittaker,
23a, Station Street, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 19th day of May, 1964 namely :— the erection of a bulb store at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 4th day of June, 1964.

Signed Signed H. A. H. WALTER
Clerk of the County Council.

County Hall,
Boston.

NOTES.

This notice relates to Planning permission only. Approval under byelaws is also necessary

In any further correspondence please quote the reference number in the top right-hand corner of this form.

Ref. No. [illegible] 50/64.

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act, 1962

To Messrs. Adrian Seaman Ltd.,

(per Messrs. Palmer & Whitaker,

Architects, Station Street, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 16th day of March, 1964, namely:— the erection of a cold store at Low Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the [illegible] 19[illegible]

[illegible] H. A. WALTER

Clerk of the County Council.

County Hall,
Boston.

This notice relates to Planning permission only.

In any further correspondence please quote the reference number at the head of this form.

Ref. No. SUA 6/64.

HOLLAND COUNTY COUNCIL

Consent to Display of Advertisement(s)

Town and Country Planning Act, 1962
Town and Country Planning (Control of Advertisements) Regulations, 1960

To Messrs. A. Goemans Ltd.,
(per Claudgen Ltd.,
25, Stoney Street, Nottingham).

The Holland County Council HEREBY CONSENT to the Display of Advertisement(s) proposed by you in your application dated the 14th day of May, 1964 namely :— the erection of an illuminated sign at Low Road, Spalding.

and shown on the plans accompanying the application, for a period of five years commencing on 4th June, 1964 and expiring on 4th June, 1969 subject to the following conditions :—

STANDARD CONDITIONS :

1. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

2. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of desplaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the local planning authority.

3. Where any advertisement is required under these Regulations to be removed the removal thereof shall be carried out to the reasonable satisfaction of the planning authority.

OTHER CONDITIONS :

4. The illumination of the sign shall cease not later than 11 p.m.

The reasons for the Council's decision to consent to the display of advertisement(s) subject to compliance with the conditions hereinbefore specified are :—

The condtiions numbered 1 — 3 are standard conditions under the abovementioned Regulations.

4. In the interests of the amenity of the neighbouring residential properties.

Dated the 4th day of June, 1964.

Signed Signed H. A. H. WALTER
Clerk of the County Council.

Ref. No. SU 75/63.

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act, 1962
Town and Country Planning General Development Order &c., 1950.

To Messrs. Adrian Goosens Ltd.,
(per Messrs. Palmer & Whittaker,
Station Street, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 26th day of April, 1963 namely :— the erection of a packing shed at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 13th day of June, 1963.

Signed Signed H A H WALTER
Clerk of the County Council.

County Hall,
Boston.

NOTES.

This notice relates to Planning permission only. Approval under byelaws is also necessary.

In any further correspondence please quote the reference number in the top right-hand corner of this form.

Ref. No. SU 187/68

HOLLAND COUNTY COUNCIL

Permission for Development of Land

Town and Country Planning Act, 1962

To Messrs. Hortico Group,
(per F. Parker & Sons (Builders) Ltd.,
Little London, Spalding.)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 15th day of November, 1968 namely :— Storage building at Low Road, Spalding

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 5th day of December 19 68

Signed G. E. EDMONDSON JONES
Clerk of the County Council.

County Hall,
Boston.

NOTES.

This notice relates to Planning permission only. Approval under byelaws is also necessary.

Ref. No. SU 36/67

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act, 1962

To Messrs. Hortico Ltd.,
Low Road,
Spalding.

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 21st day of February 1967 namely :— Packing Shed at Low Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 24th day of March 19 67

Signed Signed H. A. H. WALTER
Clerk of the County Council.

County Hall,
Boston.

NOTES.

This notice relates to Planning permission only. - Approval under byelaws is also necessary

In any further correspondence please quote the reference number in the top right-hand corner of this form.

Ref. No. 2205/65

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act, 1962

To Messrs. Norfico Investments Ltd.,
Queen's Road, Spalding.
(per Messrs. Palser & Whittaker)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 19th day of November 1965 namely:—

Bar store at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 9th

County Hall,
Boston.

NOTE

This notice relates to Planning permission only. [illegible] approval under byelaws [illegible]

In any further correspondence please quote the reference number in the top right-hand corner of this form.

This permission REF. No. SU 173/69 will lapse if not exercised by 19th February, 1975

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Acts, 1962 to 1968

To Hortico Group,
(per F. Parker & Sons (Builders) Ltd.,
Little London, Spalding.)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 13th day of November, 1969 namely :— Packing and despatch building, with provision of vehicular access, off Low Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The development shall be commenced not later than 19th February, 1975.

(See schedule of attached Conditions Nos. 2 - 7)

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To comply with the requirements of Section 65 of the Town & Country Planning Act, 1968.

(See schedule of attached Reasons.)

Dated the 13th day of February 19 70.

Signed _____
Clerk of the County Council.

County Hall,
Boston.

CONDITIONS REFERRED TO:

Parking area for vehicles shall be provided within the curtilage of the premises; the siting and size to be approved by the local planning authority.

3. A wall or fence of design to be approved by the local planning authority, at least seven feet in height, shall be erected at the edge of the access roadway covering the whole length of the north boundary of Lowfields Avenue estate at a distance of twenty five feet, and in part thirty five feet, from the proposed building as defined on the deposited plan.

4. The dyke forming the boundary between the proposed development and the Lowfields Avenue estate shall be filled and piped to the satisfaction of the local planning authority.

5. A scheme for planting trees and shrubs shall be carried out and thereafter properly maintained on the area between the new fence referred to in Condition No. 3 and the Lowfields Avenue estate and also along the boundary of the site with the bank of the Coronation Channel.

6. The applicants shall at their own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.

7. The developers shall not, in connection with the development hereby permitted, fill in, culvert or in any way obstruct any dyke or watercourse unless they shall first obtain the written consent of the local planning authority to the work; and the developers shall comply with such requirements or conditions as the local planning authority may impose in consenting to works affecting dykes or watercourses.

REASONS

2. To avoid vehicles waiting on the highway.

3, 4 & 5. In the interests of the amenities of the adjoining residential area.

6. To prevent damage to the highway margin.

7. To prevent damage to the land drainage system or interference with the rights of surface water drainage from the highway.

Edmunds St. Jones

This permission REF. No. SU 44/70 will lapse if not exercised by 9th April, 1975.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Acts, 1962 to 1968

To Hortico Group,
(per F. Parker & Sons (Builders) Ltd.,
Little London, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 16th day of March 1970 namely :— Sanitary accommodation at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The development shall be commenced not later than 9th April, 1975.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To comply with the requirements of Section 65 of the Town & Country Planning Act, 1962.

Dated the 9th day of April 19 70.

Signed _____
Clerk of the County Council.

County Hall,
Boston.

permission REF. No. SU 20/70 will lapse if not exercised by 5th March 1975.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Acts, 1962 to 1968

To Hortico Group,
(per F. Parker & Sons (Builders) Ltd.,
Little London, Spalding.)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 2nd day of February, 1970 namely :— Widening of vehicular access at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The development shall be commenced not later than 5th March 1975.
2. The applicants shall at their own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To comply with the requirements of Section 65 of the Town & Country Planning Act, 1968.
2. To prevent damage to the highway margin.

Dated the 5th day of March 19 70.

Signed G. E. EDMONDSON JUNR
Clerk of the County Council.

County Hall,
Boston.

This permission REF. No. SU 15/70 will lapse if not exercised by 5th February, 1975

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Acts, 1962 to 1968

To Messrs. Hortico Group,
Queen's Road,
Spalding. (per F. Parker & Sons (Builders) Ltd.)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 19th day of January, 1970 namely :— Cycle store at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The development shall be commenced not later than 5th February, 1975.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To comply with the requirements of Section 65 of the Town & Country Planning Act, 1968.

Dated the 5th day of February 19 70.

Signed G. E. EDMONDSON JONES
Clerk of the County Council.

County Hall,
Boston.

This permission REF. No. SU 65/70 will lapse if not exercised by 7th May, 1975.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Acts, 1962 to 1968

To Hortico Group,
(per F. Parker & Sons (Builders) Ltd.,
Little London, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 16th day of April, 1970 namely :— Electricity sub-station at Queen's Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The development shall be commenced not later than 7th May, 1975.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To comply with the requirements of Section 65 of the Town & Country Planning Act, 1968.

Dated the 7th day of May 19 70.

Signed G. E. EDMONDSON JONES
Clerk of the County Council.

County Hall,
Boston.

This permission REF. No. SU 118/70 will lapse if not exercised by 23rd July, 1975

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Acts, 1962 to 1968

To Hortico Group,
(per P. Parker & Sons (Builders) Ltd.,
Little London, Spalding).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 6th day of July, 1970 namely:—General purpose building at Low Road, Spalding.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:—

1. The development shall be commenced not later than 23rd July, 1975.

See schedule of attached conditions.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. To comply with the requirements of Section 43 of the Town & Country Planning Act, 1968.

See schedule of attached reasons.

Dated the 23rd day of July, 1970

Signed [illegible]
Clerk of the County Council

County Hall,
Boston.

N14

TOWN AND COUNTRY PLANNING ACT 1971

NOTICE OF NON-DETERMINATION

AND ACKNOWLEDGEMENT OF WITHDRAWAL OF APPLICATION

REFERENCE : H16/0192/90

DATE RECEIVED : 20 2 90

APPLICANT : Bayfleet Holdings
75 Commercial Road
GRANTHAM
Lincs
NG13 6DE

AGENT :

TYPE : Sec 53

GRID REF : 525830 323040

DESCRIPTION : Change of use to electrical wholesale distribution

LOCATION : Unit 2, Norlico Site, Low Road, Spalding

The South Holland District Council hereby give notice that no further action will be taken on the above planning application.

B. Smith.

District Planning Officer
14 May 1990

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H16/0030/90

DATE RECEIVED : 15 1 90

APPLICANT : R E Sharp
23 Woodhall Close
BOSTON
Lincolnshire, PE21 8JG

AGENT :

TYPE : Full GRID REF : 525910 323020

DESCRIPTION : Change of use from storage/distribution to light manufacturing

LOCATION : Ground Floor Unit 2, Hortico Site, Low Road, Spalding

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

2 The area(s) shown on the plan received 2 February, 1990 reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

3 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided, in the interests of road safety.

4 The development hereby permitted shall be limited to business as defined in Class B1 of the the Town and Country Planning (Use Classes Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

District Planning Officer B Smith.

25 February 1990

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE
TELEPHONE SPALDING 761161

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Geest Horticultural Group
Hortico
The Chestnuts
Low Road
SPALDING
Lincs

Name and address of agent (if any)

Geest Holdings Limited
Estates Department
White House Chambers
SPALDING
Lincs

Part I – Particulars of application

Date of application: 30.05.80 Application no. H 16/682/80/196

Particulars and location of development:

Erection of gas governor station at Hortico, The Chestnuts, Low Road, SPALDING.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 3 July 1980

B Smith.

Council Offices, 12 Market Place
SPALDING Lincs

District Planning Officer

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Geest Horticultural Group
"Hortico"
Low Road
SPALDING
Lincs

Name and address of agent (if any)

Geest Holdings Limited
Estates Department
White House Chambers
SPALDING
Lincs

Part I – Particulars of application

Date of application: 25.05.79

Application no. H 16/582/79/6541

Particulars and location of development:

Change of use from storage building to offices at "Hortico", Low Road, SPALDING.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions: X

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are: is:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 3 July 1979

B Smith.

Council Offices, 12 Market Place
SPALDING Lincs

District Planning Officer

Council

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Geest Horticultural Group
"The Chestnuts"
Low Road
SPALDING
Lincs

Name and address of agent (if any)

Geest Holdings Limited
White House Chambers
SPALDING
Lincs

Part I – Particulars of application

Date of application: 28.03.79

Application no. H 16/321/79

Particulars and location of development:

Erection of flag pole at "Hortico", The Chestnuts, Low Road, SPALDING.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 3rd May 1979

B Smith

Council Offices, 12 Market Place
SPALDING Lincs

District Planning Officer

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Geest Horticultural Group
"Hortico"
Low Road
SPALDING
Lincs

Name and address of agent (if any)

Geest Holdings Limited
Estates Department
White House Chambers
SPALDING
Lincs

Part I – Particulars of application

Date of application: 24.1.78

Application no. H 16/1080/78

Particulars and location of development:

Alterations to reposition existing vehicular access at "Hortico", Queens Road, SPALDING.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 20th November 1978

Council Offices, Priory Road
SPALDING Lincs

District Planning Officer

~~Clerk~~

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

Town and Country Planning Act 1971 Form

Planning permission

Name and address of applicant

Geest Horticultural Group
Hortico
Low Road
Spalding.

Name and address of agent (if any)

Geest Holdings Ltd.,
Estates Department
White House Chambers
Spalding.

Part I – Particulars of application

Date of application: 26 04 78

Application no. H16/441/78

Particulars and location of development:

Erection of open-sided storage shed at Hortico, Low Road, Spalding.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been gran for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subjec the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

B Smith,

DISTRICT PLANNING OFFICER

Date 23rd May 1978

Council Offices,

Planning Officer
South Holland District

Cou

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enact byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any described in the permission for the alteration or extension of a listed building.

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Geest Horticultural Group
Hortico
Low Road
SPALDING
Lincs

Name and address of agent (if any)

Geest Holdings Limited
Estates Department
White House Chambers
SPALDING
Lincs

Part I – Particulars of application

Date of application: 26.04.78

Application no. E 16.440.78 5119

Particulars and location of development:

Alteration to existing storage building to provide external cladding at Hortico, Low Road, SPALDING.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

B Smith

DISTRICT PLANNING OFFICER

Date 31st May 1978

Council Offices, Priory Road
SPALDING Lincs

District Planning Officer

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Geest Horticultural Limited
White House Chambers
Albion Street
SPALDING
Lincs

Name and address of agent (if any)

Geest Holdings Limited
White House Chambers
Albion Street
SPALDING
Lincs

Part I – Particulars of application

Date of application: 15.02.77

Application no. H 16/102/77

Particulars and location of development:

Change of use of stores to offices at The Chestnuts, Low Road, SPALDING.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 13th April 1977

J. Smith,
[illegible] PLANNING
[illegible] OFFICER

Council Offices
Priory Road
SPALDING Lincs

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1214/91 Received:09-NOV-90 Type:OUTLINE

Name: Fine Art Developments PLC
Dawson Lane
Dudley Hill
Bradford
Yorkshire

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Demolition of existing warehouses and residential development (registered as H16/1225/90)
Location : off Low Fields Avenue Low Road
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

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)

SOUTH HOLLAND DISTRICT COUNCIL

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fencs included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved is required in the interests of the visual amenity of the estate.

3 The detail layout plan submitted in accordance with the above condition shall include provision of public open space in accordance with Local Planning Authority document "Policies for the Provision of Open Space in Housing Areas November, 1991".

Reason: To ensure adequate residential and visual amenities for residents.

4 The above detail shall provide for suitable acoustic and visual screening between the adjoining commercial premises and the new dwelling.

Reason: To ensure that the residential amenities of the dwellings are not affected by activities on the adjoining commercial area.

5 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority

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)

SOUTH HOLLAND DISTRICT COUNCIL

in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

7 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

Director of Planning and Building Control Services
27-MAR-92 H16/1214/91

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)

Dip TP MRTPI District Planning Officer

ning Department
ncil Offices,
ory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/1348/91 Received: 17-SEP-91 Type: OUTLINE

Name: Fine Art Developments plc
Dawson Lane
Dudley Hill
Bradford
Yorkshire

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs

Description: Erection of retails store, with storage, car parking and service access (Registered as H16/1224/90)

Location : Low Road Spalding
Lincs

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

1 The site is outside the designated town centre for Spalding, and as such the proposal is contrary to Policy 12 of the Lincolnshire Structure Plan and Policy S1 of the Spalding and Pinchbeck Local Plan, and the Local Planning Authority is not aware of any material considerations that would justify them granting permission to these proposals, contrary to the provisions of these approved development plans, and consider, moreover, that the approval of the application would prejudice the proper consideration of the representations received in response to the Spalding and Pinchbeck Local Plan Review Consultation Draft.

2 In the opinion of the Local planning Authority the proximity of the loading/unloading areas to existing and proposed dwellings is such that detriment would be caused to their residential amenities unless special and binding arrangements could be made to control the hours of delivery.

Dip TP MRTPI District Planning Officer

partment
ffices,
oad, Spalding,
hire. PE11 2XE
hone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

B Smith.

Director of Planning and Building Control Services
08-JAN-92

H16/1348/91

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/1027/92 Received:30-SEP-92 Type:OUTLINE

Name: Fine Art Developments Plc
Dawson Lane
Dudley Hill
Bradford
West Yorks, BD4 6HW

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: Conversion of existing warehousing to three retail units with car parking and service access
Location : Low Road Spalding
Lincs

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

1 The proposed development is of a scale that goes beyond the needs of the locality and the local environment and as such is contrary to Structure Plan Policy 13 and its proposed modification, and contrary to Policy S4 of the Spalding and Pinchbeck Local Plan and proposed Policy STC3 of its review. In the opinion of the Local Planning Authority the applicants have not produced convincing material considerations to demonstrate why the said policies should not prevail.

2 The proposed development would if permitted adversely affect the amenities of the adjoining dwelling, 5 Low Road, Spalding, by virtue of traffic noise and general disturbance, particularly from the proposed car parking area which is intended to serve the development.

Director of Planning and Building Control Services
28-JAN-93 H16/1027/92

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)

SOUTH HOLLAND DISTRICT COUNCIL

CHIEF EXECUTIVE

CHRIS SIMPKINS

Mr C Marks,
Messrs Hammond Suddards,
Solicitors,
2 Park Lane,
Leeds,
LS3 1ES.

Your Contact: Chris Simpkins

Our Ref: CJS/PW

Your Ref:

Date: 2nd September 1994.

Dear Mr Marks,

PREMISES AT LOW ROAD, SPALDING, LINCOLNSHIRE

I refer to the planning permission number H16/1057/93 dated 17th November 1993 authorising change of use of the above premises ("the Premises") to sale/auction halls, warehousing, storage and distribution with ancillary offices and exhibition use.

I understand that Spalding Bulb & Produce Auction ("SBPA") are proposing to purchase the premises from Fine Art Developments (Pensions) Ltd ("the Vendor") and that the transfer of the premises will reserve to the vendor the full and unrestricted right of access at all times for delivery vehicles and service vehicles over the property to the vendor's adjoining land. The right of way is, I understand, to be reserved for the vendor and its successors and any persons authorised by them.

I confirm that the exercise of the right of way at any time is not a breach in any way of any of the conditions contained in the planning permission referred to above including (without limitation) condition number 7 which deals with the permitted hours of use of the sale and auction halls.

Yours sincerely,

Chief Executive

cc Mr J Allan, Longstaff & Co.

Chief Executive's Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 711253

Fax message

URGENT

If you do not receive the correct number of pages or parts of this transmission are illegible please telephone our FAX operator immediately

Chesterton

International Property Consultants

Chesterton House
352 Avebury Boulevard
Central Milton Keynes MK9 2JH
Fax 09 08 60 99 51
Telephone 0908 608866

To JIM CURNOCK
PLANNING

From PETER WILKS

Fax No. 0775 710772

Date 10.6.94

Your ref.

Our ref.

Total number of pages including this page 4

Time sent 12.00

Message

Please find letter as promised.

COPY

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUN 1994

Attention of

File Nos.

Acknowledge YES/NO

Ref:pdw/0412b

10 June 1994

Chesterton

International Property Consultants

Chesterton House 352 Avebury Boulevard
Central Milton Keynes MK9 2JH
Fax 09 08 60 99 51
Telephone 0908 608866

DX 31425 Milton Keynes 1

Jim Curnock
Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

BY POST AND FAX

Dear Jim

LOW ROAD, SPALDING - PROPOSED RETAIL DEVELOPMENT

Thank you for sending me a copy of the letter and plan from Knight Frank and Rutley dated 2 June 1994. I have now assessed the retail development proposals set out in the letter.

Fine Art Developments are proposing two retail units, a food store of 15,000 sq ft gross and a non-food retail unit of 5,000 sq ft gross. The potential occupiers for these units have not been specified. Fine Arts have planning permission for 9,750 sq ft gross of retail floorspace at Low Road, therefore, the new proposal would double the level of retail development on the site.

The Inspector's decision letter for the original Fine Arts proposal suggested that the Council's 'local needs only' retail policy was not on its own sufficient grounds for refusal, but indicated that the proper test was whether the development would have an adverse impact on the town centre as a whole.

The development of 9,750 sq ft gross of retail development at Low Road was not considered to be of a scale to cause major concerns about impact on Spalding Town Centre. Clearly, the likely impact of the enlarged proposal now being considered will be greater, therefore, it is appropriate to re-address this issue. I set out our assessment of impact.

Given the size and proposed location of the food store unit, I believe that a discount food store operator, such as Kwik Save, Aldi, Netto or Lidl, are the most likely occupiers of this unit. The non-food unit could be occupied by a variety of comparison goods retailers, including small retail warehouse operators.

Contd/.....

The food store is likely to have a sales floorspace of approximately 10,000 sq ft net, with an average average turnover to sales floorspace of approximately £400-450 per sq ft. Therefore, the annual turnover of the store would be between £4 - 4.5 million. The expected turnover of the non-food unit will depend on the type of occupier who takes the unit, but the annual turnover is unlikely to exceed £1 million.

Our Retail Impact Assessment prepared in October 1991 estimated that a food store of 22,000 sq ft gross (15,000 sq ft net) at Low Road would have a turnover of approximately £8 million (1991 Prices) and that the impact on convenience goods shops in the town centre would be approximately 16%. Impact on the Gateway store at Wardentree Lane was estimated to be 11%.

The present proposed food store of 15,000 sq ft gross is expected (in broad terms) to have the following impact, assuming a turnover of £4.5 million.

Facilities	Impact
Spalding Town Centre (including the Market Areas scheme)	11%
Gateway Wardentree Lane	6%

The proposed food store is expected to compete primarily with other food stores in Spalding, although the level of impact in proportional terms is expected to be relatively low. The store is not expected to compete directly with local convenience shops in area as it will cater primarily for main food and grocery shopping trips rather than small top-up shopping trips. However, there will inevitably be some trade diversion from local shops, but this should not be sufficient to cause closures. Impact on individual shops, as indicated in central government advice will be regarded as commercial competition, and as such is not a planning consideration.

The expected impact of the proposed 5,000 sq ft gross unit on comparison goods shops in the Town Centre is expected to be less than 3%. This level of comparison goods impact is likely to be offset by future growth in population and expenditure per person.

In conclusion, the expected level of trade diversion and impact, as estimated above, is unlikely to have an adverse impact on the Town Centre as a whole, nor should it jeopardise the successful development of the Market Areas. However, the issue of cumulative impact would need to be considered if other out-of-centre food stores were proposed in Spalding, which may change our overall conclusion.

Contd/.....

I hope this letter has answered your concerns regarding impact. If you require any further advice please give me a call.

Yours sincerely

PETER WILKS
Senior Consultant

END

Mr D J Phillips,
5 Low Road,
Spalding,
Lincs.
PE12 6ED.

Mr J Blacklock

JB/JJ H16/1057/93

10 Feb 1994

Dear Sir,

SPALDING BULB AND PRODUCE AUCTION,
APPLICATION NO H16/1057/93.

Thank you for your letter dated 30th January 1994 in connection with the above.

The issues which you raise will be examined closely and I shall be writing to you again, in the near future, with a full reply,

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

→ complaint file.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: J Blacklock
Senior Planning Assistant

To: N Midlen
Principal Planning Officer

Our Ref: JB/JJ H16/1057/93

Your Ref:

Date: 09 Feb 1994

PLANNING APPLICATION NO: H16/1057/93
SPALDING BULB AND PRODUCE AUCTION.

Essentially, the correspondent is inviting the Authority to exceed its remit and impose conditions outside the terms of Circular 1/85.

My comments are as follows:

1. Condition 3 — It is not a specific planning purpose to preclude a section of the public from the use of land. Neither can a condition be framed, legitimately, to discriminate against a section of the public, even if it may be the 'criminal classes'.

   Given the value of the produce on the site (and the provision for floodlighting) it has to be assumed security will be properly addressed by the operators - security can only be of limited relevance in planning terms.

2. Condition 5, 7 and 15 — These conditions are quite specific. As to uses - temporary uses outside the information supplied by the applicant - these are precluded by the terms of Class B, Part 4, of the 1987 GDO.

3. Condition 6 — I would suggest that 'acoustic' fencing by virtue of its properties as a trade product, necessarily carries a guarantee that noise will be attenuated but no absolute guarantee can be given concerning peace and privacy - these latter are subjective judgements for which no measurable standard (other than a daylight indicator or decibel rating) can be prescribed.

4. Condition 9 — The condition can only relate to a person with a legal interest in the land and therefore liability cannot attach to an operator with only a temporary and transient connection with the site. To this degree 'third parties' cannot be covered.

As far as the Authority is concerned, the owner/occupier of the site is responsible for ensuring all amplified noise emissions conform to the terms of the permission, irrespective of the contractural status (or otherwise) of those who actually cause the noise to be made.

5. Condition 11 Obviously in approving appropriate floodlighting due regard will be had for the amenities of neighbouring property - the Authority is well aware how intensive such lighting can be.

The Authority chose to impose this condition, as it was entitled to, to safeguard the amenities of neighbouring properties. If the applicant finds the condition unacceptable, recourse can be had to an appeal to the Secretary of State to have the condition set aside. To date, there has been no indication that the applicant has found the condition unacceptable.

6. Condition 12 The 'seasonal overflow parking' is shown on the approved plans as being in the main auction hall.

7. Condition 13 The shrubbery in question is shown on the southern boundary of the site abutting Low Road.

The purpose of the condition is to ensure that the visual impact of the buildings and the use of the land can be mitigated further by additional planting. This does not carry with it any connotation, necessarily, that there will be additional benefits in terms of the issues raised by the correspondent, although, possibly, there may be some.

8. Condition 14

This is a standard condition which has been upheld (and indeed imposed) on appeal. It allows for sufficient time for development to be undertaken which might otherwise impinge on or adversely affect the landscaping.

As for the longer period of time suggested by the correspondent, conditions should not be imposed which are positive in character and open ended or which impose a positive obligation for too long a length of time as would certainly be the case if the obligation exceeded beyond the 10 year period.

As I was not present at the Committee meeting, I cannot comment on the charge of misinformation.

J Blacklock
Senior Planning Assistant

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1057/93 Received:17-NOV-93 Type:FULL

Name: Spalding Bulb and Produce Auction
Swan Street
Spalding
Lincs

Agent: Poddingtons
43 Double Street
Spalding
Lincs

Description: Change of use to sale/auction halls, warehousing, storage & distribution, with ancillary offices and exhibition use
Location : Low Road Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be undertaken strictly in accordance with the approved plans and the contents of the applicants supplementary statement dated 17 November 1993.

Reason: To define the terms of the development and to ensure a satisfactory form of development.

3 Before the buildings on site are brought into use hereby approved, the car parking shown on the approved plans or such amended plans as may be subsequently approved, shall be laid out and hard surfaced to the satisfaction of the Local Planning Authority. Such parking shall be available at all times during the working hours of the use hereby approved.

Reason: In the interests of highway safety and visual amenity.

4 Before the use hereby approved is commenced, details of a revised form of access layout to accord with the specifications of the Director of Highways and Planning shall be submitted to and approved in writing by the Local Planning Authority. These details shall provide for the establishment of vision splays to the said specifications. No obstructions above 0.6 metres in height shall be placed or installed within such splays after their provision.

Reason: In the interests of highway safety and visual amenity.

5 This permission shall authorise the retail sale of agricultural and horticultural produce, or such other produce and sundries as set out and

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)

described in the applicants supplementary statement dated 17 November, 1993.

Reason: To define the terms of the development and to ensure a satisfactory form of development.

6 Before the development hereby approved is commenced, details of the construction, including materials, and height of acoustic fencing and walling shall be agreed in writing with the Local Planning Authority. Such walling and fencing shall be constructed to the satisfaction of the Local Planning Authority, before the buildings on site are brought into use hereby approved.

Reason: In the interests of residential amenity.

7 The premises shall not be used at any time on Sundays, nor between the hours of 6.00 p.m. - 7.00 a.m. on other days, except in accordance with the exceptional periods as set out in the applicants supplementary statement dated 17 November, 1993.

Reason: In the interests of residential amenity.

8 Before the commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of an operational site plan for mechanical loading and unloading purposes.

Reason: In the interests of residential amenity.

9 There shall be no amplified sound equipment installed outside the buildings on the site and any noise arising from amplified sound within the said buildings shall not exceed 40dB expressed as a 1 minute LAeqT measured at a distance of 3.5 metres from any residential facade.

Reason: In the interests of residential amenity.

10 This permission shall not authorise the storage, outside of any buildings on the site of any agricultural or horticultural produce or goods, materials or artefacts.

Reason: In the interests of visual amenity.

11 Prior to the commencement of the use hereby approved, full details shall be submitted to and approved in writing by the Local Planning Authority of the lighting of the car park and loading areas shown on the apporved plans.

Reason: In the interests of visual amenity.

12 The areas shown for 'seasonal overflow car parking' on the approved plans shall be made available for car parking purposes to the satisfaction of the Local Planning Authority at all times when the car parking external to the buildings on the site is no longer capable of meeting the demand for on site car parking.

Reason: In the interests of highway safety.

SOUTH HOLLAND DISTRICT COUNCIL

13 Before the commencement of the development hereby approved, full details of the proposed hedging and shrubbery infill shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

14 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

15 The use of the site for exhibition type use as referred to and described in the applicant's supplementary statement dated 17 November, 1993, shall only be exercised in accordance with the contents of that statement.

Reason: The applicants have indicated that the use of the site for exhibitions is a relatively small part of the total operations and this will ensure that the use continues to operate at that level in the interests of road safety and the amenities of adjoining residential properties.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
11-JAN-94 H16/1057/93

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)

SOUTH HOLLAND DISTRICT COUNCIL

Re Issued 2/1

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1057/93 Received:17-NOV-93 Type:FULL

Name: Spalding Bulb and Produce Auction
Swan Street
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3 Before the buildings on site are brought into use hereby approved, the car parking shown on the approved plans or such amended plans as may be subsequently approved, shall be laid out and hard surfaced to the satisfaction of the Local Planning Authority. Such parking shall be available at all times during the working hours of the use hereby approved.

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Reason: In the interests of visual amenity.

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Reason: In the interests of visual amenity.

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SOUTH HOLLAND DISTRICT COUNCIL

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Reason: The applicants have indicated that the use of the site for exhibitions is a relatively small part of the total operations and this will ensure that the use continues to operate at that level in the interests of road safety and the amenities of adjoining residential properties.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
11-JAN-94 H16/1057/93

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)

CFP 21/12/93.

Trees blamed for accident

WESTON farmer Jonathan Dean blamed overgrown trees and grass for an accident. Mr Dean (38), of Delgate Bank, said he could not see clearly from Broadgate junction, Weston, near West Cobgate corner.

Elloes magistrates at Spalding were told police agreed it was an accident blackspot. The junction had since been altered and the trees cut down.

Mr Martin Kirby-Sykes, prosecuting, said Mr Dean failed to see a car approaching after allowing another to pass at a Give Way sign. Mr Dean admitted careless driving and was fined £120 with six penalty points and ordered to pay £25 costs.

Santa on his sleigh

THERE'S still chance to see Santa Claus in Spalding before his big night on Christmas Eve.

South Holland Rotary Club will be guiding Santa's sleigh through the Welbeck Drive and Woolram Wygate area this (Tuesday) evening and the Hawthorn Bank and St John's Road area tomorrow (Wednesday).

Santa is raising money for Mencap and Age Concern.

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AIR-LI
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DISCOUNT AIR FAR
FRANKFURT £82 CHICAGO
DEHLI £400 OSLO
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Neighbours lose Hortico battle

16-7 VOTE FOR BULB AUCTION RELOCATION

by MARTIN BURTON

SPALDING Bulb and Produce Auction's move to the former Hortico site in Low Road has the go-ahead despite objections from 15 neighbours.

The relocation from the Swan Street site removes the main obstacle to the redevelopment of the council-owned cattle market area and British Rail land.

Neighbours had complained that the council was ignoring their rights in eagerness to press ahead with town-centre redevelopment.

But planning director Brian Smith warned a special planning meeting that if the plans were rejected the site could return to industrial use without a planning application.

The Bulb Auction plan gave the council the chance to impose controls on the use of the site, said Mr Smith.

Labour councillors opposed the plans and demanded a recorded vote. Planning permission was granted by 16 votes to seven.

Labour's Coun Brian Davies warned that traffic on Low Road would increase when Spalding A16 bypass opens and the Bulb Auction would add to the problems.

He said: "We will be creating problems for the future if we give the go-ahead to this now. We should stand by the residents."

But 1990 Group leader Coun Neil Judge told him that when the junction on to the bypass opened 300 yards away the site would become more attractive to businesses that would not need planning permission.

He said: "Residents will be better off with this operation that can be conditioned rather than other operations."

Labour's Coun Robert West said after the meeting: "This site had been earmarked for residential development and to allow it to continue as an industrial site will cause a great deal of inconvenience, noise and traffic congestion to nearby residents.

"We believe there are several other suitable sites which could have been available for the relocation of the Bulb Auction."

The 14 conditions include:

- limiting use to between 7am and 6pm Mondays to Saturday except during busy periods in May and June.
- the only exhibitions allowed will be SHE and Spalding Spring Fair and Motor Show currently held at Swan Street.
- a landscaping scheme must be negotiated with the council before work can start.
- limits on the amplification of noise inside the building.

Councilors voting against the proposal were: Couns Chris Brewis, Brian Davies, Daphne Davies, Eric Davies, John Goodley, West, and Michael White.

Councillors voting for were: Couns Bryan Alcock, Tom Bray, Judge, Tom Barker, Mrs Pauline Buffham, Nev Capes, John Clark, Allen Dobney, Colin Fisher, Arthur Naylor, Brian Paul, John Pearl, Mark Rollinson, David Skells, Dennis Tennant, Terry Tyler.

CLEMEN
FRUIT SH
Xmas Opening Time
OPEN
Xmas Eve 7
Bank Holiday Tues 8
Wednesday 8
Thursday 8
New Year's Eve 8
CLOSED
Xmas Day
Boxing Day
Bank Holiday Monda
New Year's Day and Monday, Jan 3rd
Opposite Co-op
WINSOVER ROAD
SPALDING
7f8054



HARROX SCHOOL SHOW WINNING POSTERS

HEALTHY Moulton John Harrox School pupils showed off winning entries in a recent Health Plus Bus poster competition. South Lincolnshire Health Authority challenged the

DENNY READING
BES
fro

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LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: H16/1057/93 Our ref: CRML/CW Date: 19th January 1994.

B. Smith Esq.,
Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.

Dear Mr Smith,

Re: Spalding Bulb & Produce Planning Application
Premises Low Road, Spalding, Lincolnshire

I have now received a copy of the Planning Consent in respect of the above but notice that at the top of page 2, there may have been a typographical error in as much that the word settlement probably should be statement.

If so, perhaps you would be kind enough to re-issue as appropriate.

Thank you for your assistance.

Yours sincerely,

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1994

Please reissue
corrected notice
(applicant only)
AV 2/1

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

APPLICATION REFERENCE: H16/1057/93 DATE RECEIVED: 17-NOV-93

TYPE: Full

DESCRIPTION: Change of use to sale/auction halls, warehousing, storage and distribution, with ancillary offices and exhibition use

LOCATION: Low Road, Spalding, Lincs

APPLICANT: Spalding Bulb & Produce Auction

AGENT: Messrs Poddingtons

RECOMMENDATION

1. *Grant planning permission subject to conditions.*

2 *That the objectors be advised of the decision and provided with a copy of the decision notice, and the applicant's supplementary statement.*

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 DEC 1993

COMMENTS

1 The determining issues are (i) whether the proposed development would result in serious harm to the amenities which adjoining residents have a reasonable right to enjoy as a result of noise and disturbance, either from traffic going to or from the site, or from operations on the site itself and (ii) whether or not the traffic generated by the proposed development can be safely and concurrently accommodated on the roads serving the site and within the site.

2 Both issues have to be judged in the context of the site and its surroundings, and the issues relate to the degree of change/similarity relative to the existing use, the uses to which the site could be put under existing permissions and lawful rights of use.

3 In considering the issue particular account needs to be taken of the relevant policies and advice to the Council acting as a local planning authority the lawful use of the site; advice from the highways authority; the environment advice; the supplementary information provided by the applicants especially in respect of the operational requirements including hours of working; and representations received from residents in the locality.

PLANNING POLICIES

1 In terms of Section 54A of the Town and Country Planning Act 1990, the Local Planning Authority must determine the application in accordance with the Development Plan unless material considerations indicate otherwise.

1 is not considered the Structure Plan provisions have a direct applicability in this case. The Spalding and Pinchbeck Statutory Local Plan and the Non-Statutory Review identify the area as being within the development boundary and within an area primarily of residential use but not exclusively.

2 (i) DoE PPG Note 4. (Industrial and Commercial Development and Small Firms)
This states that it is preferable for buildings to be used appropriately than to stand empty and that optimum use should be made of existing premises in urban areas. The proposal is therefore consistent with the advice in PPG4.

(ii)(a) A planning gain of general benefit to Spalding and the surrounding area in the relocation of the applicant from their current premises in the town centre - a relocation which will allow for a town centre retail shopping development of substantial commercial benefit to the town in pursuance of both the planning and corporate policies of the Council.

(b) The site is located in a predominantly residential area. It has however been used for commercial purposes for at least 25 years, and the history of planning permissions over the years (with the exception of that for residential development on the rear part of the site) leads to the conclusion that the site can be used for Class 8 Storage and Distribution.

(c) The existing long standing use of the site is similar to that now proposed. The opportunity and the ability of the local planning authority to exercise greater planning controls over the established use of the site, in the interests of safeguarding the amenities of adjoining residential development to a greater degree than is now possible.

3 Environmental Considerations

Given the proximity of residential development these considerations are of particular importance hence the request for and submission of a noise assessment of the proposed use of the site.

However, equally, regard must be had for the impact which the current usage of the site has had or could have. In the latter respect, it should be borne in mind that in recent years the site may not have been used to its fullest potential.

From the Consultant's and Director of Environmental Services comments, it is clear measures could be undertaken to ensure noise emissions were kept to levels sufficient to provide a reasonable degree of protection to residential amenity. These would involve not only the imposition of suitable conditions with respect to the use of the site, but physical works such as the provision of acoustic fencing and adequate parking.

Whilst this may not be the best that is practicable in amenity terms it has to be offset against the consideration that there may, nonetheless, be planning benefits in a wider context - a circumstance allowed for in terms of paragraph 26 of Circular 10/73 "Planning and Noise" in this instance, the wider benefit is that already referred to above.

Essentially, it has to be recognised that in the interests of protecting a reasonable degree of residential amenity, a stringent degree of control would have to be exercised to render the proposed development acceptable - a degree of control which to date has not existed with regard to the previous, and similar uses of the site.

4 Traffic and Highway Considerations

With regard to traffic flows, the applicant has stated there would be an anticipated average flow of approximately 275 vehicles.

However, this has to be set in the context of the current and previous uses of the site (and the "Hortico" site as a whole) which suggest substantial flows of traffic even allowing for fluctuations in terms of intensity of usage. Indeed, information submitted by Fine Arts Development Plc in support of their application for the retail units gave figures in respect of the use of the whole site by Hortico of 350 parked cars (peak season) and a daily usage of 60 heavy vehicles.

Moreover, if account is taken of the nature of the traffic generated by the operations of the applicant at their present site, there is likely to be a qualitative difference : a significant element of that traffic would appear to be lightweight and short stay.

The Highway Authority are concerned to ensure that the use of the site for exhibitions is carried out by the said applicants in accordance with their stated scale of operation in the interests of road safety.

5 Supplementary Information From The Applicant.

"Spalding Bulb and Produce Auction at present operates from some 86,000 sq ft of buildings and offices which are principally sited around the old Cattle Market area/Swan Street/Winfrey Avenue and with one building on the Kings Road paddock. The Auction serves a wide area of both local, regional and European vendors and purchasers in a wide variety of horticultural and associated products principally including cut flowers, pot plants, nursery stock, vegetables, dry bulbs, dried flowers, horticultural sundries, packaging materials, and sundry products.

It has at present, 14 full time and 4 part time office staff and 9 full time and 1 part time outside staff. The entire staff will be transferred from the existing premises to the Low Road premises upon relocation of the business.

The principal auction sales of flowers, pot plants, nursery stock and vegetables etc. take place throughout the year on Monday, Wednesday and Thursdays commencing at 1.00pm, 12.30pm and 1.00pm respectively and the sale of bulbs by auction takes place on Tuesdays and some Fridays commencing at 11.00am from late July to early December.

Generally goods are delivery in on the day previous and on the morning of sale, are sold at the respective auction and then loaded by purchasers the same day. Sometimes bulbs are delivered in advance and sold over a longer period. The sale of horticultural sundries takes place on a regular basis.

Normal hours of operations are from 7.00am (occasionally commencing at peak periods at 6.00am or 6.30am) and with sales normally completed by 5.00pm throughout the year with some extension for loading by buyers beyond that time. During May and June (the bedding plant season) selling times do extend for a short period particularly on Wednesdays (the largest auction day) to around 8.00pm again with some time after that for loading out required by buyers.

The existing premises also receive goods in on a Saturday morning and occasional furniture, machinery and other auctions are held during the week and on Saturdays.

In addition to the main stream business, we have from some 30 years provided premises for the Flower Parade to draw together the floats in advance of the Flower Parade for making up and fixing tulip heads and also providing central premises for the public to view the floats in advance of the Parade. Other occasional lettings have including the SHE Exhibition in the Spring of each year which is held over 4 days (Thursday to Sunday inclusive) with the first 2 days open for the Flower Show and Trade Stands and the second 2 days just for the Flower Show. Also in the Spring each year, we have provided accommodation for the Spalding Trades Fair and Motor Show which has taken place over 3 days being Friday to Sunday inclusive.

There are other occasional and subsidiary lettings to local organisations, often of a charitable status.

6 <u>Public.</u>

Fifteen objections from neighbouring householders on the following grounds:-

(a) Noise pollution and general disturbance.
(b) Contrary to condition imposed on one of the buildings limiting noise emissions.
(c) Road system inadequate.
(d) Risk to pedestrian safety, particularly children attending neighbouring schools.
(e) Inappropriate to residential area - proposed use should be located on an industrial estate.
(f) Unsocial hours of operation.
(g) Community welfare should take precedence over commercial gain or accommodation of Council's interests.

CONCLUSIONS

1 Notwithstanding the provisions of the local plan both existing and proposed, the existing use rights attached to the site, and the prospect of those rights being exercised sooner or later, (given the imminent completion of the Spalding by-pass and in the event of permission being withheld), coupled with the problems of additional noise and disturbance that could readily arise and adversely affect local residents from the exercise of those rights, constitute significant material considerations which in my opinion outweigh the limited policy support for the proposal within the local plan.

2 Consequently, given the advice received and the supplementary information provided by the applicants it is considered that, with the appropriate control that can be obtained through the imposition of conditions the amenities of adjoining residents are likely to be better safeguarded than if permission were to be refused. That latter course of action would, in my opinion increase the possibility of the application site and buildings being used in a way with far more serious amenity impact upon the amenities of residents and the issue of road safety, which in planning terms would have to be accepted by the Council.

3 Given the conclusion that permission ought to be granted, it is therefore most important that appropriate conditions should be imposed. In considering the action of the conditions I believe it would be appropriate to relate where possible to the submission statement put forward by the applicants. The proposed schedule of conditions is attached therefore together with the applicants submission statement.

---

(1) TL1

SCHEDULE OF CONDITIONS

(2) 1 The development hereby approved shall be undertaken strictly in accordance with the approved plans and the contents of the applicants supplementary statement dated 17 November, 1993.

(3) 2 Before the buildings on site are brought into use hereby approved, the car parking shown on the approved plans or such amended plans as may subsequently approved, shall be laid out and hard surfaced to the satisfaction of the Local Planning Authority. Such parking shall be available at all times during the working hours of the use hereby approved.

(4) 3 Before the use hereby approved is commenced, details of a revised form of access layout to accord with the specifications of the Director of Highway and Planning shall be submitted to and approved in writing by the Local Planning Authority. These details shall provide for the establishment of vision splays to the said specifications. No obstructions above 0.6 metres in height shall be placed or installed within such splays after their provision.

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12 Before the commencement of the development hereby approved, full details of the proposed hedging and shrubbery infill shall be submitted to and approved in writing by the Local Planning Authority.

13 SC27 (Implementation of planting).

14 The use of the site for exhibition type use as referred to and described in the applicant's supplementary statement dated the 17 November, 1993 shall only be exercised in accordance with the contents of that statement.

Reason: The applicants have indicated that the use of the site for exhibitions is a relatively small part of the total operations and this will ensure that the use continues to operate at that level in the interests of road safety and the amenities of adjoining residential properties.

REASONS

(2) (5) TO DEFINE THE TERMS OF THE DEVELOPMENT AND TO ENSURE A SATISFACTORY FORM OF DEVELOPMENT.

(3) (4) IN THE INTERESTS OF HIGHWAY SAFETY AND VISUAL AMENITY.

(6) (7) (8) (9) IN THE INTERESTS OF RESIDENTIAL AMENITY

(10) (11) IN THE INTERESTS OF VISUAL AMENITY

(12) IN THE INTERESTS OF HIGHWAY SAFETY

(13) IN THE INTERESTS OF VISUAL AMENITY

(14) SC 27

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1057/93 Received:17-NOV-93 Type:FULL

Name: Spalding Bulb and Produce Auction
Swan Street
Spalding
Lincs

Agent: Poddingtons
43 Double Street
Spalding
Lincs

Description: Change of use to sale/auction halls, warehousing, storage & distribution, with ancillary offices and exhibition use
Location : Low Road Spalding
Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be undertaken strictly in accordance with the approved plans and the contents of the applicants supplementary statement dated 17 November 1993.

Reason: To define the terms of the development and to ensure a satisfactory form of development.

3 Before the buildings on site are brought into use hereby approved, the car parking shown on the approved plans or such amended plans as may be subsequently approved, shall be laid out and hard surfaced to the satisfaction of the Local Planning Authority. Such parking shall be available at all times during the working hours of the use hereby approved.

Reason: In the interests of highway safety and visual amenity.

4 Before the use hereby approved is commenced, details of a revised form of access layout to accord with the specifications of the Director of Highways and Planning shall be submitted to and approved in writing by the Local Planning Authority. These details shall provide for the establishment of vision splays to the said specifications. No obstructions above 0.6 metres in height shall be placed or installed within such splays after their provision.

Reason: In the interests of highway safety and visual amenity.

5 This permission shall authorise the retail sale of agricultural and horticultural produce, or such other produce, and sundries as set out and

described in the applicants supplementary settlement dated 17 November, 1993.

Reason: To define the terms of the development and to ensure a satisfactory form of development.

6 Before the development hereby approved is commenced, details of the construction, including materials, and height of acoustic fencing and walling shall be agreed in writing with the Local Planning Authority. Such walling and fencing shall be constructed to the satisfaction of the Local Planning Authority, before the buildings on site are brought into use hereby approved.

Reason: In the interests of residential amenity.

7 The premises shall not be used at any time on Sundays, nor between the hours of 6.00 p.m. - 7.00 a.m. on other days, except in accordance with the exceptional periods as set out in the applicants supplementary statement dated 17 November, 1993.

Reason: In the interests of residential amenity.

8 Before the commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority of an operational site plan for mechanical loading and unloading purposes.

Reason: In the interests of residential amenity.

9 There shall be no amplified sound equipment installed outside the buildings on the site and any noise arising from amplified sound within the said buildings shall not exceed 40dB expressed as a 1 minute LAeqT measured at a distance of 3.5 metres from any residential facade.

Reason: In the interests of residential amenity.

10 This permission shall not authorise the storage, outside of any buildings on the site of any agricultural or horticultural produce or goods, materials or artefacts.

Reason: In the interests of visual amenity.

11 Prior to the commencement of the use hereby approved, full details shall be submitted to and approved in writing by the Local Planning Authority of the lighting of the car park and loading areas shown on the apporved plans.

Reason: In the interests of visual amenity.

12 The areas shown for 'seasonal overflow car parking' on the approved plans shall be made available for car parking purposes to the satisfaction of the Local Planning Authority at all times when the car parking external to the buildings on the site is no longer capable of meeting the demand for on site car parking.

Reason: In the interests of highway safety.

13 Before the commencement of the development hereby approved, full details of the proposed hedging and shrubbery infill shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

14 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

15 The use of the site for exhibition type use as referred to and described in the applicant's supplementary statement dated 17 November, 1993, shall only be exercised in accordance with the contents of that statement.

Reason: The applicants have indicated that the use of the site for exhibitions is a relatively small part of the total operations and this will ensure that the use continues to operate at that level in the interests of road safety and the amenities of adjoining residential properties.

06-JAN-94 AD check....

Authorised to issue (inc Delegation)....

+ SN12 Disabled

15th DECEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0236/93 Lincoln Co-Op	DJR	DPBCS Authorised subject to section 106 agreement as recommended. J Curnock to negotiate possibility of amendment to remove details of improvements to New Bond Street from application. Case Officer to arrange discussions re changes to design of supermarket extension, in particular, more variation in the roof line.
2	H16/1040/93 Centros Properties	NRM	DPBCS Authorised subject to the completion of all outstanding matters recommended in the agenda and the Chairman/Vice-Chairman of the Planning Committee being satisfied with the scheme. Check whether suitable archaeological condition is required.
3	H16/1057/93 Spalding Bulb & Produce Auction	JB	Grant as recommended. Liaise with Env Svc re possible expansion to condition 5 Objectors to be advised and given copy of decn notice and applicant's statement as recommended.

16th Dec 93

Signed: .....
N Midlen
Principal Planning Officer

BRIAN SM..H 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

H16/1057/93
FULL

Applicant: Spalding Bulb and Produce
Tel: 0775 723333

Agent: Poddingtons
0775 761856

Description: Change of use to sale/auction halls, warehousing, storage & distribution, with ancillary offices and exhibition use
Location: Low Road
Spalding
Lincs

Valid date:	17-NOV-93	Terminal date:	12-JAN-94
Target dates:		Target Committee:	15-DEC-93
To case officer	24-NOV-93	Report deadline:	01-DEC-93
Inspected by	01-DEC-93	Agreed TD Ext:	
Extra contacts	08-DEC-93	Case Officer:	
Report if not clear by	22-DEC-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MAJ	19-NOV-93	10-DEC-93
Dir of Environmental	18-NOV-93	02-DEC-93
Cllr E N Davies	18-NOV-93	25-NOV-93
Cllr J Goodley	18-NOV-93	25-NOV-93
Cllr Mrs D F Davies 0406 380546	18-NOV-93	25-NOV-93

SITE RECORD

Grid ref: 525850 322950
OS Sheet: 201 Parcel:

L.C.C — Obs Attached JS 25/11/93

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

LATE OBS: Off..... Date.....
Salient points highlighted

JDL/EE/1044
Your Ref: DJR/JJ J16/1027/92

4th November 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 NOV 1992 DR

South Holland District Council
Council Offices
Priory Road
Spalding

Attn Mr D Roberts

Dear Mr Roberts

Development by Fine Art Developments, Low Road, Spalding

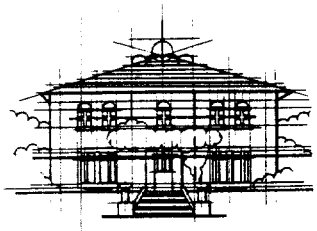
Further to our meeting earlier this week, and your request for further information regarding the likely usage of this site from the servicing point of view, I am informed that the number of vehicles which would be required on an average daily basis to service the large unit would be 2 No articulated vehicles, and 2 No to each of the units of smaller commercial size. It is important to appreciate that this is a number averaged over a six day period.

In addition, we are informed that in its former days under Hortico there were as many as 350 cars parked on this site in the peak season and that the number of heavy vehicles daily usage exceeded 60. More recently in the 1980's, under the occupation of Geest Holdings Ltd, car parking was 180 maximum.

We trust that this information is of assistance.

Yours truly
pp John D Lynch Partnership

John D Lynch



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 2.12.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/1057/93
S.B.P.A. Sale, Auction Halls etc., Low Road, Spalding

I write in response to the above and within the limited timescale available I would offer the following comment, based upon their Noise Consultants report and predictions.

The Authority has previous experience of their work and from our knowledge of site site, the data provided and methodology used I am satisfied that the predictions can be accepted as a basis for consideration of the planning application.

Whilst this is an established mixed commercial/industrial site, it is however highly sensitive being surrounded by residential properties. Notwithstanding its current use class consents, any noise assessment whether it be for planning or nuisance purposes will in accordance with BS 4142 "Method of rating industrial noise affecting mixed residential and industrial areas" compare new or modified specific noise sources against typical background noise levels prevailing at this time.

The applicants contention that the site has "the benefit of the established existing use to utilise the premises more intensively and without restriction for similar purposes" is not relevant to this noise assessment and the consultants have therefore not taken it into account.

However, notwithstanding this approach I must refer you to the awaited decision on the recent Fine Arts PLC application appeal, the proposals of which appear to be in conflict with this application in respect of the parking/service area at the rear of 5 Low Road which does not now show protective screening to its rear boundary.

~~As regards the Acoustic Associates noise~~ THE assessment ~~it~~ clearly shows that this proposal with all its associated activities is likely to have a significant adverse impact on the amenity of the adjacent dwellings unless substantial screening of the boundaries is included and operational conditions are attached.

Their recommendations ~~within 3.1 - 3.5~~ based on the worst case scenarios, if implemented, will achieve noise rating levels that are "marginal" in relation to the likelihood of complaints ~~and I would suggest that your consideration should therefore refer to the planning guidance:-~~

Circular 10/73 Planning and Noise Clause 26 and 27

Draft PPG Planning and Noise Clause 53.

The assessment only relates to normal operating hours 0700-1700 Mon. - Fri. and it is inevitable that activities outside of these periods could have a greater impact on the dwellings, particularly early morning starts. These could give rise to complaints and should therefore be restricted.

The dwellings along the sites northern (3.2, 3.3.) and southern boundaries (3.4) are houses and the screening would therefore have lesser protective effect to bedroom windows.

As regards recommendation 3.7 and the opening of the Spalding Bypass (circa Autumn 1994/Spring 1995), whilst I would accept that the backgrounds levels (L90) for the dwellings fronting Low Road and those adjacent to the Coronation Channel are likely to be in the region of 45dB(A), the dwellings to the west of Lowfields Avenue and Medlock Crescent will be afforded better protection from increased traffic noise and the subsequent increases in background levels will not be as significant. The recommendations of 3.2, 3.3. and 3.4 (boundary screening) should therefore remain and in the case of 3.4 include protection of the western boundary of the dwelling up to unit 6. There is scope to revise the screening heights (3.1, 3.5) in accordance with recommendation 3.7. but I would suggest that the parking area be hard surfaced.

With reference to recommendation 3.2. "Electric Fork Lift Trucks", I would suggest this is conditioned together with a designated operational site plan for mechanical loading and unloading areas.

The intrusiveness of specific noise from amplified sound should not in itself be underestimated and whilst the report indicates that it should not be a problem from Auctions within Unit 5 there is no assessment of other possible events.

An appropriate boundary noise level condition for amplified sound would be appropriate -

e.g. Noise arising from amplified sound shall not exceed 40dB expressed as a 1 minute LAeqT measured at a distance 3.5 metres from any residential fascade.

I trust this advice is of assistance to you.

Director of Environmental Services

NOISE ASSESSMENT OF THE PROPOSED SPALDING BULB AND PRODUCE AUCTION PROPERTY AT LOW ROAD, SPALDING

AGENTS: Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

CONTACT: Terry Pridmore

ORDER No: -----

REPORTED BY: R A Pettitt/T Marshall
Acoustic Associates (Peterborough)
34 Ashcroft Gardens
Peterborough
PE1 5LP

Tel/FAX 0733 896346

REPORT No: RAP/J113/3705-1

DATE: November 1993

10/7/93
S.H.D.C. PLANNING DEPT.
RECEIVED
30 NOV 1993
54
J. CHAPMAN

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1 OBJECTIVES

To carry out a noise assessment of the proposed new site of the Spalding Bulb and Produce Auction (S.B.P.A.) at Low Road Spalding.

2 CONCLUSIONS

.1 Under typical operating conditions, the resultant equivalent continuous noise level (L_{Aeq})*, at the boundary of residential properties around the site, from the specific noise sources will range between 52 and 65 dB(A).

.2 Due to the character of the noise, a character correction of +5 dB was added to the specific noise level to obtain Rating Level's ($L_{Ar,T}$)'s of between 57 and 70 dB(A).

.3 The existing background noise levels ($L_{A90,T}$) at the proposed site, between the normal operating hours of 7am and 5pm, varied between a minimum of 38 dB(A) upto a maximum of 49 dB(A). Between the hours of 6am and 8pm a minimum $L_{A90,T}$ of 32 dB(A) was measured.

.4 During normal site operating hours of 7am to 5pm, the difference between the $L_{Ar,T}$ and the $L_{A90,T}$ ranged from +19 to +32 dB. BS 4142:1990 states that complaints are likely when the difference is around +10 dB or higher. Therefore, complaints would be likely without any noise control measures being implemented.

.5 A satisfactory situation can be achieved by implementing noise control measures.

.6 The opening of the Spalding Bypass is likely to increase the existing background noise level ($L_{A90,T}$) at the proposed site by 7 dB. This would result in the difference between the $L_{Ar,T}$ and the $L_{A90,T}$ ranging from +12 to +25 dB. Noise control measures would still be required but the acoustic barriers need not be as high as those required prior to the opening of the bypass.

* See Appendix 1 for Glossary of Terms.

3 RECOMMENDATIONS

To reduce the risk of noise complaints occurring the following noise reduction features should be considered:

3.1 West boundary of site, adjoining the property of No.5 Low Road:

The existing fence around this property should be replaced with a $2^{1}/_{2}$ metre high acoustic fence or wall. This would give a 15 dB(A) reduction in the noise levels.

3.2 North boundary, rear of properties at 56 to 62 Medlock Crescent:

A 4 metre high acoustic barrier, eg. brick/block wall, should be constructed between the buildings designated as Units 5 and 4B. This barrier would give a 20 dB(A) reduction in noise level, and also improve the visual impact of the site when viewed from the residential properties.

Electric fork lift trucks (FLT)'s should be used in this area instead of diesel powered trucks. This should reduce the noise source contribution from the trucks by 10 dB(A) which in turn will result in a 5 dB(A) reduction from the HGV loading operations.

3.3 North boundary, rear of properties at 84 & 86 Medlock Crescent:

To reduce the noise levels within the rear gardens of these properties a 3 metre high acoustic barrier should be constructed along the adjoining North boundary section. This would give a 17 dB(A) reduction in noise levels, and improve the visual impact of the site when viewed from the residential properties.

3.4 South boundary, Nos.15 & 20 Lowfields Avenue:

The existing fence between these residential properties and the site should be replaced with a $2^{1}/_{2}$ metre high acoustic fence or wall. This would give a 15 dB(A) reduction in the noise levels from the site.

3.5 East boundary, Nos.1 & 3 Low Fields Avenue:

A $2^{1}/_{2}$ metre high acoustic barrier, acoustic fence or wall, should be constructed from the corner of Unit 6 building to the perimeter fence, Low Road. This barrier would give a 15 dB(A) reduction in noise level, and also improve the visual impact of the site when viewed from the residential properties.

3.6 Carrying out the recommendations above, items 3.1 to 3.5, will result in an Assessment Level at the adjoining residential properties as follows:

Residential Properties	Assessment Level
No.5 Low Road	+6
Nos.56 to 62 Medlock Crescent	+7
Nos.84 & 86 Medlock Crescent	+6
Nos.15 & 20 Lowfields Avenue	+4
Nos.1 & 3 Lowfields Avenue	+4

Note: This will be the worse case situation, ie. lowest background noise levels.

3.7 With the opening of the Spalding Bypass, the background noise level ($L_{A90,T}$) at the proposed site off Low Road is likely to increase by approximately 7 dB. If this increase is taken into consideration then the resultant Assessment Levels for the adjacent residential properties would be as follows, **assuming the noise control measures identified in item 3.1 to 3.5 above**:

Residential Properties	Assessment Level
No.5 Low Road	-1
Nos.56 to 62 Medlock Crescent	0
Nos.84 & 86 Medlock Crescent	-1
Nos.15 & 20 Lowfields Avenue	-3
Nos.1 & 3 Lowfields Avenue	-3

Taking into account the improvement in the assessment level, due to the opening of the bypass, it is recommended that the height of the acoustic barriers specified (see item 3.1 to 3.5) be reduced to the height as shown below:

	Height of Acoustic Barrier (m)	Assessment Level
No.5 Low Road	2	+1
Nos.56 to 62 Medlock Crescent	3	+3
Nos.84 & 86 Medlock Crescent	2	+5
Nos.15 & 20 Lowfields Avenue	2	+1
Nos.1 & 3 Lowfields Avenue	2	+1

4 BACKGROUND

It is proposed that the Spalding Bulb and Produce Auction (S.B.P.A.) should be relocated to the old Hortico site at Low Road, Spalding. Since the proposed site has residential dwellings adjacent to the boundary, a noise assessment was required to determine the impact on the residents. Therefore, an assessment was carried out, in accordance with the guidelines given in British Standard BS 4142:1990 (Ref 1), to determine the likelihood of any possible noise complaints. This report documents the results of the noise assessment carried out.

5 NOISE ASSESSMENT

.1 Specific Noise Sources

The specific noise sources on at the site, associated with the operation of the Auctions will be as follows:

a) Passenger cars and vans entering, parking, unloading/loading and leaving the site.
b) Heavy Goods Vehicles (HGV's) entering, leaving and manoeuvring on the site.
c) Fork Lift Trucks (FLT's) used for moving/unloading produce on the site.
d) Noise associated with the auction, e.g., auctioneers' voice.

It is planned that the activity will take place on the site from 7am to 5pm, Mondays to Fridays. However, occasionally, during peak periods it may commence at 6 - 6.30am and continue through to 8pm. Additionally, some goods may be delivered to the site on Saturday morning. It is not planned to use the site on weekends, except for an occasional exhibition on Sundays and sale on Saturday.

.2 Measurement/Calculation Locations

The existing background noise levels ($L_{A90,T}$) at the Low Road site were measured at a position, 1.5m above the ground, at the following locations, (see Figure 1).

'A' - West boundary of site, adjoining the property of No.5 Low Road.
'B' - At the North boundary, rear of properties in Medlock Crescent.
'C' - At South boundary, at the bottom of Lowfields Avenue.

.3 Noise Instrumentation

The noise measurements were carried out using a Precision (type 1) sound level meter, the calibration of which was checked before and after each test. Details of all the instrumentation used is given in Appendix 2.

.4 Weather Conditions

The temperatures, wind speed, etc, that occurred during a specific test are shown in Appendix 3.

.5 Date and Time of Measurements

The measurements of background noise ($L_{A90,T}$) were taken on Monday 22nd November to Wednesday 24th November 1993 inclusive, spanning the time from 6am to 8pm.

Noise levels associated with specific noise sources, ie. HGV's, FLT's, etc. were carried out in Low Road during a final 'clearing out' operation of Units 4A and 5 on Monday 22nd November. These tests included typical fork lift truck operations and entrance to site of cars/light vans and HGV's. Additional noise tests, associated with an Auction were measured during auctions at the existing Sale/Auction Halls around old Cattle Market site, Swan Street/Winfrey Avenue on Monday 22nd and Wednesday 24th November.

.6 Specific Noise Source Levels

Although the residential properties around the site will all be affected by the specific noise sources identified in section 5.1, the extent and exposure from these noise sources on the residential properties will differ from one location to another. An inspection of the site identified the following residential boundaries as possible noise sensitive areas:

'A' - No.5 Low Road, adjacent to the entrance on the West boundary.
'B' - Nos.56 to 62 Medlock Crescent on the North boundary.
'C' - Nos.15 and 20 Lowfields Avenue on the South boundary.
'D' - Nos.84 and 86 Medlock Crescent on the North boundary.
'E' - Nos.1 and 3 Lowfields Avenue on the East boundary.

Appendix 4 documents the average noise levels (L_{Aeq}) measured from specific noise sources at both the existing and proposed site. Where applicable, these levels together with their likely exposure period within the 'one hour reference time'; and the resultant equivalent continuous noise level (L_{Aeq}) at the boundary of the noise sensitive properties are summarised in Table 1. The noise levels quoted in the table have been corrected for background noise which varied between the existing and proposed sites, and distance factors.

Noise Sensitive Location and Specific Noise Source.	Noise Source Contribut'n (L_{Aeq})	Exposure During 1hr Reference Time T_r (mins)	**Equivalent Continuous Noise Level (L_{Aeq}) for 1 hr ref.**
No.5 LOW ROAD, POSITION 'A':			
* Cars/Vans parking on the gravel vehicular parking area next to Unit 6.	53.8	60	
* Auction in Units 4 and 5.	37.0	60	
* Loading of vehicles outside auction areas, including fork lift truck.	35.9	60	**54**
* HGV entering, operation of fork lift truck to load/unload outside Unit 6, and HGV departing.	51.3	60	
Nos.56-62 MEDLOCK CRESCENT, POSITION 'B':			
* Cars/light vans arriving, manoeuvring, just before auction.	51.2	30	
* Auction in progress, loading of cars/ light vans.	59.2	60	
* Fork lift truck loading vehicles after auction, vehicles departing.	63.6	15	**65**
* HGV arriving, fork lift truck loading between Unit 4B and 5, then departing.	65.3	60	
Nos.84/86 MEDLOCK CRESCENT,POSITION 'D':			
* Cars/light vans arriving, manoeuvring, just before auction.	51.2	30	
* Auction in progress, loading of cars/ light vans.	50.9	60	
* Fork lift truck loading vehicles after auction, vehicles departing.	54.6	15	**56**
* HGV arriving, fork lift truck loading at rear of Unit 5, then departing.	56.3	60	
No.15 & 20 LOWFIELDS AVENUE, POSITION 'C'			
* Cars/Vans entering, leaving premises,	51.2	60	
* HGV's entering, leaving premise.	61.5	2	
* Fork lift truck unloading HGV between Units 4A/4B and 5, or rear of Unit 5.	44.6	60	**53**
* Auction in progress, loading of cars/ light vans.	44.6	60	
No.1 & 3 LOWFIELDS AVENUE, POSITION 'E':			
* Cars/Vans entering, parking on the gravel vehicular parking area.	50.2	60	
* Auction in Units 4 and 5.	31.0	60	**52**
* HGV's entering, leaving premise.	61.5	2	
* HGV arriving, fork lift truck loading outside Unit 6.	42.3	60	

Table 1 - Noise Levels Associated With The Specific Noise Sources.

.7 Subjective Impressions Of The Noise

Subjectively the noise sources associated with the operation of the Auction at the existing S.B.P.A. site, (ie. auctioneer's voice via microphones, fork lift trucks, voices, etc.) were audible above the background noise. It contained impulsive noises due to handling of pallets, etc, although there was no tonal content to the noise.

At the proposed site (Low Road), the existing background noise ($L_{A90,T}$) is dominated by road traffic noise.

.8 Rating Level ($L_{Ar,T}$)

Where the noise source contains distinct impulses in the noise, (ie. bangs, clicks, clatters, or thumps), or if the noise is irregular enough in character to attract attention, then a +5 dB correction factor is added to the specific noise level to obtain the rating level. Typical operations at an auction have these characteristics, therefore the $L_{Ar,T}$ at the noise sensitive locations identified will be as shown in Table 2 below.

Noise Sensitive Location	Equivalent Continuous Noise Level (L_{Aeq}) for 1 hr ref.	Character Correction	**Rating Level ($L_{Ar,T}$)**
'A' No.5 Low Road.	54	+5	**59**
'B' Nos.56 to 62 Medlock Crescent	65	+5	**70**
'D' Nos.84 and 86 Medlock Crescent	56	+5	**61**
'C' Nos.15 and 20 Lowfields Avenue	53	+5	**58**
'E' Nos.1 and 3 Lowfields Avenue	52	+5	**57**

Table 2 - Rating Level ($L_{Ar,T}$) At The Adjoining Residential Boundaries.

.9 Background Noise Levels ($L_{A90,T}$)

The lowest Background Noise Levels measured at the proposed site, between the normal operating hours of 7 am to 5 pm, at the boundary of the noise sensitive locations identified are summarised in Table 3. Full details of the $L_{A90,T}$ measured during the assessment are shown in Appendix 3.

Noise Sensitive Location	$L_{A90,T}$
'A' No.5 Low Road.	**38**
'B' Nos.56 to 62 Medlock Crescent	**38**
'D' Nos.84 and 86 Medlock Crescent	**38***
'C' Nos.15 and 20 Lowfields Avenue	**39**
'E' Nos.1 and 3 Lowfields Avenue	**38***

* = assumed levels

Table 3 - Lowest Background Noise Levels Measured Between 7am and 5pm.

With the opening of the Spalding Bypass in 1994, the background noise levels at the proposed site are likely to increase due to noise from traffic on the bypass and increased traffic flow on Low Road (B1165). It is predicted that the flow of traffic on Low Road will increase by 66% when the bypass opens, (Ref.2). It is estimated that this, together with the increase in noise due to traffic on the bypass would increase the existing background noise level to a minimum of 45 dB(A) between the hours of 7am and 5pm.

.10 Assessment Level ($L_{Ar,T}$ - $L_{A90,T}$)

For the assessment procedure, the likelihood of a noise provoking complaints depends on its level relative to the background noise level, ie. Rating Level - Background Level. A difference of around +10 dB or higher indicates that complaints are likely. A difference of around +5 dB is of marginal significance. At a difference below +5 dB, the lower the value the less likelihood there is that complaints will occur. A difference of -10 dB is a positive indication that complaints are unlikely. Table 4 shows the Assessment Level at the boundary of the noise sensitive locations.

Noise Sensitive Location	Rating Level ($L_{Ar,T}$)	Background Noise Level ($L_{A90,T}$)	**Assessment Level**
'A' No.5 Low Road.	59	38	**+21**
'B' Nos.56 to 62 Medlock Crescent	70	38	**+32**
'D' Nos.84 and 86 Medlock Crescent	61	38	**+23**
'C' Nos.15 and 20 Lowfields Avenue	58	39	**+19**
'E' Nos.1 and 3 Lowfields Avenue	57	38	**+19**

Table 4 - Assessment Level At The Boundary Of The Adjoining Residential Properties.

Taking into consideration the effect of the opening of the Spalding Bypass, then the increase in background noise would result in a reduction of the above Assessment Levels by approximately 7 dB.

6. DISCUSSION

The assessment was carried out assuming worse case conditions and during most of the normal operating hours the noise impact on the surrounding residential properties would be lower than that assessed.

Measurements were carried out of existing background noise and specific noise associated with operation of FLT's, HGV's at the proposed site, and noise from the Auction at the existing site.

The existing Auction Hall No.3, from which the noise measurements and the subjective assessment were taken is of a brick wall, steel cladding, and insulated roof construction. The proposed building in which the main auction is to be held at the Low Road site, ie. Unit 5, is of a cavity brick wall to roof height, and double insulated roof construction. This building structure should provide equal or better attenuation of the noise from the auction than that provided by the existing auction hall.

Consideration has also been given into the effect on background noise at the proposed site following the opening of the Spalding Bypass. The increase in background noise levels due to the bypass opening will enable the height of the proposed acoustic barriers around the site to be reduced whilst still ensuring a satisfactory noise environment is maintained.

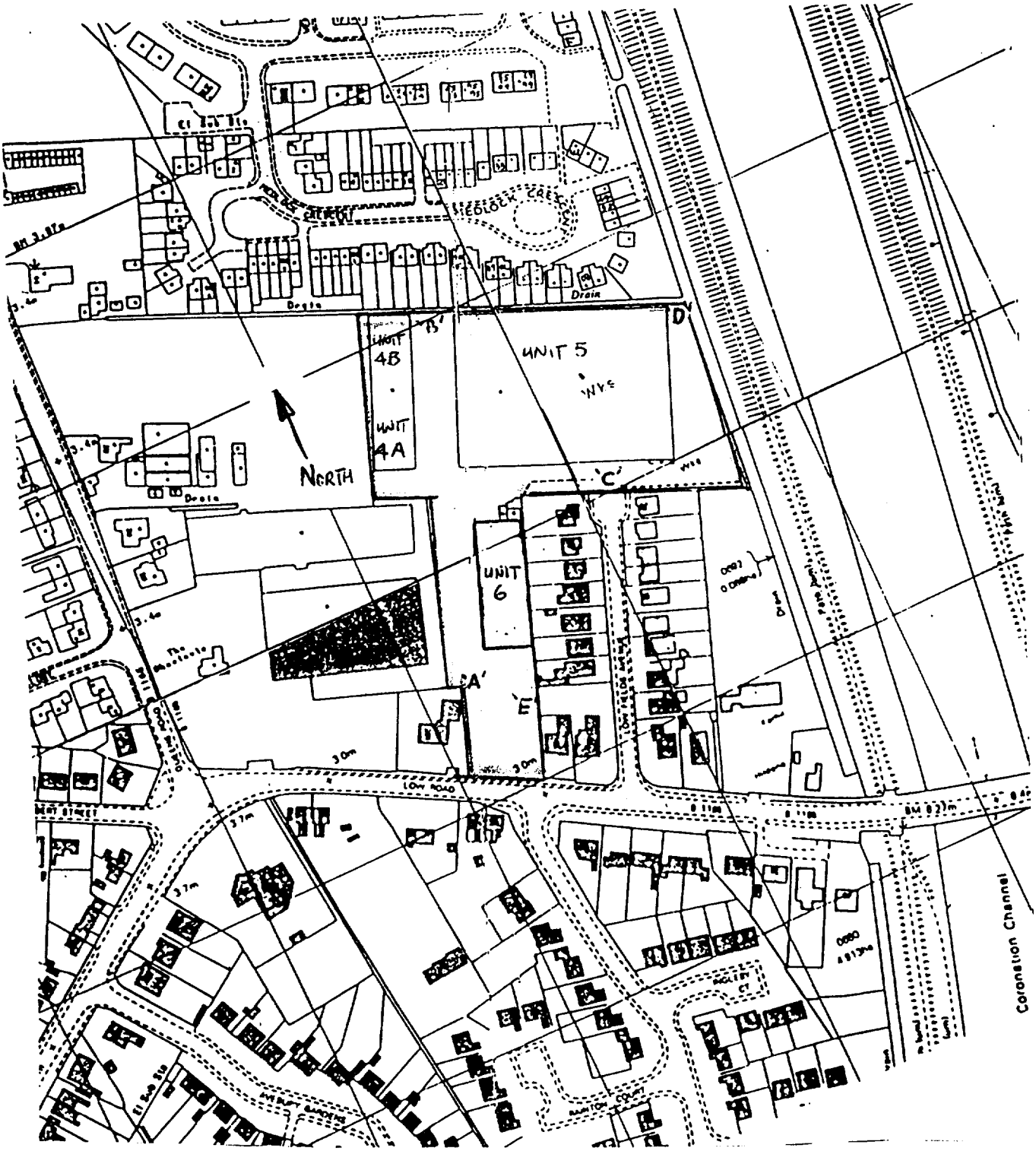


FIGURE 1 - LAYOUT OF THE SITE SHOWING MICROPHONE POSITIONS & NOISE SENSITIVE RESIDENTIAL BOUNDARIES.

APPENDIX 1

Glossary Of Terms

Sound Pressure The variation of ambient pressure that is detected by the ear as sound.

Decibel (dB) Ten times the logarithm of the square of the ratio of the Sound Pressure to a reference pressure (20 micro-pascals).

Sound Pressure Level (L_{pA}) - The decibel version of the Sound Pressure.

A-Weighting A frequency weighting which simulates the response of the ear.

$L_{Aeq,T}$ The value of the A-weighted sound pressure level, in decibels [dB(A)], of a continuous steady sound that with-in a specified time interval (T), has the same mean-square sound pressure as a sound that varies with time.

$L_{A90,T}$ The value of the A-weighted sound pressure level, in decibels, which is exceeded for 90% of a given time interval. The L_{A90} is often used as a measure of "background" noise.

$L_{Ar,T}$ The Rating Level of a specific noise, in terms of L_{Aeq} plus any correction for character.

L_{WA} The sound power level of a sound source which produces the L_{Aeq} a particular position.

T_r The reference time interval over which an equivalent continuous A-weighted sound pressure is determined.
Day time = 1 hour
Night time = 5 minutes

T_m The measurement time interval over which measurements are taken.

Ambient Noise Total sound in a given situation at a given time.

Residual Noise The ambient noise remaining at a given position in a given situation when the specific noise is suppressed to a degree such that it does not contribute to the ambient noise.

Specific Noise Level - The $L_{Aeq,T}$ of the noise sources being assessed at a site.

APPENDIX 2

Noise Instrumentation

* Quest Electronics - Model 1800, Grade 1, Impulse Integrating Sound Level Meter (Serial Number HP0010019)

* Electret 1/2" Condenser Microphone - Type MK224 (Serial Number 89705)

* Quest Electronics - Model CA-22 Dual Frequency, Dual Sound Pressure Level Calibrator (Serial Number J 0010018)

* Quest Electronics - Model OB-300 1/3-1/1 Octave Filter Set (Serial Number HV0010005)

* Epson - Model P-40 Thermal Printer (Serial Number 18020553)

The calibration of the sound level meter was checked, before and after each test, at 94.0+/- 0.1 dB

Additional Instrumentation:

* TurboMeter Electronic Wind Speed Indicator

* Compass

APPENDIX 3
Background Noise Levels and Climatic Conditions

TIME hrs	L_{A10} dB(A)	L_{Aeq} dB(A)	L_{MAX} dB(A)	L_{MIN} dB(A)	L_{A90} dB(A)	SAMPLE TIME mins	WIND SPEED m/s	TEMP °C	MEASUREMENT POSITION
0600-0700	51	47.0			35	10			A
24.11.93	39	37.2			32	10	< 0.5	-2	B
	45	42.2			38	10			C
0700-0800	54	50.4			38	15			A
24.11.93	47	43.6			38	15	"		B
	49	45.1			40	15			C
0800-0900	59	54.6			47	15			A
24.11.93	46	43.5			39	15	"		B
	50	47.4			42	15			C
0900-1000	60/57	56/54			43/45	5/15	upto		A
22.11.93	45/45	43/43			41/41	10/15	1.5 &		B
/24.11.93	48/48	45/45			40/43	6/15	< 0.5		C
1000-1100	57	53.5			45	15	< 0.5		A
24.11.93									
1100-1200	58	56.8			47	15	upto		A
22.11.93	48	45.7			44	5	1.5	4	B
	54	50.4			46	5			C
1200-1300	Background noise levels have not been measured during this								
1300-1400	period. Based on previous experience it is assumed that the								
1400-1500	noise levels during this period will be similar to those								
1500-1600	shown for 11:00 - 12:00 hours.								
1600-1700	58	54.3			49	5			A
23.11.93	47	43.9			41	5	1.5		B
	45	42.4			39	5			C
1700-1800	57	53.8			46	15			A
23.11.93	48	44.5			41	15	"		B
	50	46.8			41	15			C
1800-1900	56	51.7			45	15			A
23.11.93	47	43.3			40	15	"		B
	49	45.7			39	15			C
1900-2000	54	50.7			41	15			A
23.11.93	44	41.3			38	15	"		B
	42	40.2			38	15			C
2000-2100	52	47.7			40	5	"	0	A
23.11.93									

Notes: - Wind was from a Westerly direction.

APPENDIX 4
Noise Levels Measured From The Specific Noise Sources

4.1 PROPOSED SITE (HORTICO PREMISES, LOW RD):

Specific Noise Source	Measured Noise Level (L_{Aeq})	Measurement Period (mins)	Microphone Location
* Light van entering site.	57.9	1	'A'
* Fork lift truck unloading HGV between Units 4A and 5.	57.1	3	
* Fork lift truck unloading HGV between Units 4A and 5.	55.7	5	
* HGV's manoeuvring and departing.	66.0	1	
* Fork lift truck unloading HGV between Units 4B and 5, manoeuvring & departing	65.3	13	'B'
* Simulated test for cars entering site, parking within Unit 4B, opening and closing doors, then departing.	53.8	6	
* Fork lift truck unloading HGV between Units 4A and 5.	44.6	10	'C'
* HGV's manoeuvring and departing.	61.6	1	
* Fork lift truck unloading HGV between Units 4A and 5.	51.5	15	'D'

APPENDIX 4 (Continued)
Noise Levels measured From The Specific Noise Levels

4.2 EXISTING SITE OF S.B.P.A. (SWAN STREET/WINFREY AVE):

Specific Noise Source	Measured Noise Level (L_{Aeq})	Measurement Period (mins)	Microphone Location
HALL No.3 - FLOWER AUCTION:			
* Immediately prior to auction, cars and light vans arriving, parking.	58.1	21	Car park outside
* 3.5t vehicle arriving, unloading plant racks, then departing.	72.3	5	Car park outside
* Auction in progress.	78.8	14	Inside Hall No:3
* Auction in progress.	67.9	8	Doorway
* Auction in progress in Hall 3, side doors closed.	56.2	2	3.5m from door.
* Auction in progress, doors open.	60.1	8	3.5m from wall, 10m at side of doorway.
* Auction in progress, loading cars and light vans.	61.3	22	Car park outside
* Auction finished, "Background Noise"	57.0	5	Car park outside
HALL No.4 - VEGETABLE AUCTION:			
* Auction in progress.	83.3	5	Inside Hall No:4
* Auction in progress.	72.4	8	Doorway
* Auction finished, loading vehicles inside hall, including fork lift truck operations.	69.8	5	Inside Hall No:4
* Auction finished, fork lift truck loading 3.5t truck, vehicle departing.	63.9	13	Car park outside
* Auction finished, "Background Noise"	51.8	5	Car park outside

REFERENCES

1 British Standard BS4142 : 1990, Rating industrial noise affecting mixed residential and industrial areas.
ISBN 0 580 18968 6

2 Department of Transport A16 Trunk Road Spalding to Sutterton Improvement. Draft report on "Proof of evidence on the noise and air pollution implications of the published route".
Husband & Co., Consulting Engineers, April 1990.

Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

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

6b6675 187/507 SG19-11

sentations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

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

6b6675 187/507 SG19-11

PLANNING APPLICATION

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

H16/1057/93
Spalding Bulb and Produce FULL
Change of use to sale, auction and exhibition halls, storage, warehousing and distribution, and ancillary offices, Low Road, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H11/1050/93
National Westminster Bank FULL
Replacement of existing doors and fit new name plates and letter plates.
National Westminster Bank, 25 Market Place, Long Sutton, Spalding, Lincs.

H16/1048/93
New Look Retailers ADVERTISEMENT
Shop sign
10 Market Place, Spalding, Lincs.

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

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
November 19, 1993.

6b©WVN 6607 187/507SG19-11

LINCOLNSHIRE COUNTY COUNCIL

(SPALDING — BALMORAL AVENUE)

(PROHIBITION OF WAITING) ORDER

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council propose to make an Order under Sections 1, 2(1) to (3), 4(2) of the Road Traffic Regulation Act 1984, the effect of which will be to prohibit waiting at any time on the following lengths of road in Spalding:

Balmoral Avenue
— both sides: from its junction with Cowbit Road eastwards for 20 metres.

Cowbit Road
— east side: for a distance of 15 metres either side of Balmoral Avenue.

Exemptions are included which will permit waiting for disabled persons' vehicles and for the purpose of picking up and setting down passengers, loading and unloading goods, the maintenance of the roads, and works in connection with the supply of gas, electricity and water and any telegraphic line.

A copy of the proposed Order and a plan showing the lengths of road concerned with a Statement of Reasons for proposing to make the Order may be inspected at the address given below and the offices of the South Holland District Council, Priory Road, Spalding, during normal office hours.

Objections to the proposals, together with the grounds on which they are made, must be sent in writing to the undersigned by December 20, 1993.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council,
4th Floor, City Hall,
Lincoln LN1 1DN.
November 11, 1993.

©WVN 2b6521 187/507SG19-11

SOUTH HOLLAND DISTRICT COUNCIL

REPORT OF LOCAL GOVERNMENT OMBUDSMAN ON COMPLAINT OF INJUSTICE

THE LOCAL GOVERNMENT OMBUDSMAN has issued a report following investigation of a complaint against the South Holland District Council. The complaint was about rents for council housing. The Local Government Ombudsman found that there was maladministration by the Council but that the Council does not need to take any further action to redress injustice.

Copies of the report will be available for public inspection during normal office hours at Council Offices, Priory Road, Spalding, for three weeks starting on November 19, 1983. Anyone is entitled to take copies of the report or extracts from it.

SOUTH HOLLAND DISTRICT COUNCIL

South Holland District Council, Chief Executive's Department, Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE.
November 19, 1983.

©WVN 6b6607 187/507SG19-11

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Director of Housing

South Holland Distr
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Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J Blacklock SHDC

Planning Reference H16/1057/93

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

HORTICO SITE, LOW ROAD, SPALDING

Further to discussions with the Director of Planning and the additional information provided relating to the existing permitted uses of this site and the past situations which occurred, I have re-examined these current proposals

It would appear that the current applications only differs from the existing permitted use in that they wish to hold auction/sales and exhibitions.

Bearing this in mind and the traffic flows generated by the previous users I will be prepared to clear this current application (with some reservations) subject to a Section 106 Agreement which should seek to ensure that if the applicants cease trading the uses will not pass on to the future purchasers. Also that any sales should related only to agricultural/horticultural produce.

The necessary highway conditions are attached.

Date 29-11-93

Signed ..... Director of Highways and Planning

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1057/93.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site — horizontal | vertical

2. Address or location
(Hortico Site) Low Road Spalding

3. Name, classification and number of road
II

4. Date application referred 10-11-93

5. State whether outline, detailed application etc.
Full

6. Description of proposed development/change of use including access details
Change of use to Sale/Auction & Exhibition Halls & Premises, Warehousing, Storage & Distribution with Ancillary Offices to Relocate Existing SBPA.

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

~~a. Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include ~~the conditions~~ shown overleaf.

(c.) Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as ~~shown overleaf.~~

Date: 18-11-93 Signed: [signature]
Director of Highways and Planning

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

Form No. H/A/3J

(2)

To S.H.D.C.

Planning Reference H16/1057/93

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

Cont'd — When Turning left into the site have to cross the centre line of the carriageway of Low Road in order to swing into the site. This manoeuvre will be made worse when the use of the access is intensified and vehicles are emerging from the access at the same time as large vehicles are trying to enter, to the detriment of highway safety and the interruption of the free flow of traffic on this road.

(3) The visibility from the access does not meet the national standards laid down in Planning Policy Guidance note 13. Bearing in mind the number of vehicles which will be generated visibility must be provided at a point 4.5m back from the adjoining carriageway edge. At such a point visibility is not blocked by adjoining properties.

(4) The number of traffic movements that will be generated would require a right turning facility on Low Road. This has not been provided for.

(5) Turning facilities on the site are restricted by the car parking spaces. In order for large vehicles to manoeuvre within the site

Date

Signed ..... Cont'd

Director of Highways and Planning

Lincolnshire

Form No. H/A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To SHDC

Planning Reference H16/1057/93.

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

Cont'd

--- Some of the car parking will be lost taking the number of spaces below the standards required.

Date 19/11/93

Signed .....

Director of Highways and Planning

Lincolnshire County Council

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

FACSIMILE TRANSMISSION COVER SHEET

DATE 19/11/93

TO	FROM
NAME J Blacklock S H D C	NAME Chris Bridges L.C.C.
ADDRESS Council Offices Priory Road Spalding	ADDRESS 4th Floor City Hall Beaumont Fee Lincoln LN1 1DN
FAX NO 0775 710772	TELEPHONE NO 0522 55..... FAX NO 0522 553149

NUMBER OF PAGES TO FOLLOW: 3.

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

H16/1057/93

FILE NOTE

1. I note LCC's highway advice but I believe it fails to appreciate adequately the established uses on the site (even though they may be 'sui generis') and the previous established pattern of using the site (see office air photograph 1/2500th 1983).

2. I note the volume of traffic figures set out in the application submission, i.e. traffice movements, but see also copy of letter from J. Lynch submitted to Fine Arts Inquiry - copy in this case file. I would suggest from our Chatterton Tower observation days that significant element of traffic is lightweight and short stay.

3. Although there are no LCC parking standards for Exhibition Areas, it should be possible to arrive at a reasonable ratio to floor area for the main exhibition building which at 1 car/5 sq.metres give a minimum of 120 spaces. *Le.g.*

4. Perhaps a Section 106 Agreement may be possible in relation to exhibitions to ensure that all parking identified on the submission is always available? (There is no guarantee that the SHE exhibition will remain with the SPBA facility - could move to Springfields).

5. I note that John Chapman has requested (no note on file) noise assessment. I have impressed on John the need to have formulated our initial views by 3rd December when the Chief Executive has convened a special meeting of the Market Area Redevelopment Sub Committee at which time I shall advise them on this application.

NOTE I have arranged to discuss the highway advice with C.Briggs on Thursday 25th November.

B. SMITH
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

22.11.93

DPO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1993
Action by
File Nos.
COPD
ACP
Acknowledge YES/NO
By
Date

Please contact: Mr. Staines

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

Our Ref. RS/PA-A/1057/93/FES **Your Ref.**

Date 16 November 1993

Dear Sir,

FULL PLANNING APPLICATION - SPALDING BULB & PRODUCE AUCTION CHANGE OF USE - LOW ROAD, SPALDING

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

I gather the intention is to utilise the present buildings etc on site and that at this time, no new buildings etc are proposed.

I would however draw your clients attention to the fact that the watercourse along the sites Eastern boundary is my Board's Coronation Channel Soke Dyke and the Board's Byelaws as summarised on the enclosed standard conditions apply.

Storm water drainage from the site that is largely impermeably surfaced is discharged to the above Boards watercourse via several outfalls the maintenance responsibilities for which rest with the owner of the property.

I would be glad to receive a copy of your submitted site plan for my file and shall be glad to meet you or your clients to discuss the above should you wish.

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

R. Longstaff and Co
5 New Road
Spalding
Lincs

Lincolnshire County Council

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

FACSIMILE TRANSMISSION COVER SHEET

DATE 19/11/93

TO	FROM
NAME S Blacklock SHDC	NAME Chris Bridges LCC
ADDRESS Council Offices Priory Road Spalding	ADDRESS 4th Floor City Hall Beaumont Fee Lincoln LN1 1DN
FAX NO 0775 710772	TELEPHONE NO 0522 55..... FAX NO 0522 553149

NUMBER OF PAGES TO FOLLOW: 3.

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1993
File Nos.
Acknowledge YES/NO
by
date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council Application Reference H16/1057/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated relating to the following proposed development:

1. National Grid Reference of a central point on site — horizontal | | | | | | vertical | | | | | | |

2. Address or location
(HORTICO SITE) LOW ROAD SPALDING

3. Name, classification and number of road
U

4. Date application referred 10-11-93

5. State whether outline, detailed application etc.
FULL

6. Description of proposed development/change of use including access details
CHANGE OF USE TO SALES/AUCTION & EXHIBITION HALLS & PREMISES, WAREHOUSING, STORAGE & DISTRIBUTION WITH ANCILLARY OFFICES TO RELOCATE EXISTING SBFA.

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

~~a. Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

(c.) Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 18-11-93 Signed: [signature]
Director of Highways and Planning

Lincolnshire

Form No. H/A/3J

(2)

DEPARTMENT OF HIGHWAYS AND PLANNING

To... S. HOC. ... Planning Reference. H16\1057\93.

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

Cont'd -- when Turning left into the site have to cross the centre line of the carriageway of Low Road in order to swing into the site. This manoeuvre will be made worse when the use of the access is intensified and vehicles are emerging from the access at the same time as large vehicles are trying to enter, to the detriment of highway safety and the interruption of the free flow of traffic on this road.

(3) The visibility from the access does not meet the national standards laid down in Planning Policy Guidance note 13. Bearing in mind the number of vehicles which will be generated visibility must be provided at a point 4.5m back from the adjoining carriageway edge. At such a point visibility is not blocked by adjoining properties.

(4) The number of traffic movements that will be generated would require a right turning facility on Low Road. This has not been provided for.

(5) Turning facilities on the site are restricted by the car parking spaces. In order for large vehicles to manoeuvre within the site

cont'd

Date

Signed .....
Director of Highways and Planning

Lincolnshire

Form No. H/A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To..... S.H.D.C. .....

Planning Reference. H16/1057/93.

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

Cont'd

--- Some of the car parking will be lost taking the number of spaces below the standards required.

Date 19/11/93

Signed .....
Director of Highways and Planning

Lincolnshire County Council

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

FACSIMILE TRANSMISSION COVER SHEET

DATE 19/11/93

TO	FROM
NAME S Blacklock	NAME Chris Bridges
S H D C	L.C.C.
ADDRESS Council Offices, Priory Road, Spalding	ADDRESS 4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
FAX NO 0775 710772	TELEPHONE NO 0522 55.....
	FAX NO 0522 553149

NUMBER OF PAGES TO FOLLOW: 3.

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1993

Attention of
DPO NRM
DCFO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: SOUTH HOLLAND District Council Application Reference H16/1057/93.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site — horizontal | vertical

2. Address or location
(HORNCO SITE) LOW ROAD SPALDING

3. Name, classification and number of road
A1

4. Date application referred 10-11-93

5. State whether outline, detailed application etc.
FULL

6. Description of proposed development/change of use including access details
CHANGE OF USE TO SALES/AUCTION & EXHIBITION HALLS & PREMISES, WAREHOUSING, STORAGE & DISTRIBUTION WITH ANCILLARY OFFICES TO RELOCATE EXISTING SBPA.

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

~~a. Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

(c.) Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 18-11-93 Signed: [signature]
Director of Highways and Planning

Lincolnshire
DEPARTMENT OF HIGHWAYS AND PLANNING

Form No. H/A/3J

(2)

To..... S.H.O.C. .....

Planning Reference. H16.1057.93.

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

Cont'd -- when Turning left into the site have to cross the centre line of the carriageway of Low Road in order to swing into the site. This manoeuvre will be made worse when the use of the access is intensified and vehicles are emerging from the access at the same time as large vehicles are trying to enter, to the detriment of highway safety and the interuption of the free flow of traffic on this road.

(3) The visibility from the access does not meet the national standards laid down in Planning Policy Guidance note 13. Bearing in mind the number of vehicles which will be generated visibility must be provided at a point 4.5m back from the adjoining carriageway edge. At such a point visibility is not blocked by adjoining properties.

(4) The numbers of traffic movements that will be generated would require a right turning facility on Low Road. This has not been provided for.

(5) Turning facilities on the site are restricted by the car parking spaces. In order for large vehicles to manoeuvre within the site

Date

Signed ..... cont'd
Director of Highways and Planning

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To SHDC

Planning Reference H16/1057/93.

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

Cont'd

--- Some of the car parking will be lost taking the number of spaces below the standards required.

Date 19/11/93

Signed .....
Director of Highways and Planning

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Spalding Bulb and Produce is applying to the Council for planning permission for the following:

Reference No: H16/1057/93
Description: Change of use to sale/auction halls, warehousing, storage & distribution, with ancillary offices and exhibition use
Location: Low Road
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 10-DEC-93
Any observations should be sent to me by 10-DEC-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

19-NOV-93

SOUTH HOLLAND DISTRICT COUNCIL

INTRODUCTION

The Appeal site forms part of a larger property owned by Fine Art Developments on the east side of Spalding, approximately 1 kilometre from parts of the town centre. The Appeal site is approximately 0.39 hectares (1.0 acre), and the larger property is 2.8 hectares (7.0 acres).

The property is densely occupied by ranges of single storey brick and asbestos pitched roofed buildings, with a total floor area of 159,000 sq ft, which for many years were used for the storage and distribution of bulbs. Fine Art Developments acquired the properties in September 1987 to operate bulb distribution as part of a mail order business. This use ceased in December 1988. Other than a number of small scale temporary uses, the buildings have remained unoccupied since that time.

The established use is Class B8 with the 1987 Use Classes Order.

Fine Art Developments have been seeking new uses and redevelopment opportunities. Planning permission was granted in 1991 for the redevelopment of part of the site for housing, and the application which is the subject of this Appeal was submitted in September 1992 and refused planning permission in January 1993. An earlier application for a 30,000 sq ft retail development was refused planning permission in January 1992.

The property is set within a predominantly residential area.

Plans and photographs will be submitted to the Inquiry to show the Appeal site in relation to the rest of Fine Art Developments' property and the surrounding area.

The planning application which is the subject of this Appeal provided for the conversion of a range of existing buildings to form three retail units of 7,000 sq ft gross, 2,000 sq ft gross and 750 sq ft gross respectively. A new entrance/exit would be formed to Low Road and car parking would be provided for 42 cars. A timber boarded, acoustic fence and landscaping would be provided to screen and shelter an adjoining house from the car park. A 3 metre brick wall would be constructed to screen the service area.

Despite a recommendation from the Director of Planning and Building Control Services for approval of the planning application, the Planning Committee resolved to refuse planning permission for the following reasons:

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Spalding Bulb and Produce is applying to the Council for planning permission for the following:

Reference No: H16/1057/93
Description: Change of use to sale, auction and exhibition halls, storage, warehousing and distribution, and ancillary offices
Location: Low Road
Spalding
Lincs

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y observations should be sent to me by 10-DEC-93 quoting the above ference number.

Smith
ector of Planning and Building Control Services

9-NOV-93

SOUTH HOLLAND DISTRICT COUNCIL

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent app al in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

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

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

① This proposal will generate a large number of vehicles ranging in size from private cars to large H.G.V's, all using one access onto the Class II County Road, B1165, Low Road. The majority of such vehicles arrive and leave at peak morning and evening times which would conflict with the existing users of the adjoining roads. Right turning traffic will, in particular cause a disruption to the traffic flow on this road to the detriment of highway safety.

Bearing in mind the location of the by pass it will be reasonable to assume a large proportion of the users of the site will be turning right into the site.

② The access alignment is such that large vehicles

Cont'd

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: S Holland District Council Application Reference H16/1057/93

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

(Hortico Site) Low Road, Spalding

3. Name, classification and number of road

II

4. Date application referred 10-11-93

5. State whether outline, detailed application etc.

Full.

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

Change of use to Sale / Auction & Exhibition Halls & Premises, Warehousing, Storage & Distribution with Ancillary Offices to Relocate existing S.B.F.A

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests~~ that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown~~ overleaf.

This form supersedes H/A/3J dated 18/11/93

Date: 29/11/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:– Subject to 106 A.

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) Before the use is commenced the access shall be improved in accordance with the details shown on the attached drawing No H16/1057/93/1 dated 29/11/93.

~~CONTD~~

(2) F7. Before the use is commenced ---- (Drawing No RMB-2544-4 as amended by Drawing No H16/1057/93/1)

(3) B15 ---- (Drawing No H16/1057/93/1) ---- 0·6m ----

Delete as appropriate

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

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

(1) B6

(2) F7

(3) B4

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

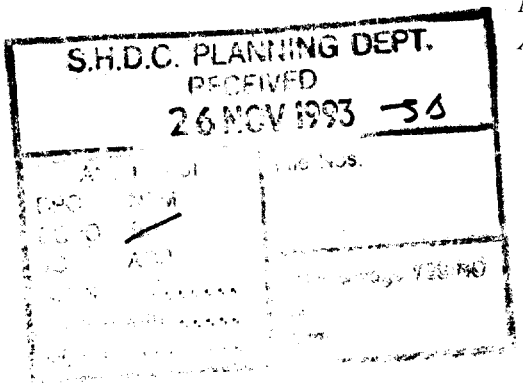
Our Ref: GT. 93/1/SH/0314
Contact: G. Thornalley

Date: 22nd November 1993

NRA

National Rivers Authority
Anglian Region

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



Dear Sir,

Planning Application No. H16/1057/93

Proposal: **C/U TO SLAE/AUCTION & EXHIBITION HALLS & PREMISES, WAREHOUSING, STORAGE & DISBTRIBUTION**
Location: **LOW ROAD, SPALDING**
Applicant: **SPALDING BULB & PRODUCE AUCTION**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

CONDITIONS:– Subject to 106 A.

Delete as appropriate
- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) Before the use is commenced the access shall be improved in accordance with the details shown on the attached drawing No H16/1057/93/1 dated 29/11/93.

(2) F7. Before the use is Commenced ---
(Drawing No RMB-2544-4 as amended by Drawing No H16/1057/93/1)

(3) B15 ---- (Drawing No H16/1057/93/1) ---
--- 0'6m --

Delete as appropriate
- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) F7

(3) B4

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

Established 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: CRML.TAF. Date: 17th November 1993.

R. Smith Esq.,
Deputy Planning Director,
South Holland District Council,
Planning Department,
Priory Road,
SPALDING,
Lincs.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
REF ..1057..93.

Dear Mr. Smith,

re: Change of Use Application
Spalding Bulb & Produce Auction
Part Hortico Premises, Low Road, Spalding
Planning Application No: H16/1057/93

We write to request if you will formally alter the description contained in the Planning Application title we submitted to you on the 5th November 1993 to:-

> "Change of Use to Sale/Auction Halls and Premises, Warehousing, Storage and Distribution with Ancillary Offices and Occasional Exhibition Use, to Relocate the Existing Business of the Spalding Bulb & Produce Auction".

Would you also be kind enough to amend an error on the information provided to you on Page No. 3 of the application. We have 4 part time office staff, not 14.

We now enclose extensive supporting information and plans in connection with our proposed usage which as you know, is to relocate the existing business of the Spalding Bulb & Produce Auction from our premises in Swan Street, Winfrey Avenue and Kings Road to the eastern part of the Hortico premises off Low Road, Spalding.

We hope that this additional information will enable you to process the matter further and bring this to the Planning Meeting on December 13th 1993. We would just mention however that we have now appointed Mr. Terry Pridmore of Messrs. Poddingtons, Building Design Services, 43 Double Street, Spalding, Lincs. to act as our agent and if you have any queries at all please do not hesitate to contact him immediately.

Yours sincerely,

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

10/11/93 Telecon with Mr Allen

Mr Allen (Spalding Bolt and Produce Auction) has confirmed :—

(a) plan (minimum scale 1/500) showing parking in accordance with County Highways' requirements. Parking to include space for manoeuvring of HGV.

(b) Written indication to be given of a more specific breakdown of uses per building.

(c) Description of current use based on advice from Fire Safety Developments — that advice based on assurances/statements made by L.P.A. expert witness at recent Public Inquiry.

(d) Noise Assessment to be supplied

(e) Details of hours and days of operation to be supplied. Reference also to be made to need for Sunday operation vis à vis Exhibitions.

(f) No outside storage.

(g) No additional floodlighting to be installed — some floodlighting already exists.

(h) office space to be in order of 300 sq m.

Copy of County Highways' comments attached.

12/11/93 Agreed J Allen
— Details in by end Wed 17/11
— Committee to press Thurs 18/11

19/11/93.
SPOKE TO MR LANGSTAFF — ADVISED THAT NOISE ASSESSMENT WAS NECESSARY — MR LANGSTAFF SAID ASSESSMENT WOULD BE PROVIDED IMMEDIATELY.

Lincolnshire

Form No. H/A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blacklock SHDC

Planning Reference 1H16/0057/93

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

Low Road Spalding.

As you are aware, one of the main problems with this proposal will be adequate car parking.

Bearing in mind the variety of uses I would expect the car parking to be based on 1 space per 50 m² for the main buildings Office space is 1 space per 33 m².

Space will also be required for the parking and turning of large delivery vehicles (HGV's)

Other details regarding access etc will also need checking.

The access has no radii which will lead to large vehicles using both sides of the carriageway of Low Road in order to turn in and out of the site to the detriment of highway safety. This problem will be made more when 2 vehicles meet in the access.

Also visibility splays at 4.5m cannot be achieved. Therefore this access is at present inadequate to serve this proposal.

Date 10-11-93

Signed

Director of Highways and Planning

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blacklock SHDC

Planning Reference 1+16/0571/93.

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

New Road Spalding.

As you are aware, one of the main problems with this proposal will be adequate car parking.

Bearing in mind the variety of uses I would expect the car parking to be based on 1 space per 50 m² for the main buildings. Office space is 1 space per 33 m².

Space will also be required for the parking and turning of large delivery vehicles (HGV's).

Other details regarding access etc will also need checking.

The access has no radii which will lead to large vehicles using both sides of the carriageway & low load in order to turn in and out of the site to the detriment of highway safety. This problem will be made worse when 2 vehicles meet in the access.

Also visibility splays at 4.5m cannot be achieved. Therefore this access is at present inadequate to serve this proposal.

Date 10-11-93

Signed

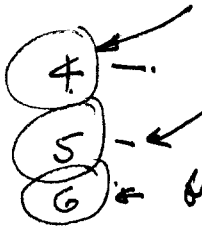
Director of Highways and Planning

4 & 5 - 6 existing funeshops on site.

use all often have a intercleagetth use, —

3,000.' -

Actual numbers of parking.



open fronted / steel framed / some brick & slatted wood
steel frame/brick infill/corrugated asbestos
brick enclosed steel framed/brick rear wall
front is part brick/asbestos/perspex.

(A) ? existing use.

(B) Hours of operation —
Days of operation —
— is there Sunday working — Exhibitions.

(C).

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

Established 1770

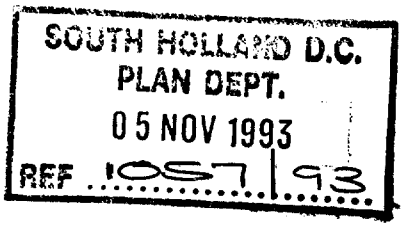
LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: CRML.TAF.1NO\94 Date: 5th November 1993.

Planning Department,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.



For the attention of R. Smith Esq.
Deputy Planning Officer

Dear Sirs,

re: Planning Application for Change of Use
on Part of Hortico Premises, Low Road, Spalding
on behalf of the Spalding Bulb & Produce Auction

I enclose copies of the Planning Application for Change of Use in respect of part of Hortico premises at Low Road, Spalding.

I believe that you will appreciate there is a very tight timetable requirement relating to this and other matters.

If there are any queries, perhaps you could telephone either myself or John Allen early next week.

Yours faithfully,

Encs.

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3483
Date received : 08-NOV-93

Received from

Spalding Bulb & Produce Auct.

Address

Swan Street
Spalding
Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....S.A.Nicks.....
(Authorised Collector)

FILE COPY

APPLICANT:

SPALDING BULB & PRODUCE AUCTION

PLANNING APPLICATION NO.
H16/1057/93

Part Hortico Premises,

Low Road,

SPALDING.

Application for Change of Use to Sale/Auction Halls and Premises, Warehousing, Storage and Distribution with Ancillary Offices and Occasional Exhibition Use, to Relocate the Existing Business of the Spalding Bulb & Produce Auction

SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
REF 1057/93

1. **EXISTING AND PAST USES OF HORTICO PREMISES, LOW ROAD, SPALDING**

The historic existing established use of the property is B8 warehousing and distribution. The premises were originally constructed by Hortico and subsequently used by Geest Horticultural Groups/Spalding Bulb Company and more latterly by the present owners Fine Art Developments Ltd. and Lingarden.

The principal building no. 5 has been used for packing and distribution as warehousing of horticultural products including dry bulbs, nursery stocks and associated horticultural products. Buildings no. 4 and 6 have been used in association with that business for the storage, distribution and wholesale sales of similar goods.

Building no. 6 has been used for the sale, storage and distribution of various mail order products and at various stages up to 200 employees have been involved on the site. Most latterly building no. 5 has been used for extensive storage and distribution of dry bulbs during 1993.

Independently of the present application for Change of Use, it would be possible for an occupier of the property with the benefit of the established existing use to utilise the premises more intensively and without restriction for similar purposes. It has been customary for a high volume of heavy goods vehicles to utilise the site.

2. BRIEF HISTORY AND THE EXISTING OPERATION OF THE SPALDING BULB & PRODUCE AUCTION

S.B.P.A. was formed in about 1948 and grew steadily from the first building erected at that time of some 4,500 sq.ft. to the present operation of some 86,000 sq.ft. of buildings and offices which are principally sited around the old Cattle Market area/Swan Street/Winfrey Avenue and with one building on the Kings Road paddock. The Auction serves a wide area of both local, regional and European vendors and purchasers in a wide variety of horticultural and associated products principally including cut flowers, pot plants, nursery stock, vegetables, dry bulbs, dried flowers, horticultural sundries, packaging materials, and sundry products.

It has at present, 14 full time and 4 part time office staff and 9 full time and 1 part time outside staff. The entire staff will be transferred from the existing premises to the Low Road premises upon relocation of the business.

The principal auction sales of flowers, pot plants, nursery stock and vegetables etc. take place throughout the year on Monday, Wednesday and Thursdays commencing at 1.00pm, 12.30pm and 1.00pm respectively and the sale of bulbs by auction takes place on Tuesdays and some Fridays commencing at 11.00am from late July to early December.

Generally goods are delivered in on the day previous and on the morning of sale, are sold at the respective auction and then loaded by purchasers the same day. Sometimes bulbs are delivered in advance and sold over a longer period. The sale of horticultural sundries takes place on a regular basis.

Our normal hours of operations are from 7.00am (occasionally commencing at peak periods at 6.00am or 6.30am) and with sales normally completed by 5.00pm throughout the year with some extension for loading by buyers beyond that time. During May and June (the bedding plant season) our selling times do extend for a short period particularly on Wednesdays (the largest auction day) to around 8.00pm again with some time after that for loading out required by buyers.

The existing premises also receive goods in on a Saturday morning and occasionally [illegible] auctions are held during the week and on Saturdays.

In addition to the main stream business, we have for some 30 years provided premises for the Flower Parade to draw together the floats in advance of the Flower Parade for making up and fixing tulip heads and also providing central premises for the public to view the floats in advance of the Parade. Other occasional lettings have included the SHE Exhibition in the Spring of each year which is held over 4 days (Thursday to Sunday inclusive) with the first 2 days open for the Flower Show and Trade Stands and the second 2 days just for the Flower Show. Also in the Spring each year, we have provided accommodation for the Spalding Trades Fair and Motor Show which has taken place over 3 days being Friday to Sunday inclusive.

There are other occasional and subsidiary lettings to local organisations, often of a charitable status.

3. **PROPOSED USE OF THE HORTICO PREMISES BY SPALDING BULB & PRODUCE AUCTION**

We have described in some detail above the existing business of the Spalding Bulb & Produce Auction which is well known to the South Holland District Council who are at present ground landlords of the areas occupied by the existing business and with whom a close liaison has occurred since the establishment of S.B.P.A. some 45 years ago.

The continuation of the established business provides a recognised market outlet which is of significant benefit to the South Holland area.

a) **LOCATION OF SITE**

The relocation of the S.B.P.A. to the Hortico site off Low Road with its close proximity to the new Spalding Bypass at one of the major intersections on the periphery of town will be of significant benefit.

b) **PROPOSED USE OF THE PROPERTY:-**

The proposed use of the property will be as follows:-

Building No. 4:

Auction Hall and storage and seasonal overflow vehicle parking.

Building No. 5:

This main building will provide the principal Auction/Sales area for the goods as described in our present operation and will involve establishing offices therein. The building extends to some 69,000 sq.ft. and therefore will be capable of also providing under cover and occasional vehicle parking additionally. The building will be used for occasional exhibitions.

Building No. 6:

Horticultural sundries, warehouse and sales.

c) **EXHIBITION TYPE USE**

It will be appreciated that this occasional use will inevitably have to be provided principally in building no. 5 but there may be a need to use building no. 4 from time to time for the existing exhibition type uses provided by S.B.P.A. and any others contemplated of a subsidiary and occasional nature.

d) **WEEKEND USAGE**

As described in our present operation above, there is some usage from time to time on Saturdays but apart from occasional exhibition type use, the premises are not used operationally on Sundays.

e) **OUTSIDE STORAGE REQUIREMENTS**

We are not aware that any outside storage requirements will be required as we anticipate being able to provide under cover accommodation for our goods bearing in mind that the premises at Low Road are similar in area to the existing premises that we operate from in the Cattle Market/Swan Street/Kings Road area.

FLOOD LIGHTING REQUIREMENTS

Loading and unloading lighting will be provided externally but this will only be used whilst the premises are operating and at other times, security lighting will only operate when triggered. Details of proposed lighting are indicated on the plan attached.

CRML/TAF
November 1993.

Mr D Stokes,
78 Medlock Crescent,
Spalding,
Lincs.
PE11 2NF.

Mr J Blacklock

JB/JJ H16/1057/93

21 Jan 1994

Dear Sir,

RELOCATION OF SPALDING BULB PRODUCE AND AUCTION - LOW ROAD, SPALDING.

I would advise you that there have been no further developments with regard to the planning permission issued to the Spalding Bulb Produce and Auction Company.

However, as you will be aware from the copy of this planning permission which was recently sent to you, there are conditions relating to boundary treatment which have to be complied with.

I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Principal Planning Off
Development Control

OBJECTORS ONLY

D J Phillips
5 Low Road
Spalding
Lincs PE12 6ED

Mr A C Pickering

ACP/JK/H16/1057/93

18 January, 1994

Dear Mr Phillips

Spalding Bulb and Produce Auction - Change of Use, Low Road

In response to your letter of 16 January, 1994, firstly may I apologise for omitting the promised documents. These have now been sent to all those who objected to the proposal, and you will probably already have received a copy under separate cover. I am afraid we initially used a standard letter which was not really appropriate in this case.

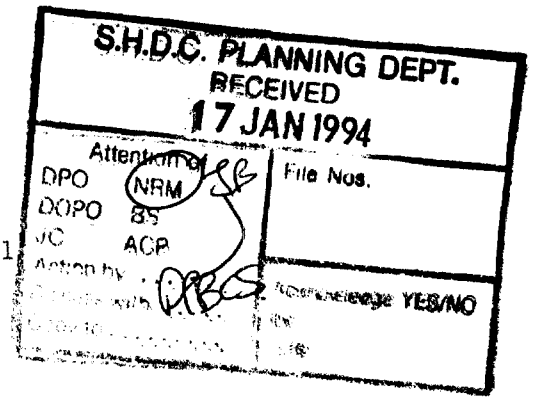
As far as the consideration of the objectors' case is concerned, I have passed your letter to the officers who dealt with the case, but in that planning permission has now been granted there seems to be little opportunity to reconsider the decision in principle. Nevertheless as you will see from the permission, there are many conditions imposed designed to protect the residential area and no doubt the residents will over a period of time assist us in ensuring that these conditions continue to be observed.

Yours sincerely

A C PICKERING
Principal Administrative Officer

Telephone: (0775) 725994

5 Low Road
SPALDING
Lincolnshire
PE12 6ED



16th January 1994

Mr B Smith
Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Mr Smith,

Spalding Bulb & Produce Auction
Application No. H16/1057/93

I find your letter of 12th January most offensive by virtue of its assertion that my comments on the above Planning Application were considered. In fact you failed to mark on the map shown at the Planning Committee meeting that the occupiers of this, the closest house to the site, were among the objectors. This evidence demonstrates that you were at pains to *avoid* considering my comments. Now you are writing to tell me that I can inspect "the register of applications" in contravention of your commitment, in the Recommendation made to the Committee, to provide objectors "with a copy of the decision notice, and the appplicant's supplementary statement". Why must I take time off work to see items which you told the elected councillors you would *send* to people like myself?

I consider that your conduct of this Planning Applicaton has been reprehensible. It has been handled with unusual speed, and inadequate time was given for objectors to make their case and have it put before their elected representatives. The case which was put for approving the application was inadequately researched and insufficient detail was given within the application itself of reasonable protective measures for the peace, safety and privacy of neighbours of the site. The proper action for you to take at this stage is to delay implementation of the change of use and to re-present the case so that it can be considered *complete with details* of protective measures, restrictions and conditions, plus proper information on the proposed non-auction uses and their noise and traffic implications.

Please fulfil your commitment to provide the notices mentioned in the notes attached to your agenda for the meeting of 15th December 1993 and please, for the sake of those most affected by the plans, reconsider this hasty and inappropriate decision

Yours sincerely,

D J Phillips (Mr)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pri[illegible] Road, Spalding,
Li[illegible]shire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1057/93

Applicant: Spalding Bulb and Produce Auction
Swan Street
Spalding
Lincs

Agent: Poddingtons
43 Double Street
Spalding
Lincs

Description: Change of use to sale/auction halls, warehousing, storage & distribution, with ancillary offices and exhibition use
Location: Low Road Spalding
Lincs

Type: FULL

12-JAN-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr W Buttery
20 Lowfields Avenue
Spalding
Lincs
PE12 6EE

Documents sent separately.

Mr D Stearn, 9 Lowfields Ave., Spalding
W Ashill, 20 Helmsley Way, Spalding
Mrs P Madin, 23 Helmsley Way, Spalding
Mrs C & J Briggs, 19 Helmsley Way, Spalding
P. Palin, 54 Medlock Crescent, Spalding
Mr D Phillips, 5 Low Road, Spalding
D Stokes, 78 Medlock Crescent, Spalding
M Pepper & W Full, 58 Medlock Crescent, Spalding
Mr & Mrs Lound, "Glenlyn", 13 Lowfields Ave, Spalding
Mrs I. O'Neill, 1 Lowfields Ave., Spalding
J H Neal, 32 Helmsley Way, Spalding
B & B. A. White, 3 Cleveland Close, Spalding
R J Holderness, 16 Helmsley Way, Spalding
Mr & Mrs T W Jones, 18 Helmsley Way, Spalding
Mr & Mrs G C Cowell, 22 Helmsley Way, Spalding /cat.

OBJECTION

SPALDING & DISTRICT CIVIC SOCIETY

C/O 16 Sheep Market,
Spalding,
Lincs, PE11 1BE.

L... Date...
Salient points highlighted

Our Ref: JRS/LB

B. Smith, Esq.,
Director of Planning,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding.

15th December, 1993.

Dear Mr. Smith,

Re: Spalding Bulb & Produce Auction - Former Hortico Site

On behalf of the Civic Society, I write to make the following observations in respect of the aforementioned Planning Application:-

(a) Taking into consideration the nature of the surrounding area, the Society are of the opinion that the site would be best suited to residential re-development.

(b) The Society appreciate that the Spalding by-pass, when open, will alleviate some of the traffic problems caused by the proposed useage of the site. However, useage of the site as proposed will inevitably lead to increased commercial traffic using the existing road system. As you are no doubt well aware the existing road system is barely capable of coping with existing traffic levels, especially when one considers the number of primary and secondary schools in the vicinity. Thus to allow the development would seriously bring into questions matters of safety to both road users and pedestrians including, of course, school children.

Yours sincerely,

JAMES R. SMITH, FRICS, FSVA.

S.H.D.C. PLANNING DEPT.
RECEIVED
15 DEC 1993
File nos. 15/12dtee
Acknowledge YES/NO
by
date 16/12

LATE OBS: Offr.. .. Date..9/12
Salient points highlighted

23, Helmsley Way,
Spalding,
Lincs.
PE12 6BG.

6th December 1993.

South Holland District Council,
Planning Department,
Priory Road,
spalding.
Lincs.

OBJECTION

Dear Sir,

I feel that I must write to protest at the proposal to put the Bulb & Produce Auction on the Hortico site. Surely if it is not fit to have a supermarket there it is not right for the B & P Auction. We live in a quiet residential area. If we had wanted to live in an area where lorries and vans etc. would be coming and going all day long we would have chosen somewhere much different. Low Road is obviously going to be much busier when the new road is completed and at school times it is used very much by parents ferrying children from Weston Hills and Holbeach area to the Gleed, Parish Church and High Scools. We do have great difficulty getting out of our estate road at certain times of the day - i.e. school times, and some people even wait for their children along Low Road. This we have to accept but if lorries are coming and going one would imagine mornings would be impossible and this would surely create problems. How long before someone is seriously injured? Why should we put up with the Bulb & Produce Auction just because you want to get it out of town!

Please think again. We do not want the Bulb & Produce Auction here. Spalding has an industrial area - wouldn't it be better to put it there?

Yours faithfully,

P. MACHIN (MRS)

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993
Attention of
DMO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
15/12 Otter
Acknowledge YES/NO
By SJ
Date 9/12

OBJECTION

Ref. H16/1057/93

LATE OBS. OF
S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993
15/12 date
YES NO
ACK
DC/FO
by
date 9/12

9 LOWFIELDS AVE.
SPALDING
LINCS
PE12 6EE

6th Dec. 1993

Dear Sir,

I am writing to you to express my objections to having the Bulb Auction site re-located to Low Road. It is entirley inappropriate to have such a buisness at this location as it is a residential area.

Ever since Hortico's closed down it has been a pleasent area to live in, and to use this site for that purpose would be detrimental to the area.

Also there are several schools in the area and the traffic at certain times is very bad as it is without any more lorrys adding to it. Not to mention the children / Saftey aspest of it.

I hope you will take note of my veiws when making your decision

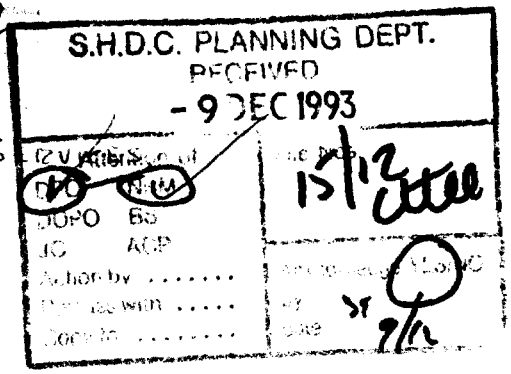
Yours Sincerly

D Stearn

MR D. STEARN.

B SMITH

DIRECTOR OF PLANNING & BUILDING CONTROL S



6/12/93

OBJECTIO

DEAR SIR.

REF: PLANNING APPLICATION / NO: H16/1057/93

I view with some concern the above application, for the following reasons.

The site is situated in a totally residential area; and for that reason alone, this site should never have been ~~commenciallly~~ developed; I repeat it is a residential area, "full stop".

I have lived alongside (YARDS ONLY) → THE SITE from the very beginning, and have had ongoing meetings with the various companys who have occupied this site; these concerned, unsociable working hours, noise from forklifts, tractor units etc. I feel I have had a considerable loss of amenity, to the point of putting my house on the market many times; all to no avail prospective buyers viewed the large warehouse alongside, and were then no longer interested. I see no way out of this situation, if planning permission is granted

In more general terms, I would point out many other aspects, why planning permission is refused.

(OVER)

As already mentioned, the site is bounded by residential development, and for this reason alone; the application is not an.

Perhaps more importantly; there is the question of increased commercial traffic volume. It is felt, with the opening of the new by-pass, traffic via Saw Road, will increase anyway. As you know, the campaign for the by-pass, will in due course bear fruition; IE taking commercial traffic out of the town; we now have a situation, whereby the applicant will increase this; commercial traffic entering Saw Road from off the by-pass. There is also the already busy mini roundabout, at junction Saw Road & Halmerugate to be considered.

A considerable number of residents are caught up in the situation, and will probably be affected for the rest of their lives. It is to be hoped, a sensible and long term view is taken; and not one clouded by commercial interests.

The area has a light industrial and commercial site viz Wandsmtree Lane, not yet fully developed; let the council use it; not plague residents with all the aspects of commercial activity

Yours faithfully
W. R. Buttery

W. R. BUTTERY (MR)
20 LOWFIELDS AVE:
SPALDING.
PE11 6EE

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 DEC 1993

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

File Nos:

Acknowledged YES/NO
by
date

MR+ MRS. T.W. JONES,
18 HELMSLEY WAY,
SPALDING,
LINCS.
PE12-6BG.

5.12.93.

Dear Sir.

I am writing on behalf of my family to vehemently object to proposed plans by your Council to allow the Bulb Auction to move onto the old Hortico site. The volume of traffic in Low Road is bad enough. With the new bypass traffic will be even more intense. How can the Council even anticipate increasing this problem still further by allowing the Bulb Auction to move onto Low Road as well?

There are always easy options to solve problems but aren't people consulted anymore? We the residents employ you to act wisely + to care for our community. Please ask yourselves -- are you not creating a "Black Spot Accident Area"?

Be strong, look for a sensible solution. (that is don't just give up!. Common sense should always prevail..... or should it??

yours sincerely,

T W Jones.

C Jones
(Current Council Tax Payers).

H.A. Bollons, 2 Lowfields Avenue, Spalding
Miss M Egar, 'Westendorf', 10 Lowfields Avenue, Spalding
G H Barnsdale, 16 Low Road, Spalding
Mr K. Quarm, 1 Ingleby Court, Spalding
Mrs T Turnell, 42 Medlock Crescent, Spalding
M + C Stubley, 16 Lowfields Avenue, Spalding
W + L Legg, 1 Queens Road, Spalding
Mr N Russon, 8 Helmsley Way, Spalding
J Smith, Spalding + District Civic Society, c/o 16 Sheep Market, Spalding
J Nottingham, 11 Lowfields Avenue, Spalding
Mrs E A. Catchside, 20 Queens Road, Spalding
Mr D Wood, 27 Albert Street, Spalding
Mrs L Simpson, 80 Medlock Crescent, Spalding

Mr J G Nottingham
11 Lowfields Avenue
Spalding
Lincs

Mr J Blacklock

JB/JK/H16/1057/93

6 January, 1994

Dear Sir

Spalding Bulb and Produce, Low Road, Spalding

Thank you for your letter dated 29 December, 1993, in connection with the above.

I would advise you a copy of the applicant's statement and Decision Notice will be forwarded to you in the very near future.

Yours faithfully

J R MIDLEN
Principal Planning Officer (Development Control)

3 Cleveland Close
Spalding
PE12 6BE

6th December, 1993

B. Smith Esq.
Director of Planning
South Holland District Council
Priory Road
Spalding

OBJECTION

Dear Sir,

We wish to record our objections to the proposed relocation of the Bulb Auction facilities on the old Hortico site at Low Road, Spalding.

If this facility is based at that site it will increase the street parking and volume of traffic - already scheduled to increase due to the new Bypass. There is enough traffic already from commuters and school traffic, and the situation will become even worse.

What was once a quiet back-water of Spalding is gradually becoming very busy. Also the roads are not built for the volume of traffic that will be using them in the future.

Also, in respect of the proposed building of two new superstores in Spalding, surely this is not necessary. We have enough supermarkets in the town already to serve everyone's needs.

Yours faithfully

B E B White

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 DEC 1993
Attention of
DPO MWM
DMPO BS
AP ACP
Action by .....
Response with .....
Copy to .....
File Nos.
Acknowledge YES NO
by
date 8/12

S.H.D.C. PLANNING DEPT.
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- 8 DEC 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date 8/12

32 Helmsley Way
Spalding
Lincs
PE12 6BG

Tel (0775) 767230

7.12.93

S Smith Esq.
Director of Planning,
South Holland District Council
Priory Road,
Spalding.

Ref. H16/1057/93

OBJECTION

Dear Sir,

I write to express in the strongest terms, my objection to the re-location of Spalding Bulb & Produce Auction to the former Hortico site at Low Road.

The area surrounding this site is essentially residential, and the additional volume of traffic introduced to what is a busy area due to the location of the towns Senior Schools will present a great increase in danger to the hundreds of children who attend these schools.

Severe congestion already occurs daily, and the addition of further goods vehicles at school entering and leaving times, will create even greater hazards.

I feel that the Council must show their concern for the town's children by opposing this proposal.

I should add that my own children are now grown up, but I witness the traffic situation daily, and fear greatly for the safety of the children of others.

Yours faithfully,

J. H. NEAL

16 Low Road, Spalding.
PE12 6 ED

OBJECTION

Director of Planning
South Holland District Council,
Priory Road, Spalding.

Dear Sir,

Re: H15/1057/93, Spalding Bulb & Produce Auction, Low Road, Spalding.

Existing Access gates not shown on plan, are these gates to be resited?

Due to the fact that the majority of people living near the above site are retired I request the following conditions be imposed on any Planning Permission:

1. No weekday access to site before 7 am
2. No Sunday access to site before 8 am and limited to 4 Sundays per year.

I consider the Springfields site would be more in keeping with this proposal as we have enough Super-Markets already and your Policy is NO MORE OUT OF TOWN SUPER-MARKETS (as you said for Low Roads) Lets hope commonsence will be used and applied.

Yours faithfully,

G.H.Barnsdale

G.H.Barnsdale.

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 DEC 1993

Attention of: DPO NRM; DDPO BS; JC ACP; Action by .....; Discuss with .....; Comments .....
File Nos.
Acknowledge YES/NO

Mr & Mrs G. C. COUCILL
22 HELMSLEY WAY
SPALDING
LINCS PE12 6BG
Telephone (0775) ~~61701~~ 761701

6th Dec 1993

The Director of Planning

Dear Sir

I would like to register my strong objection to the proposed move of SBPA to the old Hortico site on Low Road

The Council turned down a proposal to build a Supermarket on the site which would have been an amenity to a large residential area & which, according to the plans, looked much more attractive than the industrial buildings they would have replaced.

The current proposals will involve far more commercial vehicles on local roads than would have been the case with a supermarket, will re-instate a busy commercial enterprise in a residential area & will lead to congestion on roads in the vicinity which now copes with the vehicle flow but which a large influx of heavier traffic will tend to block the roads & make access to the Helmsley Way Estate & Low Fields Avenue difficult.

There will also be an increased risk to the many schoolchildren who converge on the schools morning & afternoon.

The Council should reject the proposed move A suitable site for SBPA activities would be a recognised commercial & industrial area such as Wardentree Lane which was specifically designed to remove industry from the town

Yours Faithfully

G C Coucill

MR G.C. COUCILL

81 Postland Road
Crowland
Peterborough
PE6 0JB

7th December 1993

Fax to B. Smith Esq
Director of Planning
South Holland District Council

OBJECTION

Page 1 of 3

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 DEC 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

From : Bryan Alcock

Telephone: (0775) 725994

Mr & Mrs Derrick Phillips
5 Low Road
SPALDING
Lincolnshire
PE12 6ED

5th December 1993

Dear Mr Alcock,

We are writing to draw your attention to some of the details of the application on behalf of the Spalding Bulb and Produce Auction for use of the old Hortico site in Low Road. Having observed some earlier planning meetings from the public gallery we are aware that you are advised of any public objections only in summary form, together with the Planning Officer's notes and recommendations. We understand that this application will come before the Committee at a special Planning Meeting arranged for 15th December and are concerned that the traffic, noise and disturbance threatened by the proposals should not be overlooked due to the timing of the meeting. We appreciate that the Bulb Auction needs to be re-sited for quite valid reasons and that it is tempting to look at a site which has existing buildings which are apparently suitable. It would, however, be quite irresponsible to re-site it within a residential area which has already been declared by earlier Council decisions to be inappropriate for other, less disruptive schemes.

We have read the submissions by the applicant outlining the existing operations of the Spalding Bulb and Produce Auction on their current site and feel that this type of operation is definitely unsuitable for a residential area. Mention is made of working hours from 6am to 8pm (or later) plus weekend use for Auctions and for large public Exhibitions and Trade Fairs. Taken together with the noise from the auctioneer's loudspeaker, these will present a serious disturbance. The Planning Committee have already refused two applications for retail development on the same Low Road site for reasons which apply at least equally to the suggested Bulb Auction operations, and probably more so. It would be inconsistent to approve the SBPA proposal.

The Council's Plan for the District is to encourage commercial development into the West Marsh Road and Wardentree Lane area and to separate residential development from commercial. Since the gradual decline of the Mail Order business on the old Hortico site the Helmsley Way estate on Low Road and Thames Road estate off Queens Road have become established. Housing also borders the site along Lowfields Avenue. The Council Planning Department has stated its preference for the redevelopment of the Hortico site for housing and has already given outline permission for housing on part of this site, with access from Lowfields Avenue. Surely it would not be in the best long term interest of the area for the Council to encourage greater (or wider) commercial use of this site when it has the opportunity to make the whole area basically residential.

From the perspective of 5 Low Road this SBPA proposal offers no protection whatsoever and would cause serious devaluation of our property. It would also inhibit the private and reasonable use of our garden. We lived in this house while the Mail Order business was operational and were treated with neighbourly respect by all previous operators. The management operated a secure site, with closed circuit

TV cameras and controlled all vehicles entering and leaving the site. This would not be the case with SBPA whose application covers the land right up to our North and East boundaries with the intention that the general public and a full range of trade vehicles should be using the site six days per week and more than that for exhibitions and other hirings. Their plan does not include proposals for protecting our peace, privacy or security.

The result of the Planning Appeal to the Department of the Environment for retail use of part of this site is not yet published but arguments about noise, traffic and disturbance which were used *against* that application should not now be set aside for the short term objective of getting SBPA off council owned land in Winfrey Avenue. If the retail proposal's appeal is allowed by the D of E there would be dual use of one access, and heavy public use of two access points on either side of, and opposite to, private dwellings and driveways. Low Road, which is the main road to Wisbech, will access the bypass, has two residential access roads (one an estate) and joins Halmergate/Queens Road at a junction which is recognised as being dangerous.

This Planning Application may appear at first sight to be for a minor variation on traditional uses for the site. This would be a misleading impression, however, and the realities of the impact on the area need careful consideration. To pass this plan would not only be inconsistent with previous Council decisions, but would create new problems and hazards for a future Council to resolve.

Before casting your vote, I urge you to read the details of the SBPA application and give careful consideration to issues of operational noise on and around the site, road safety and the impact on local residents.

Yours sincerely

D J Phillips K G Phillips

[redacted]

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 DEC 1993
Attention of: DPO (NRM) DOPO BC JC ACP
Action by .....
Discuss with .....
Copies to: Chairman
File Nos.
Acknowledge YES/NO
by
date 5/12/93

OBJECTION

3. 12. 93.

Mr R Smith
Director of Planning Building Control Services
South Holland District Council
Priory Rd Spalding

H 16/1057/93.
Spalding Bulb & Produce Auction
New Rd SPALDING

Dear Sir

COC WVN 6007 187/50756 15.11

"S.B.P.

I wish to make my views known regarding full change of use to sale, auction, exhibition halls storage, warehousing and distribution and ancillary offices. New Rd. Spalding limits for many reasons.

When I came here in 1965 it was expected 2d be in a residential area; this quiet cul-de-sac is beneficial to the residents most of whom are senior citizens.

The proposal would seriously detract from the value of my property; whose natural environment change would be harmful

The increased traffic volume would be distressing, dangerous, especially as schools are in the vicinity

The noise, smells, health hazards etc would certainly be intrusive

Surely with all the industrial land available in Wardentree Lane. it could be located there instead

I would suggest you and your committee seriously and sensibly reconsider your present proposals.

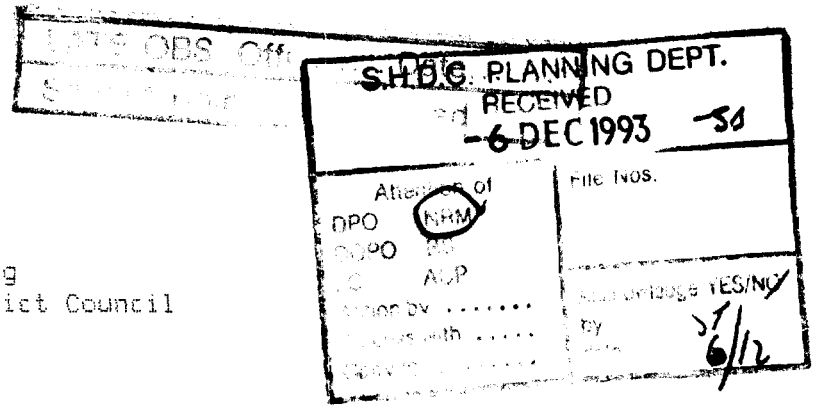
Yours faithfully

Marina Egar (Miss)

Telephone: (0775) 725994

5 Low Road
SPALDING
Lincolnshire
PE12 6ED

OBJECTION



5th December 1993

Mr B Smith
Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincolnshire

Dear Sir,

Ref. H16/1057/93

I am writing to object to the above Planning Application on grounds of its incompatibility with residential surroundings.

The proposed operating hours (6am - 9pm) threaten serious disturbance to the surrounding houses, particularly as the traffic using the site would be "general public" and therefore not under the control of the site operators. In the event of disturbance there would be no responsible person to whom we could complain effectively. It is also proposed that Auctions will be held at weekends. The proposed weekend uses also include Exhibitions and Trade Fairs (presumably also setting up and dismantling in unsocial hours) which will further threaten the peace of the area.

Traffic volume for this scheme is predicted at 275 vehicles, plus staff, entering and leaving per day. Maximum staff levels at the old Hortico have been estimated at under 200, many of whom arrived on foot or by bike, and those who brought their cars left them parked on the site throughout the working day. The Bulb Auction produces a more continuous flow of traffic and includes a larger proportion of trade vehicles. Exhibition traffic levels are obviously much greater, with both exhibitors and visitors, and there is the likelihood that the larger shows will result in street parking in the area. A further potential threat results from the proposal to use a traffic entrance which is also proposed by the retail scheme currently under appeal with the Department of the Environment. The area is at risk of having the traffic from these two schemes added together. This will create serious problems at peak times and increase the dangers for school and commuter traffic at the Low Road/Halmergate/Queens Road junction which is frequently the scene for collisions and near misses under existing conditions.

Security is a further worry arising from this proposal as it not only brings the general public in on a daily basis, but it leaves open a gateway which has traditionally been kept locked outside "normal" working hours. Under Fine Arts' control this site has been supervised by a security man assisted by security cameras when the site was operational, and the gates have been kept locked for most of the hours of darkness.

From the perspective of 5 Low Road specifically, the SBPA proposal offers no protection whatsoever and would cause serious devaluation to our property. It would also inhibit the private and reasonable use of our garden, which is not currently exposed to the general public. We lived in this house while the mail-order business was in operation and were treated with neighbourly respect by all previous operators. This need does not seem to have been anticipated by SPBA, whose application covers the land right up to our North and East boundaries with the intention that the general public and a full range of trade vehicles should be using the site on six days a week and on some Sundays, plus full weekend operation during Exhibition times and for similar hirings. Their plan does not include any proposals for protecting our peace, privacy or security.

Noise threat from this scheme is potentially much greater than studies of potential disturbance from traffic volumes alone would suggest as the Auction involves the use of amplified speech on the site. The exhibition use increases this problem by adding amplified music and the bustle of visitors to the existing sound levels.

I understand that the Bulb Auction needs to be re-sited for quite valid reasons and that it is tempting to look at a site which has existing buildings which are apparently suitable. It would, however, be quite irresponsible to re-site it within a residential area which has already been declared by earlier Council decisions to be inappropriate for other, less disruptive schemes. There are other places in the district which will have equal access to the new bypass and no private residences to be disturbed by the SBPA activities (eg Wardentree Lane or West Marsh Road).

I strongly urge you to reject this application.

Yours faithfully,



D J Phillips (Mr)

MR N B RUSSON
8 HELMSLEY WAY
SPALDING
LINCOLNSHIRE
PE12 6BG

0801154990 C2

REF H16/1057/93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1993
Attention of
DPO
SOPO
Action by .....
Discuss with .....
File Nos.
by
date 1/12

29-11-93

B. SMITH ESQ
DIRECTOR OF PLANNING
AND BUILDING
CONTROL SERVICES
S. HOLLAND DISTRICT COUNCIL

OBJECTION

Dear Sir

I strongly object as does the rest of my family, to the application presented by the Bulb and Produce of Spalding moving to the old Hortico site in Low Rd Spalding. My objections are as follows.

1/ Already Low Rd is overused by traffic and as the Helmsley Way estate has only one exit for traffic, it becomes almost impossible to get on to Low Rd from Helmsley way in particular, at school start and finish times.

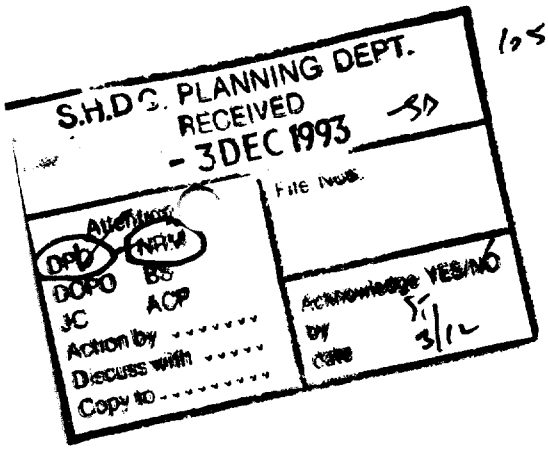
2/ It is already dangerous for schoolchildren around this particular area and even worse in Halmergate.

3/ As an ex Operations Manager for Geest Horticultural at the time of the take over from Hortico, one of my major problems was the understandable complaints from Fairfields Avenue and surrounding houses, about the noise from vehicles including tractors, the tannoy system and general operational noises. which I and my staff tried to contain and the Helmsley Way Estate was not even built then!

4/ The same objections apply as when the Super Market chain requested to build at this site which after all is very much a residential area.

5/ Consistancy from the Planning Committee, does require this application to tell the Council NO!!!

Yours Faithfully
N B Russon
N. B. RUSSON



1.5.1/93

Mr. D. Wood.
27. Albert Street
Spalding
Lincolnshire
P.E.11.2.H.F.

TEL: 0775/769477.

DATE 2ND DEC 93.

OBJECTION

Dear Sir

I feel I must write this letter of complaint with regards to the proposed Relocation of the Spalding Bulb & Produce Auction site to the old Hortico site at the junction of Low Road and Queens Road Spalding.

I would like to point out the proposed super Market was turned down because of the increased noise Levels, and additional problems

the increase of transport would cause to the local residents, at this point in my letter I would draw your attention to the weight Restrictions placed on the surrounding Roads in the area, which are 7.5T, and once more draw your attention to the fact that these restrictions have never been enforced, even though complaints have been Received by local Council and Police from Residents over transport of up to 38T STILL use ALBERT St.

To Relocate the Bulb & produce site to the old Horetico site would only increase the Law Breaking even more and as always it's the Local Residents who will suffer.

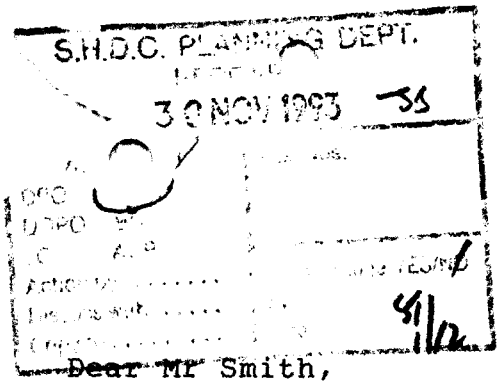
So instead of

3/

Causing more problems please eradicate the existing ones of over weight Transport using the Restricted Roads in this Area.

Mr. D. Wood

D Wood



1 Ingleby Court
Spalding
Lincs PE12 6BA
29th November 1993.

Dear Mr Smith,

Planning Application Ref H16/1057/93 Low Road.

Following your recent announcement in the Spalding Guardian on the 19th November, re Spalding Bulb Auction relocation to Low Road, I must write to protest at this absurd request.

To move such an establishment to the centre of a residential area is bordering on stupidity.Has the council no consideration for its constituents and their families.

Youngsters and small children are regular users of Halmergate/Queens Road, being situate of the Gleed Schools and St Pauls Primary School, and the resultant increase in traffic volume I am sure will eventually lead to, at least injuries to youngsters and, at worst, a fatality.

This establishment will also be the cause of considerable noise pollution with speakers blaring out daily from 6am till after 8pm. We do not need this pollution sited in a residential area and as such is totally unacceptable in the vicinity of Low Road.

Should this auction wish to hold exhibitions can you imagine the chaos caused with all this traffic as well as the extra normal volumes.

Cont...

t...

As I Thought that the council was elected to carry out the wishes of its constituents I thought that my feelings and objections should be made known to you. I am sure that many other people must share my view on this matter.

I am sure that after consideration to the full impact such an application will have on the community you will refuse acceptance.

Yours sincerely,

K A Quarm

Mr K A Quarm.

...C PLANNING DEPT
RECEIVED
1 DEC 1993
OBJECTION

Spalding
Nov 29th.

Re application for Bulb Auction Hoo Rd.

I give below the reasons that this must not be allowed.

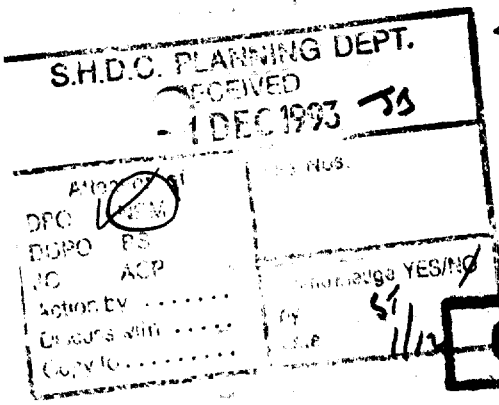
1. Road heavily used by buses etc for St. Pauls School, Glebe School and High School.
2. Mini Roundabout confusing enough as it is.
3. This is a residential area, if it was not suitable for a Super Store why should it be suitable for an Auction Hall.
4. The constant noise from vehicles from 6 until 8 o'clock is not reasonable to residents in this area.
5. Children here are too much at

PTO

x, with all the traffic as it is, and lives must come first, this must never ever be allowed.

Yours faithfully
W. H. L. Legg.

42, Medlock Cres
SPALDING
Lincs
PE11-2NF



Planning Application Ref NO -
H16/1057/93.

Dear Mr. Smith,

I am writing with regards to the recent notice in the Spalding Guardian outlining the proposal to move the Bulb Actia to the site at how Road, Spalding.

I live in Medlock Crescent and it is a very quiet and peaceful cul de sac, our house actually backs almost onto the

proposed site and I feel very strongly that the auction should not be in a residential area.

Not only would we have to put up with the extra traffic noise in the early hours and late at night on the days of the auction but I notice that in your advertisment you made no mention of the other Auctions, Trade shows and exhibitions and the fun fair which all use the existing site. Those would all add to the noise and general nuisance that your proposal would create for our neighbourhood.

It would surely make alot more sense to

PLANNING DEPT
RECEIVED
- 1 DEC 1993
58
1057/93

16 Lowfields Av.,
Spalding
Lincs.
PE 12 6EE
Nov. 28th 1993

OBJECTION

Dear Sir,

We read, with disgust, the planning application before the Council for the "FULL change of use to Sale, auction and exhibition halls, storage, warehousing and distribution and ancillary offices, Low Road, Spalding, Lincs."

We moved here in 1965 because of the rural nature of the area and had a clear view of Fulney Church from Lowfield Ave., but throughout the years, the area has been built up first by Hortico Ltd, and later by other firms.

When the last firm closed the premises it was a relief to have a reasonably quiet neighbourhood but now with the prospects of the Bulb & Produce Market moving onto the site it would appear the noise from auctions and transport and exhibitions is about to increase and bring many traffic problems, merely because the Council wants to get the Market out

of town due to the sale of its present site.

Surely a more suitable site would be in the area of Warden Tree Lane where already much industry and many firms have moved or started.

We wish to strongly object to the proposed Planning Application.

Yours faithfully

Muriel and Claude Stubbley.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JAN 1994
Attention of
DPO NRM
DOPO
JC ACP
Action by .....
Copy to .....
File Nos.
Action taken
by
date

Tel : (0775) 767512
11 LOWFIELDS AVENUE
SPALDING
LINCOLNSHIRE
PE12 6EE

29-12-93

F.A.O. MR. J. Blackwell

Dear Sir,

Application No. H16/1057/93

I shall be obliged if you will let me have a complete list of the conditions which are to be imposed upon the Spalding Bulb & Produce Auction. The local Press has only listed a few of the conditions.

Yours faithfully

J.G. Nottingham

J.G. NOTTINGHAM

H.D.C. PLANNING DEPT.
RECEIVED
31 DEC 1993
File Nos
JC AOP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
By
31/12

D STOKES
78 MEDLOCK CRESCENT
SPALDING
LINCS PE11 2NF
TEL 712938.

Ref J. Blackhock 31/12/93.

Dear Sir,

In reference to our first letter regarding the Spalding Bulb, Produce auction I would like to enquire if there as been any further developments on the screening of our property.

When purchasing our property two years ago our survey did not show any plans for this site at that time, we are now concerned

about our privacy being residents of the area.
My suggestions where that eight feet fencing be erected and blinds fitted to all excusting windows, I will also be affected by noise from the boiler room, but the environment office tell us that this will have to be dealt with when the S.B.P.A is in full operation.
I know there is considerable objection to the site being used for the S.B.P.A well I do not object as I would rather see the building in use than going derelict, it makes way for developing in Spalding and create jobs so be it. Personally I would prefer the

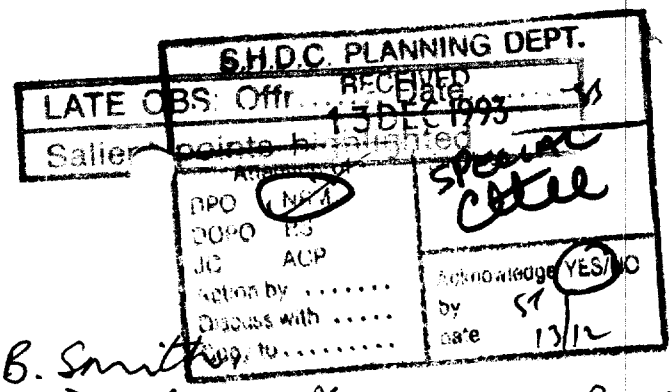
move this project to the industrial part of town eg Warden Tree lane or not move it at all.

Please think again, we do not need this kind of development in our neighbourhood.

Yours faithfully.

T Turnell

MRS T. TURNELL.



20, Queens Road,
Spalding,
Lincs.
PE11 2JJ.
December 8th 1993

B. Smith
Director of Planning + Building Control Services.
South Holland District Council.
Priory Road
Spalding.

OBJECTION

Re: Planning Application H/16/1057/93

Dear Sir,

We write to express concern re. the above application.

As residents next to the considered development, we find the new proposals much less acceptable than the previous applications which were turned down.

1) Noise level: this is likely to be abnormal + unacceptable at unsociable hours and possibly days.
2) Increased heavy traffic: this in an area previously considered unsafe + undesirable with schools nearby.
3) Unattractive feature in a residential area: unlikely to be landscaped.
4) Loss of privacy + security for our property as stated in our previous comments.

Surely this application belongs in an industrial-type area —

Yours sincerely,
Elizabeth A. Catchside (mrs).

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993

Attention of: DPO (NAP) DOPO BS JC ACP Action by ..... Discuss with ..... Copy to .....
Date Nos. 15/12
Acknowledge YES/NO By SJ Date 9/12

LATE OBS: Offi... N.. Date.... 9/12
Salient points highlighted

20 Helmsley Way
SPALDING
LINCS

Ref H16/1057/93

PE12 6BG.

OBJECTION

Dear Sir,

Can you please register my objection to the above Planning Application, which for the avoidance of doubt is the Bulb Auction to Hotico site on Low Road.

Having regard to the volume of traffic already using the Queens Rd/Holmes Gate/Low Road junction, and the obvious increase when the bye-pass opens, I am surprised the application was not summarily consigned to the waste paper basket on receipt.

We already have difficulties coping with traffic on Low Road/Helmsley Way without adding to our problems. Just how it is expected the road will cope with vehicles, cars, vans, HGV's etc if the Bulb Auction move is approved is a mystery. We are already plagued with learner drivers on Low Road and Helmsley Way, are we to willingly bear this preposterous overload? Certainly not! Having an increase in traffic from 6 am to 8 pm for 6 days a week and exhibitions at weekends is <u>not acceptable</u>, unless of course you are prepared for a flood of rating revisions due to the decrease in property values.

Yours faithfully

W.A. Astill

Your ref.
H16/1057/93

J.B. BIGGS,
19. HELMSLEY WAY,
SPALDING,
LINCS. PE12 6BG.

6 December '93

LATE OBS. Offi
Salient points highlighted

OBJECTION

Dear Mr. Smith,

Thank you for your circular reference as above.

Please register my strong objection to the Spalding Bulb & Produce Auction, application to move to the Old Hortico site on the Low Road.

Yours sincerely,

J B Biggs

(Mrs) C R Biggs

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993

Attention of
DPC NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
1512

Acknowledge YES/NO
by
date 9/12

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993
LATE OBS: Offr.. M.. Date.. 9.12.
Salient points highlighted
Attention of
PO MH
DPO DS
ACP
ction by .....
iscuss with .....
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File Nos.
Acknowledge YES/NO
by SP
date 10/12

54 MELLOCK CRES.
SPALDING
LINCS

OBJECTION

DEAR SIR

REFERANCE NO H16/1057/93.

REARDING THE PROPOSALS, I BELIEVE THE S.H.D.C HAVE A BIAS REASON FOR APPROVING THESE PROPOSALS IE. THEY WANT THE LAND DOWN WINFREY AVE VACANT FOR FURTHER DEVELOPMENT.

THE REAR OF MY HOUSE & GARDEN IS NOT MORE THAN 100 YRDS FROM THE BOUNDARY.

LINCARDEN OPERATES FROM THE PREMISES FOR A PERIOD DURING THE SUMMER, WHEN WE EXPERIENCED EXCESSIVE NOISE FROM FORKLIFTS & COOLING SYSTEMS ETC.

I BELIEVE ONE OF THE RECENT

PROPOSALS IE SUPERMARKET WAS TURNED DOWN BECAUSE OF VOLUME OF TRAFFIC. SURELY THE VOLUME EXPECTED IS GOING TO BE COMPARABLE.

THEREFORE I FEEL THERE SHOULD BE A PUBLIC INQUIRY INTO THIS MATTER

YOURS FAITHFULLY

P Pal.

Ref.

OBJECTION

2, Fawfields Ave
Spalding
Lincs

H16/105/93

Dear Sir,

I would like to make known my objection to the proposed plans for Spalding Bulb and Produce Auction on the former Matrico Site.

Apart from all the activity and noise this would entail in our quiet area of the town, how long before other businesses or Super Stores set up near us.

We could easily then loose our little shops and Post Office which are so convienant for us.

And even if we don't the added hazard of

getting to them with all the obvious traffic, could make things rather difficult for us.

Yours Sincerely
H. A. Bolton.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 DEC 1993

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date 6/12

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 DEC 1993

Attention of
DPO IM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledged YES/NO
by
date

OBJECTION

R. J. HOLDERNESS
16, HELMSLEY WAY
SPALDING
PE12 6BG

7-12-93

Dear Sir,

Ref H16/1057/93 planning application.

Myself & my family are concerned that if allowed to proceed it will give rise to problems from noise & greatly increased traffic in the locality from goods vehicles. This will be detrimental to what is mainly a residential area.

When fork lifts last operated on this site we could often hear the penetrating sound

of their warning bleepers, even though we are at least 250 yds away!

I do appreciate that this site currently exists as a warehouse site, but feel that ultimately it should be designated for residential development.

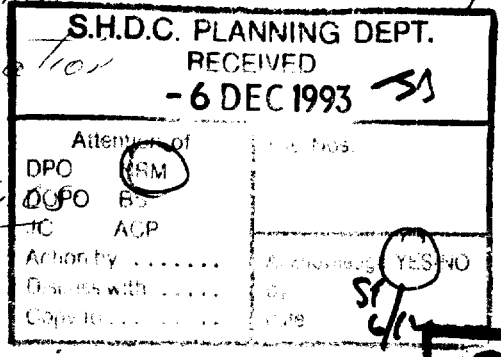
I trust that the council's wish for S.B.P.A. to be relocated from their existing site will not influence this planning application. The decision made will affect our area for a long while, please bear this in mind.

Yours Sincerely
Robin Holderness

H16/1057/93

Re. Bulb Auction
Planning Application
Low Road.
Spalding. Lincs

Mrs. I. O'Neill
Longfields House
Spalding
Lincs PE12 6EE
1-12-93.



OBJECTION

Dear Mr Smith

I object most strongly, to the Bulb Auction taking over the warehouses at the back and side of my property. We have enough heavy traffic on Low Road now, to add to this will cause accidents. Not only that, the noise of the traffic is bad enough now, but to have the Auction in full swing, with all the shouting and more traffic. we will have no peace at all.

The bulb Auction doesn't belong in a residential area. They could find a place outside of town. Where will Roger Tubys farm go. on Low Rd.

We thank you.

Yours sincerely.
I. O'Neill.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 DEC 1993
Attention of
DPO NRM
DOPO RS
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

MR AND MRS A. T. LOUND
GLENLYN
13 LOWFIELDS AVENUE
SPALDING
LINCS
PE12 6EE

2:12:93

OBJECTION

RE - REFERENCE NO 1116/1057/93

The above planning application for the Spalding Bulb & Produce Auction to be sited on the lower part of the old Fine Arts property is ridiculous and we object most strongly to the Councils idea.

It is obvious that in order to make way for your redevelopment of the Swan Street site - another Council idea you seem to think that to relocate the SBPA in the middle of a residential area is O.K.

Perhaps you should consider the tenants in the area a little more, together with the extra traffic hazard for the three schools in the area. Also, are you prepared to keep an eye on the vermin &c which will thrive on the rotting vegetables &c.

Why don't you think again and consider the people who as a Council you are supposed to represent

Yours faithfully
A T Lound

REF:
H16/105/93.

78 MEDLOCK CRESCENT
SPALDING
LINCS
PE11 2NF

OBJECTION

Dear SIR.

In reference to the planning application for the Bulb and produce hall moving to Low road. As our property backs onto this site I feel the noise and light would definitely interfer with our privacy.

Although I am not against progress in Spalding because this is a good thing especially if it creates jobs for the town.

Have the council given any thought to triple glazing our properties and blanking out existing windows

overlooking our houses which are only a matter of yards away. Also the amount of traffic, making travelling more difficult along Holmergate early morning and school leaving hours.

There are quite a few derelict sites around the town which could be used without so much interference to homes and people. one is the Home improver site down Stumps lane and land on warden Tree lane.

Sincerely.

D STOKES.

S.H.D.C. PLANNING DEPT.
RECEIVED
6 DEC 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES NO
by
Date
6/12

OBJECTION

H16/1057/93

Mrs L. A. SIMPSON
80 Medlock Cres
Spalding
Lincs
PE11 2NE

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 DEC 1993
ACP
File nos.
Acknowledge YES/NO
by SK
date 3/12

1st December 1993

Dear Sir,

I am writing to object to the planning application to change the use of the former Hortico buildings, Low Road Spalding, to the new site for the Bulb Auctions. My property directly backs onto the warehouses and i'm worried about the amount of noise that could occur from auctioneer's loudspeakers and the movement of stores and machinery etc. It could be from as early as 6 a.m

and go on as late as 8 p.m. are the council going to pay to have my house double glazed to combat this? As a single parent with two small children I wouldn't be able to afford it.
I'm also concerned about the councils plans for a site for the fun fair, does that automatically come with the auction halls or has a different site been found?

At the present time traffic along Queen's Road and Halmer Gate is very heavy, especially at School opening and school leaving times the extra volume of traffic would be very dangerous and it would only

be a matter of time before a serious accident occured. The new By-pass would take a small amount of traffic away from Halmer Gate but not all of it, and the small roundabout is just no use at the best of times let alone with extra, Vans cars and lories trying to use it as well.

I feel, as do a number of residents that the Bulb Auctions do not belong in the middle of a residential area and could be placed on the outskirts of Spalding.

Yours L.A. Simpson (MRS)

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 DEC 1993
Attention of
DPO NGM
DCO
DC ACP
Action by
Passed with
Signed
Nos.
Acknowledge YES/NO
PLANNING APPLICATION H16/1057/93
OBJECTION

58, Medlock Crescent
Spalding
PE11 2NF

2nd. Dec 1993

Sirs

Regarding the above planning application concerning Spalding Bulb and Produce. We find it inconceivable that anyone could even consider putting auction and exhibition halls in a residential area, in the past we have had the noise of drying sheds to contend with, but this is beyond a joke the noise would then be intolerable, also with the yard at the bottom of our garden how on earth would we be able to sell our property should the need arise. We object most strongly to this planning application

Mr & Mrs Pepper

Yours faithfully
W. J. Pull

OBJECT

SPALDING AREA OFFICE
RECEIVED
29 NOV 1993 JS

(0775) 767642

11 LOWFIELDS AVENUE
SPALDING
LINCOLNSHIRE
PE12 6EE

25-11-93

Dear Sir,

SF 29/11

Re Proposed Planning Application
Spalding Bulb and Produce Auction
H 16/1054/93.

I have seen the plans today and conversed with one of your Officers; as a result of which I wish to bring to your notice my concern and my neighbours of the noise levels which may occur.

My property adjoins the proposed site and I have lived here from the time the estate was built.

Building 6 on the Plan which is to be used for Warehouse purposes and Horticultural Sales was the

built by Hatico Group and a condition placed on the building and agreed by them that "No Bulk Loading Equipment or the like is to be installed therein, and this is to apply to any type of machinery whatsoever, where noise is created so as to be a nuisance and discomfort to our private habitation." We were told at the time that the Planning Bye Laws on noise covered this in any case.

The County Planning Office at that time MR R.N. Whiston drafted a set of conditions covering the points raised by the inhabitants of Low Fields Avenue and these were recommended to his Committee

I have retained the relevant correspondence

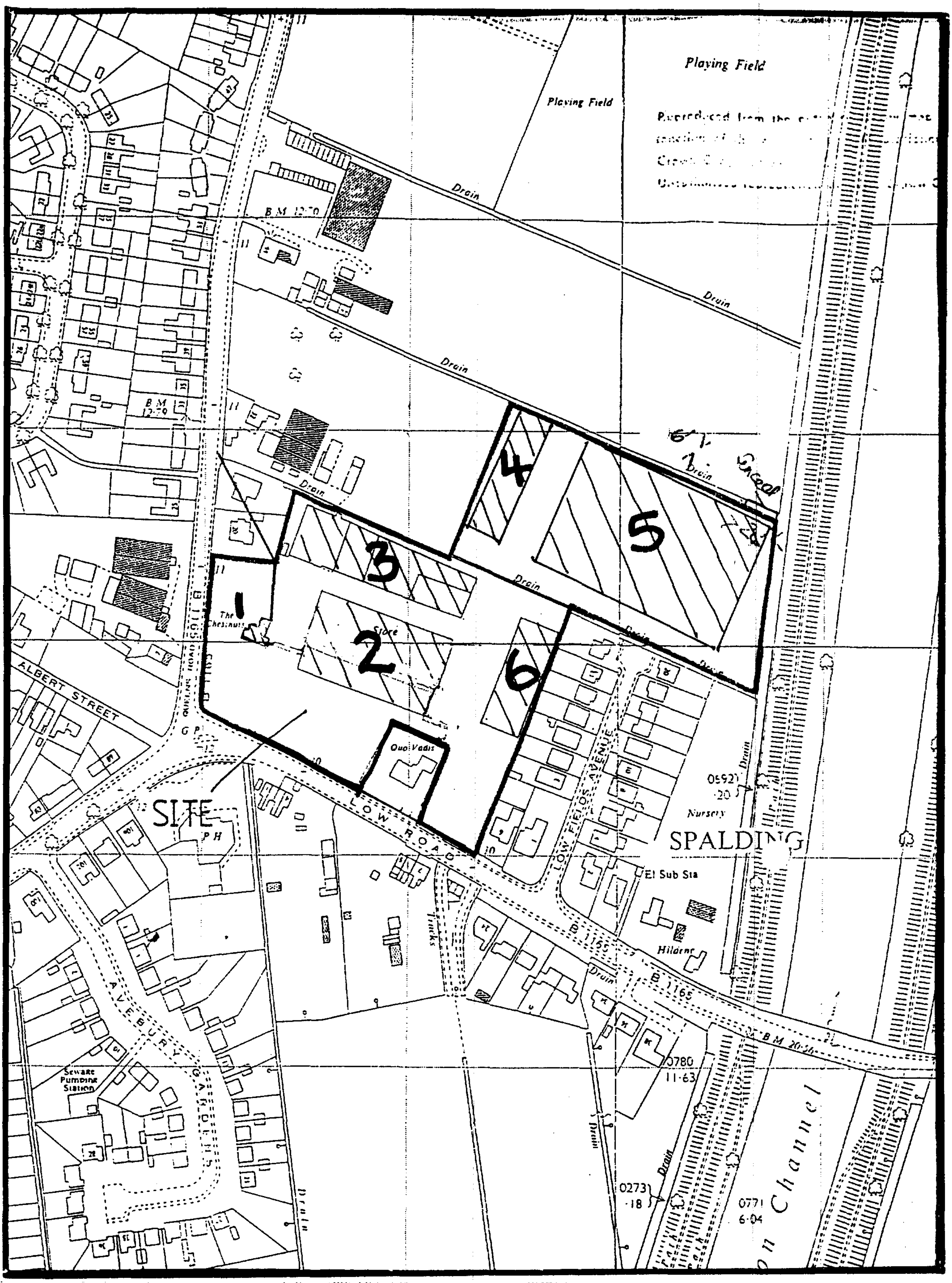
The Reference at that time was

Storage Building Hartico Group-SU 118/40

I trust you will see that due regard is paid to these conditions before permission is given.

Yours Sincerely

J. G. Nottingham

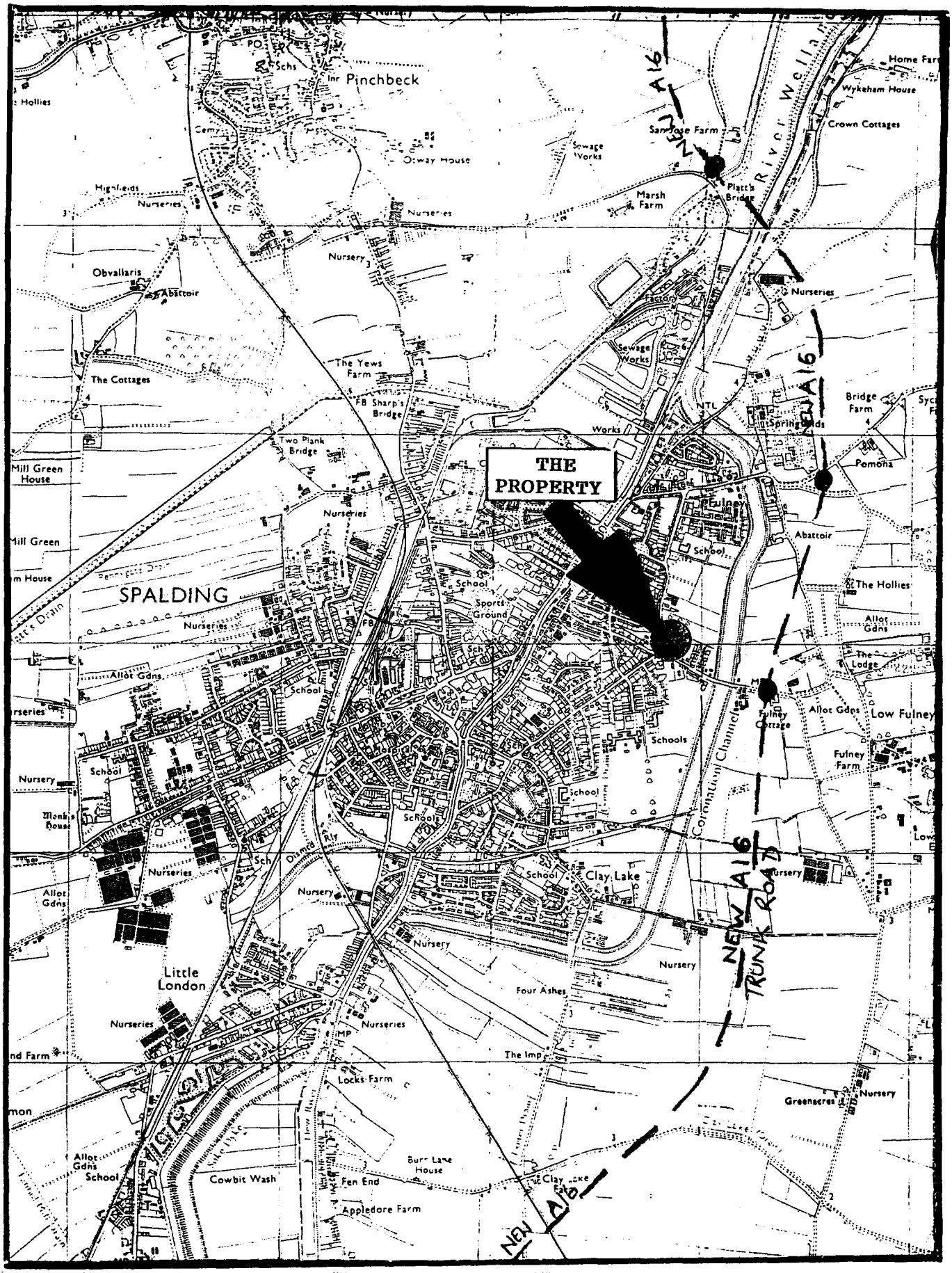


Knight Frank & Rutley

10 Park Place, Leeds LS1 2RU
Tel: 0532 461533 Fax: 0532 446654

Scale: 1 : 1250

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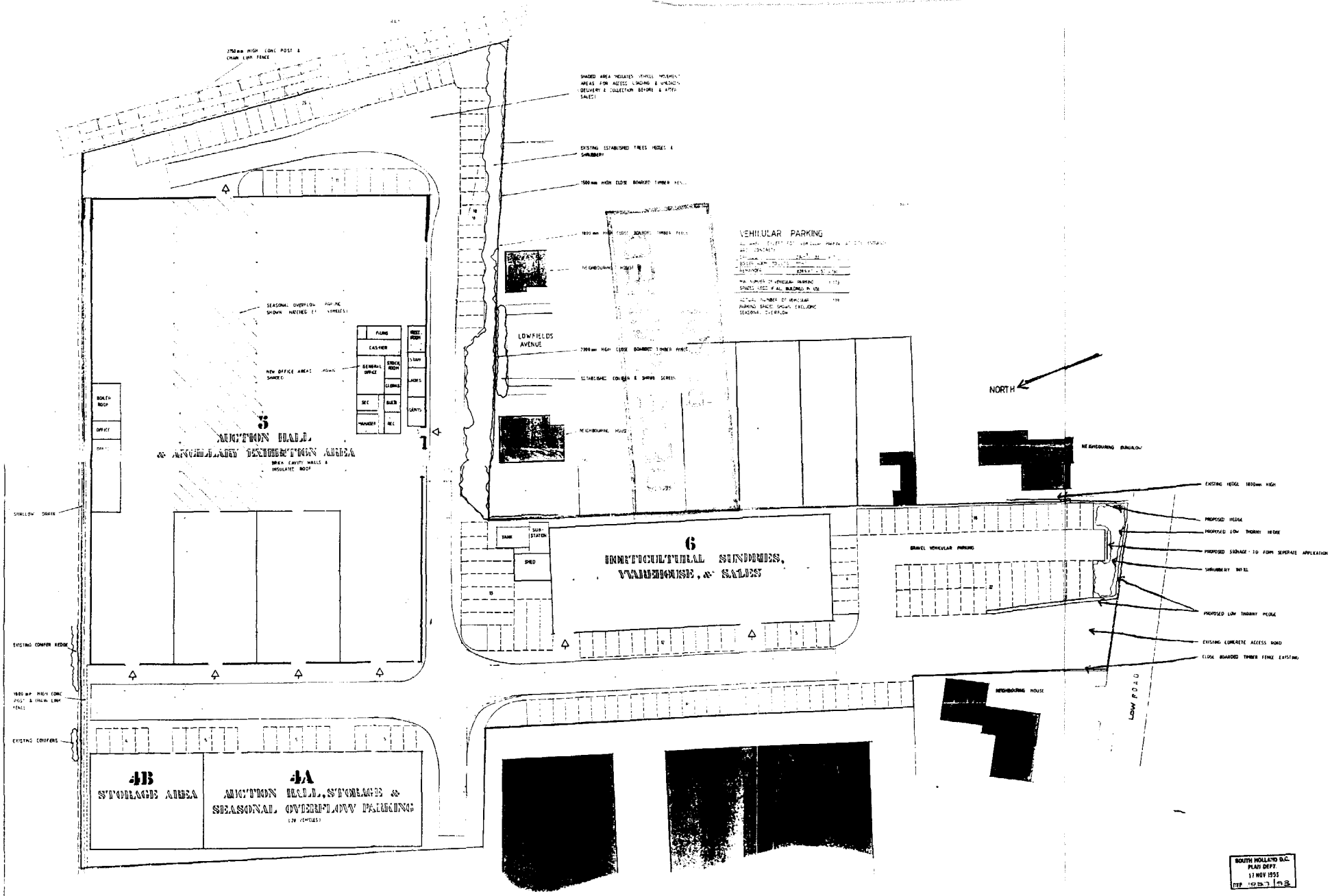


Knight Frank & Rutley

10 Park Place, Leeds LS1 2RU
Tel: 0532 461533 Fax: 0532 446654

Scale: 1 :

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SITE PLAN SCALE 1:

SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
REF 1993/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES

revision	date	init	remarks
A	12.11.93	RB	BOUNDARY AMENDED

PODDINGTONS
Architectural Design Consultants

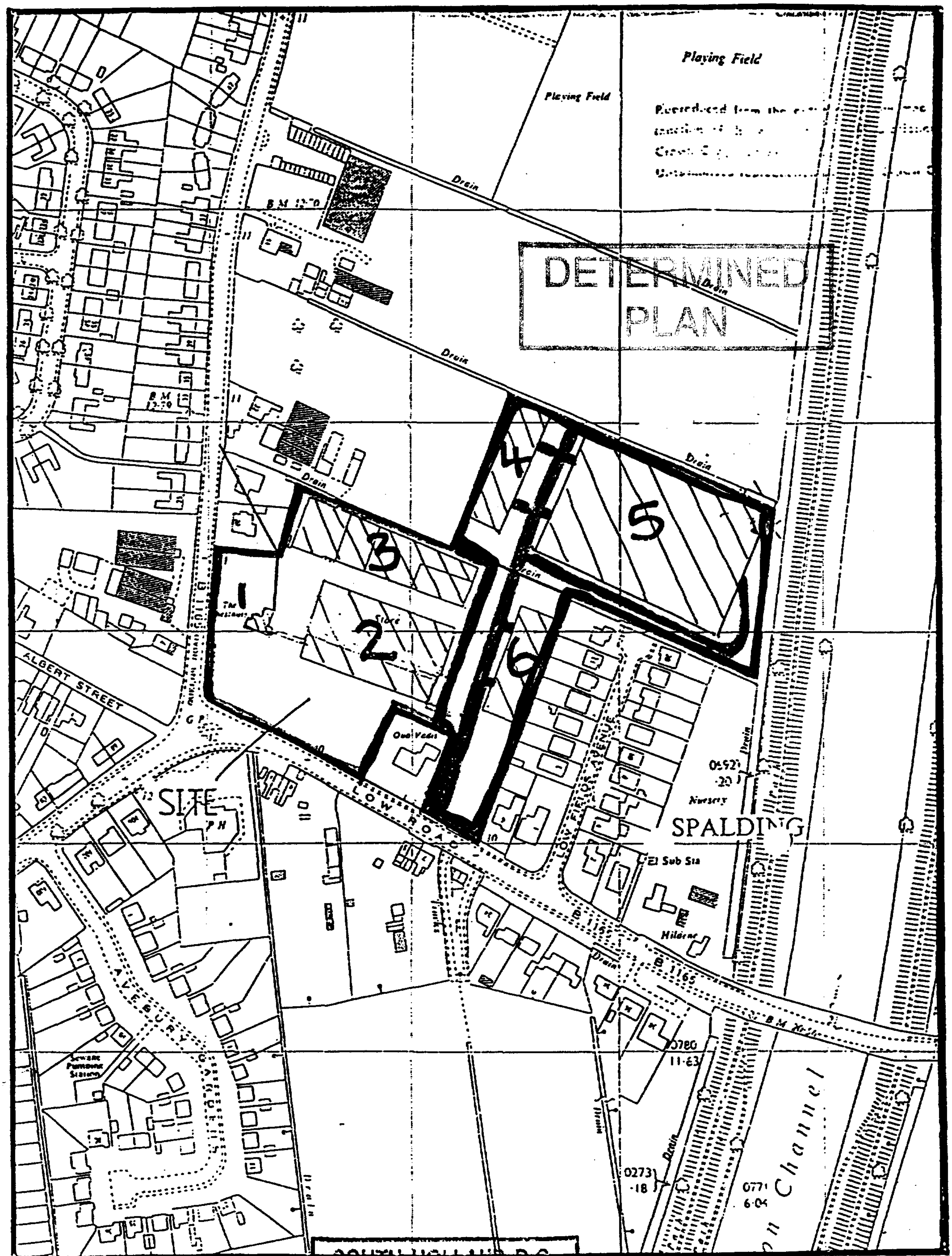
project
SPALDING BULB & PRODUCE AUCTION PROPERTY AT LOW ROAD, SPALDING.

drawing
SITE AS PROPOSED

scale	drawing no
1:250	RMB 93/44 A
NOV 93	

1.

Copy given to Councillor E. Davis 26/11/93



SOUTH HOLLAND D.C.
PLAN DEPT.
05 NOV 1993
REF 1057/93

NEIGHBOURING BUNGALOW

EXISTING HEDGE

15m Radii

PROPOSED HEDG

PROPOSED LOW

PROPOSED SIGN

SHRUBBERY IN

PROPOSED LOW

VISIBILITY SPLAY

EXISTING CONCR

CLOSE BOARDED

SUNDRIES, SALES

18

GRAVEL VEHICULAR PARKING

6

22

7.3m

5

PARKING

15m Radii

NEIGHBOURING HOUSE

LOW ROAD

DRAWING Nº:-
H16/1057/93/1
Dated 29/11/93

NEIGHBOURING BUNGALOW

EXISTING HEDGE

15m Radii

PROPOSED HEDG

PROPOSED LOW

PROPOSED SIGN

SHRUBBERY IN

PROPOSED LOW

EXISTING CONCR

CLOSE BOARDED

SUNDRIES,
SALES

GRAVEL VEHICULAR PARKING

18

22

6

5

7·3m

VISIBILITY
CLAY

PARKING

13m
Radii

NEIGHBOURING HOUSE

LOW ROAD

DRAWING Nº:-
H16/1057/93/1
Dated 29/11/93



GRAIN

2750 mm HIGH CONC POST & CHAIN LINK FENCE

SHADED AREA INDICATES VEHICLE MOVEMENT AREAS FOR ACCESS LOADING & UNLOADING (DELIVERY & COLLECTION BEFORE & AFTER SALES)

EXISTING ESTABLISHED TREES, HEDGES & SHRUBBERY

1500 mm HIGH CLOSE BOARDED TIMBER FENCE

1800 mm HIGH CLOSE BOARDED TIMBER FENCE

NEIGHBOURING HOUSE

SEASONAL OVERFLOW PARKING SHOWN MARKED (* VEHICLES)

NEW OFFICE AREAS SHOWN SHADED

FILING
CASHIER
GENERAL OFFICE
STOCK ROOM
CLERKS
SEC
BULB
MANAGER
REC
REST. ROOM
STAFF
LADIES
GENTS

BOILER ROOM
OFFICE

5
AUCTION HALL & ANCILLARY EXHIBITION AREA
BRICK CAVITY WALLS & INSULATED ROOF

SHALLOW DRAIN

EXISTING CONIFER HEDGE

1800 mm HIGH CONC POST & CHAIN LINK FENCE

EXISTING CONIFERS

4B
STORAGE AREA

4A
AUCTION HALL, STORAGE & SEASONAL OVERFLOW PARKING
(28 VEHICLES)

LOWFIELDS AVENUE

2300 mm HIGH CLOSE BOARDED TIMBER FENCE

ESTABLISHED CONIFER & SHRUB SCREEN

NEIGHBOURING HOUSE

TANK
SUB-STATION
SHED

6
HORTICULTURAL SUNDRIES, WAREHOUSE, & SALES

GRAVEL VEHICULAR PARKING

NEIGHBOURING BUNGALOW

EXISTING HEDGE 1800mm HIGH

PROPOSED HEDGE

PROPOSED LOW THORNY HEDGE

PROPOSED SIGNAGE TO FORM SEPERATE APPLICATION

SHRUBBERY INFILL

PROPOSED LOW THORNY HEDGE

EXISTING CONCRETE ACCESS ROAD

CLOSE BOARDED TIMBER FENCE EXISTING

NEIGHBOURING HOUSE

LOW ROAD

NORTH

EXTERNAL LIGHTING

CAR PARK LIGHTING DURING HOURS OF OPERATION.
SECURITY LIGHTING TO BE AUTOMATICALLY OPERATED BY INFRA RED SENSORS.
LOADING AREAS TO BE FLOODLIT AS APPLICABLE DURING HOURS OF OPERATION.

FLOOR AREAS

4A	AUCTION HALL, STORAGE & SEASONAL OVERFLOW PARKING		765 m²
4B	STORAGE AREA		39m²
5	AUCTION HALL & ANCILLARY EXHIBITION AREA	OFFICES	274 m²
		BOILER ROOM & TOILETS	111 m²
		REMAINDER	6011 m²
6	HORTICULTURAL SUNDRIES, WAREHOUSE, & SALES		1117 m²
		TOTAL	8624 m²

VEHICULAR PARKING

ALL AREAS EXCEPT FOR VEHICULAR PARKING AT SITE ENTRANCE ARE CONCRETE.

OFFICES	274m² @ 1 : *
BOILER ROOM TOILETS	111m²
REMAINDER	8284 m² ÷ 50 @ 1:100
MIN NUMBER OF VEHICULAR PARKING SPACES REQD IF ALL BUILDINGS IN USE	= 173
ACTUAL NUMBER OF VEHICULAR PARKING SPACES SHOWN EXCLUDING SEASONAL OVERFLOW	170

SITE PLAN SCALE 1:

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init	revision details
A	26.10.93	PP	NORTH ARROW
B	29.11.93	PP	AREAS, TITLE & SCALE BAR AS REQUESTED

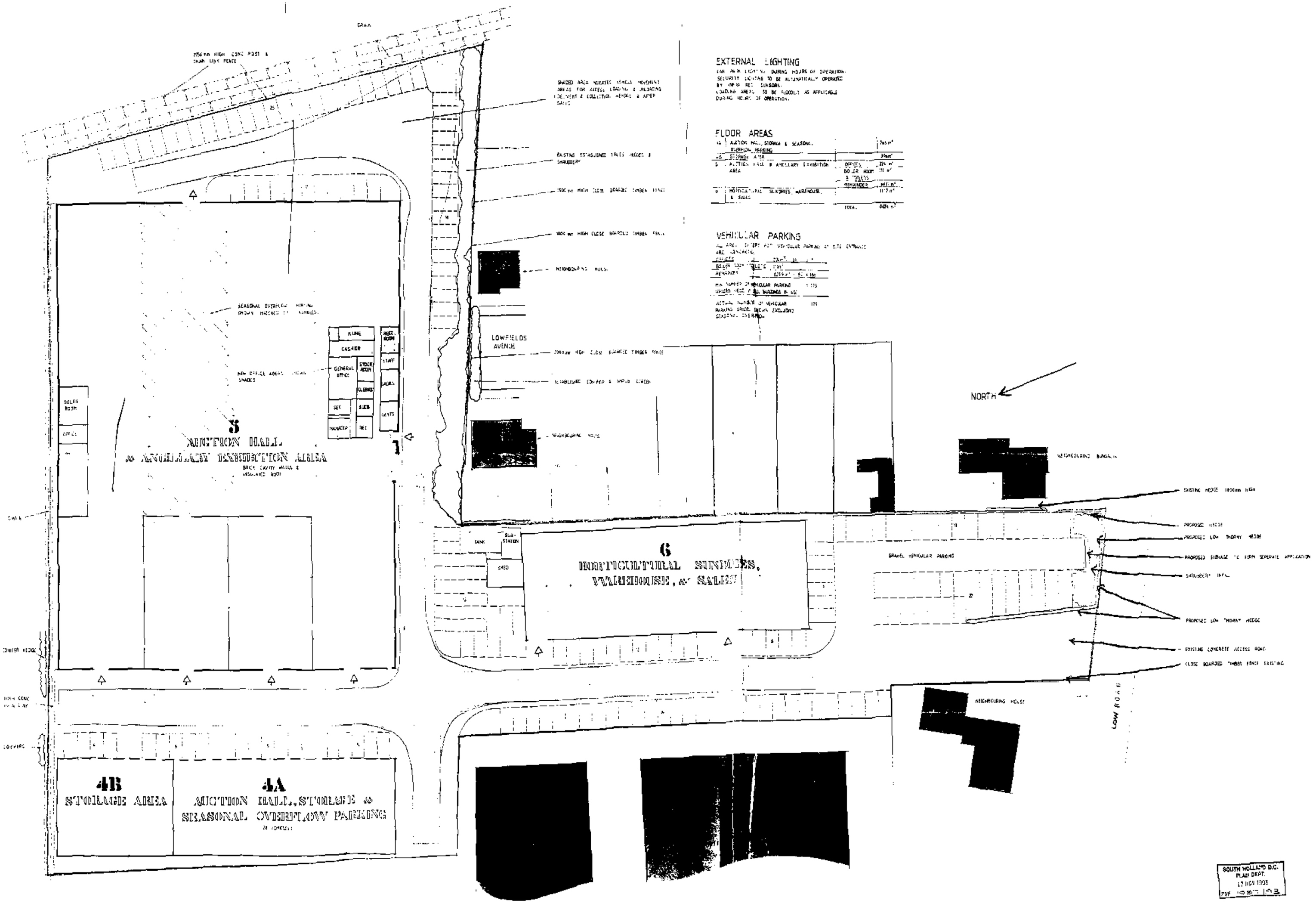
SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
REF 0937/93

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel. 01775 761836 & 768296 Fax. 01775 710218

project
SPALDING BULB & PRODUCE AUCTION, PROPERTY AT LOW ROAD, SPALDING.

drawing
SITE AS PROPOSED

scale	drawing no
1:250	RHB-25



EXTERNAL LIGHTING

CAR PARK LIGHTING DURING HOURS OF OPERATION.
SECURITY LIGHTING TO BE AUTOMATICALLY OPERATED BY INFRA RED SENSORS.
LOADING AREAS TO BE FLOODLIT AS APPLICABLE DURING HOURS OF OPERATION.

FLOOR AREAS

4A	AUCTION HALL, STORAGE & SEASONAL OVERFLOW PARKING		760 m²
4B	STORAGE AREA		34m²
5	AUCTION HALL & ANCILLARY EXHIBITION AREA	OFFICES, BOILER ROOM & TOILETS REMAINDER	224 m² 110 m² 1417 m²
6	HORTICULTURAL SUNDRIES, WAREHOUSE & SALES	TOTAL	1117 m² 4624 m²

VEHICULAR PARKING

AREA SHOWN FOR VEHICULAR PARKING AT SITE ENTRANCE ARE JUNCTION

OFFICES 224m² ÷ 30 = 7
BOILER ROOM & TOILETS 110m²
REMAINDER 4259 m² ÷ 60 x 100

MAXIMUM NUMBER OF VEHICULAR PARKING SPACES REQUIRED FOR ALL BUILDINGS IN USE 175

ACTUAL NUMBER OF VEHICULAR PARKING SPACES SHOWN EXCLUDING SEASONAL OVERFLOW 175

SITE PLAN SCALE 1:

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init	revision details
A	26.06.89	MP	LOCATION OF ACCESS & LOADING AREAS
B	26.07.89	MP	LOCATION OF ACCESS & LOADING AREAS

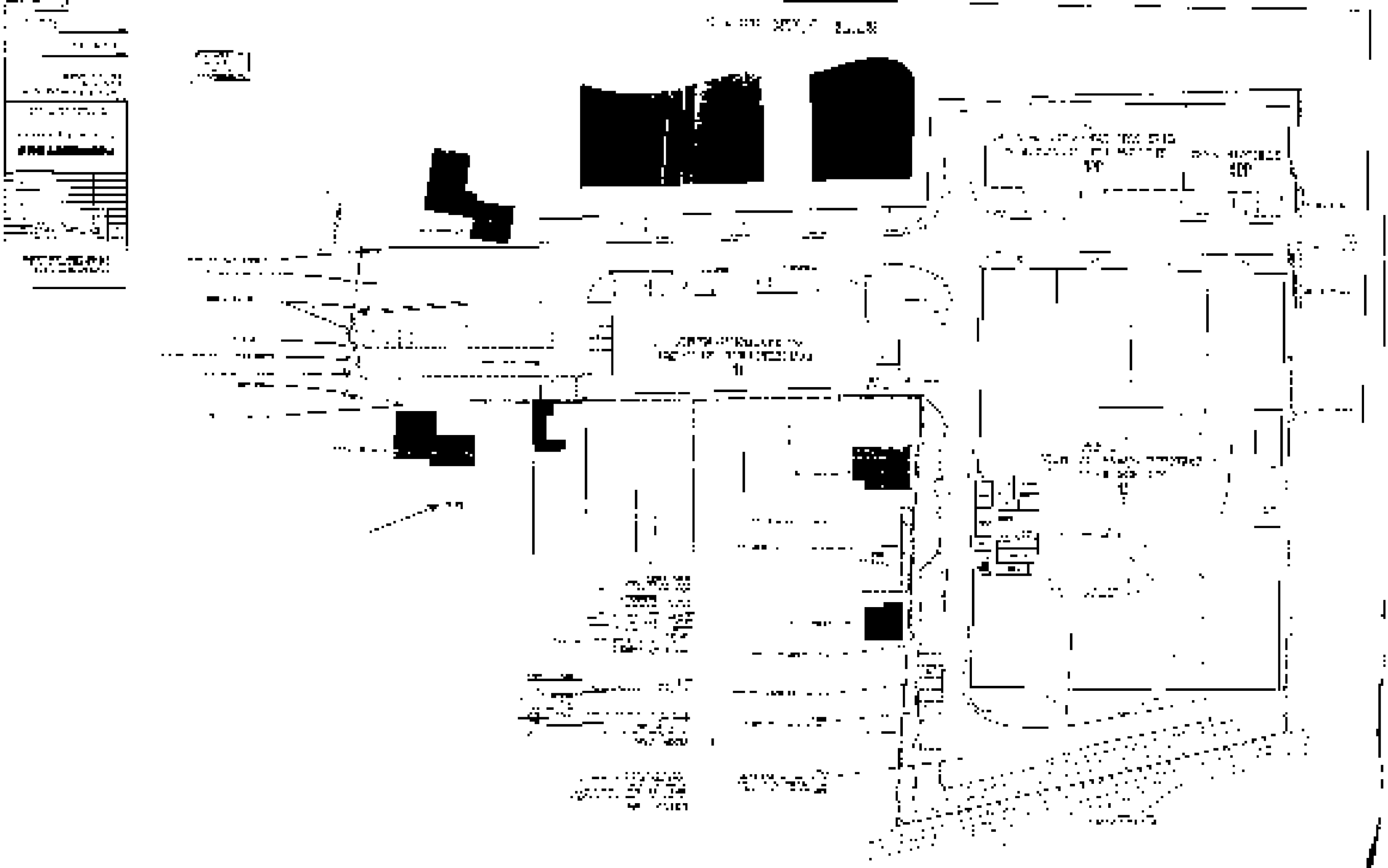
PODDINGTONS
Architectural Design Consultants
45 Double Street, Spalding, Lincs. PE11 1AA
Tel: (0775) 765304 & 724206 Fax: (0775) 711219

project
SPALDING BULB & PRODUCE AUCTION, PROPERTY AT LOW ROAD, SPALDING.

drawing
SITE AS PROPOSED

ref 1150 | drawing no 89-2544-A

SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1989
REF H89/1153



EXTERNAL LIGHTING

CAR PARK LIGHTING DURING HOURS OF OPERATION.
SECURITY LIGHTING TO BE AUTOMATICALLY OPERATED BY INFRA RED SENSORS.
LOADING AREAS TO BE FLOODLIT AS APPLICABLE DURING HOURS OF OPERATION.

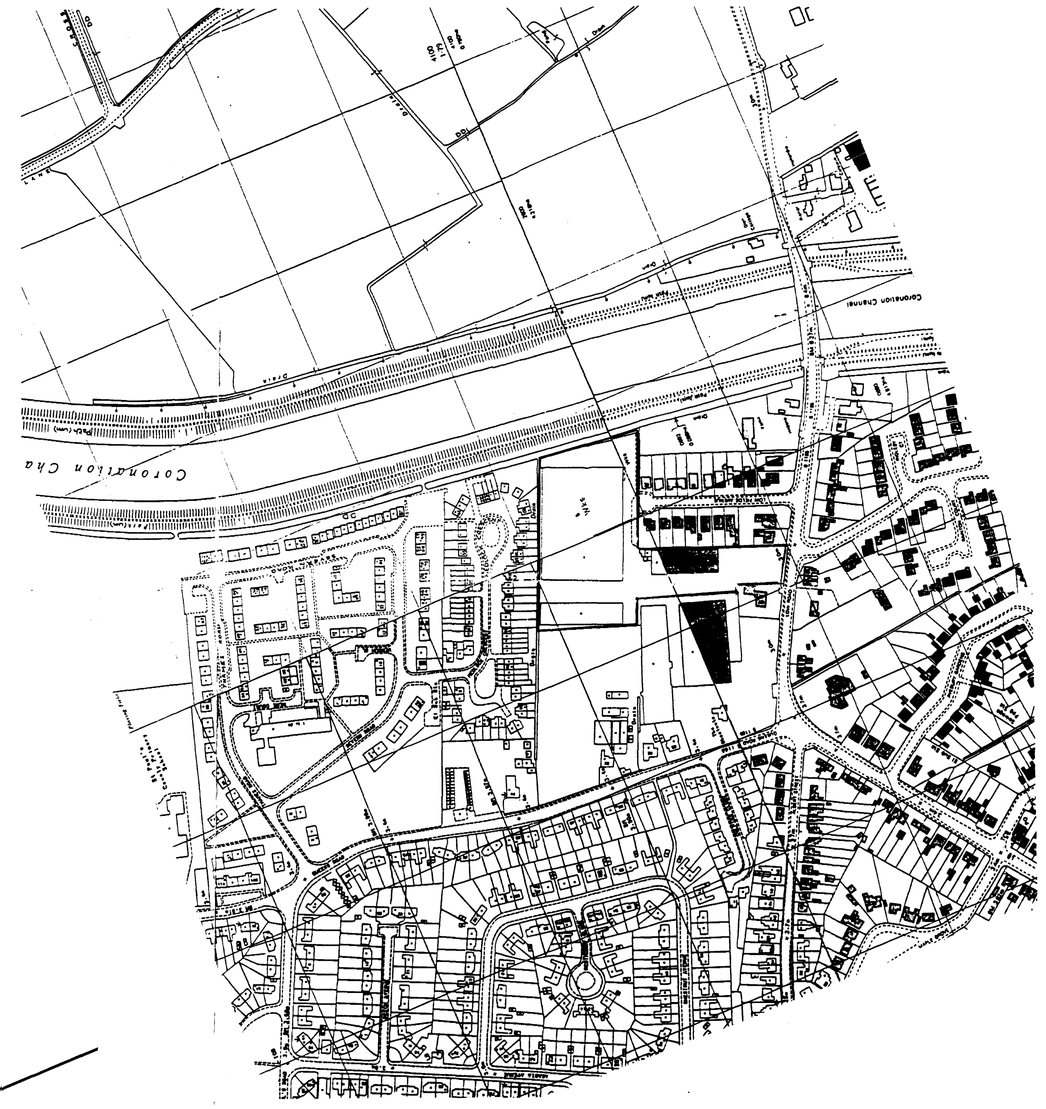
FLOOR AREAS

4A	AUCTION HALL, STORAGE & SEASONAL OVERFLOW PARKING		765 m²
4B	STORAGE AREA		396m²
5	AUCTION HALL & ANCILLARY EXHIBITION AREA	OFFICES	224 m²
		BOILER ROOM & TOILETS	111 m²
		REMAINDER	6011 m²
6	HORTICULTURAL SUNDRIES, WAREHOUSE, & SALES		1117 m²
		TOTAL	8624 m²

VEHICULAR PARKING

ALL AREAS EXCEPT FOR VEHICULAR PARKING AT SITE ENTRANCE ARE CONCRETE

OFFICES	22m² ÷ 33	= 7
BOILER ROOM / TOILETS	111m²	
REMAINDER	8289 m² ÷ 50	= 166
MIN NUMBER OF VEHICULAR PARKING SPACES REQD IF ALL BUILDINGS IN USE		= 173
ACTUAL NUMBER OF VEHICULAR PARKING SPACES SHOWN EXCLUDING SEASONAL OVERFLOW		179



LOCATION PLAN SCALE 1-2500

SITE PLAN SCALE 1-250

SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
REF ...1957/93

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	24.11.93	AM	ADDED WORKING WEEKEND
B	29.11.93	AM	ADDED OFFICE IN FRONT AREA
			AS TO SEE 1 YEAR NEEDED

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

project: SPALDING BULB & PRODUCE AUCTION, PROPERTY AT LOW ROAD, SPALDING.

drawing: SITE AS PROPOSED

scale	drawing no.
1-250	RMB-2544-4
NOV 93	A B
	checked

EXTERNAL LIGHTING

CAR PARK LIGHTING DURING HOURS OF OPERATION.
SECURITY LIGHTING TO BE AUTOMATICALLY OPERATED BY INFRA RED SENSORS.
LOADING AREAS TO BE FLOODLIT AS APPLICABLE DURING HOURS OF OPERATION.

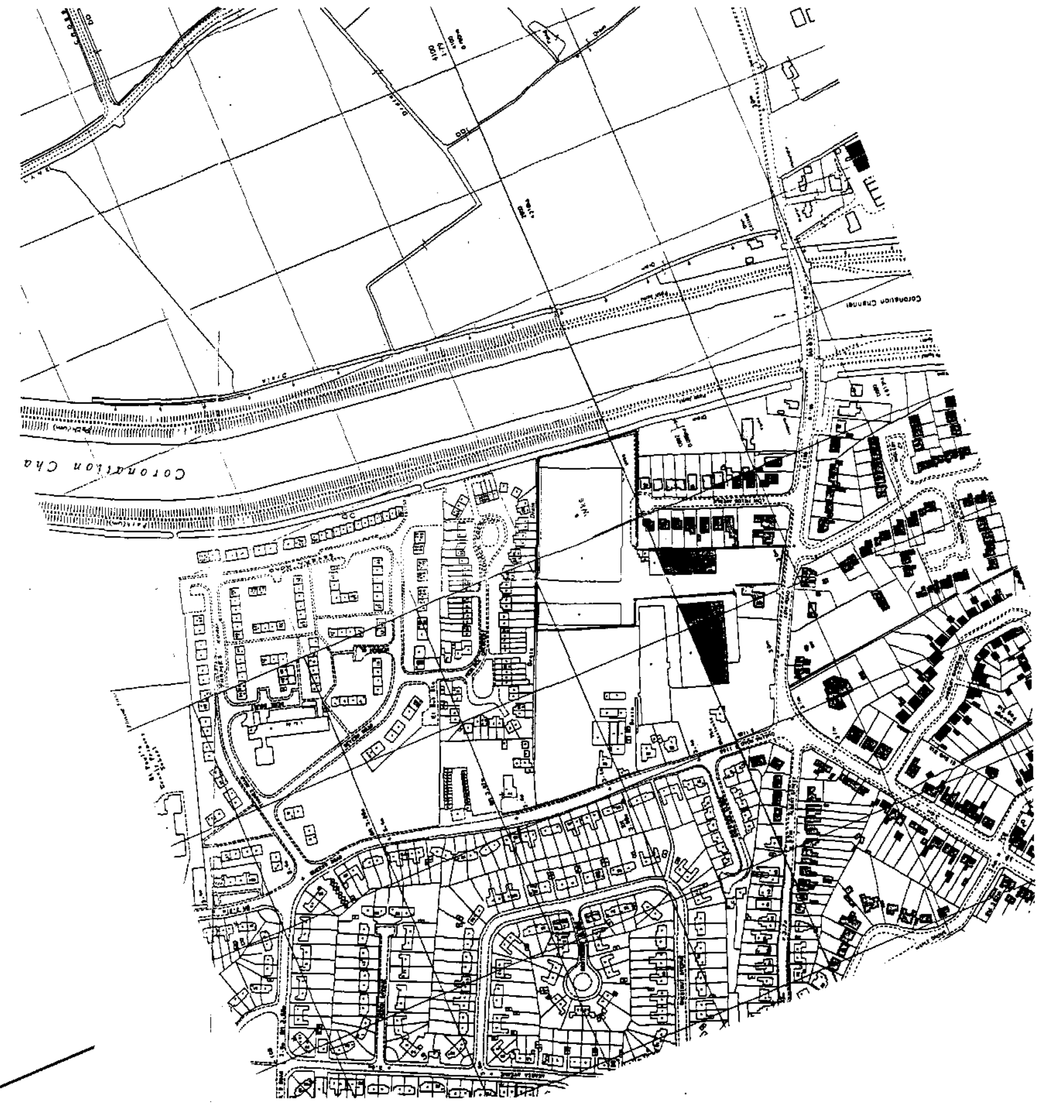
FLOOR AREAS

4A	AUCTION HALL, STORAGE & SEASONAL OVERFLOW PARKING			765 m²
4B	STORAGE AREA			396m²
5	AUCTION HALL & ANCILLARY EXHIBITION AREA	OFFICES	224 m²	
		BOILER ROOM & TOILETS	111 m²	
		REMAINDER	6011 m²	
6	HORTICULTURAL SUNDRIES, WAREHOUSE, & SALES			1117 m²
		TOTAL		8624 m²

VEHICULAR PARKING

ALL AREAS EXCEPT FOR VEHICULAR PARKING AT SITE ENTRANCE ARE CONCRETE

OFFICES	74m² : 33	= 7
BOILER ROOM / TOILETS	111m²	
REMAINDER	6289 m² ÷ 50	= 166
MIN NUMBER OF VEHICULAR PARKING SPACES REQD IF ALL BUILDINGS IN USE		= 173
ACTUAL NUMBER OF VEHICULAR PARKING SPACES SHOWN EXCLUDING SEASONAL OVERFLOW		179



LOCATION PLAN SCALE 1-25000

SITE PLAN SCALE 1-250

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	26.10.93	AJT	INTERNAL ALTERATIONS
B	29.11.93	AJT	INTERNAL ALTERATIONS TO FORM 2 NEW UNITS AND EXTERNAL ALTERATIONS TO NO. 1 AND ADDITION

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761650 & 768296. Fax: 0775 710216

project
SPALDING BULB & PRODUCE AUCTION, PROPERTY AT LOW ROAD, SPALDING.

drawing
SITE AS PROPOSED

scale	drawing no.
1-250	RMB-2544-4
NOV 93	A

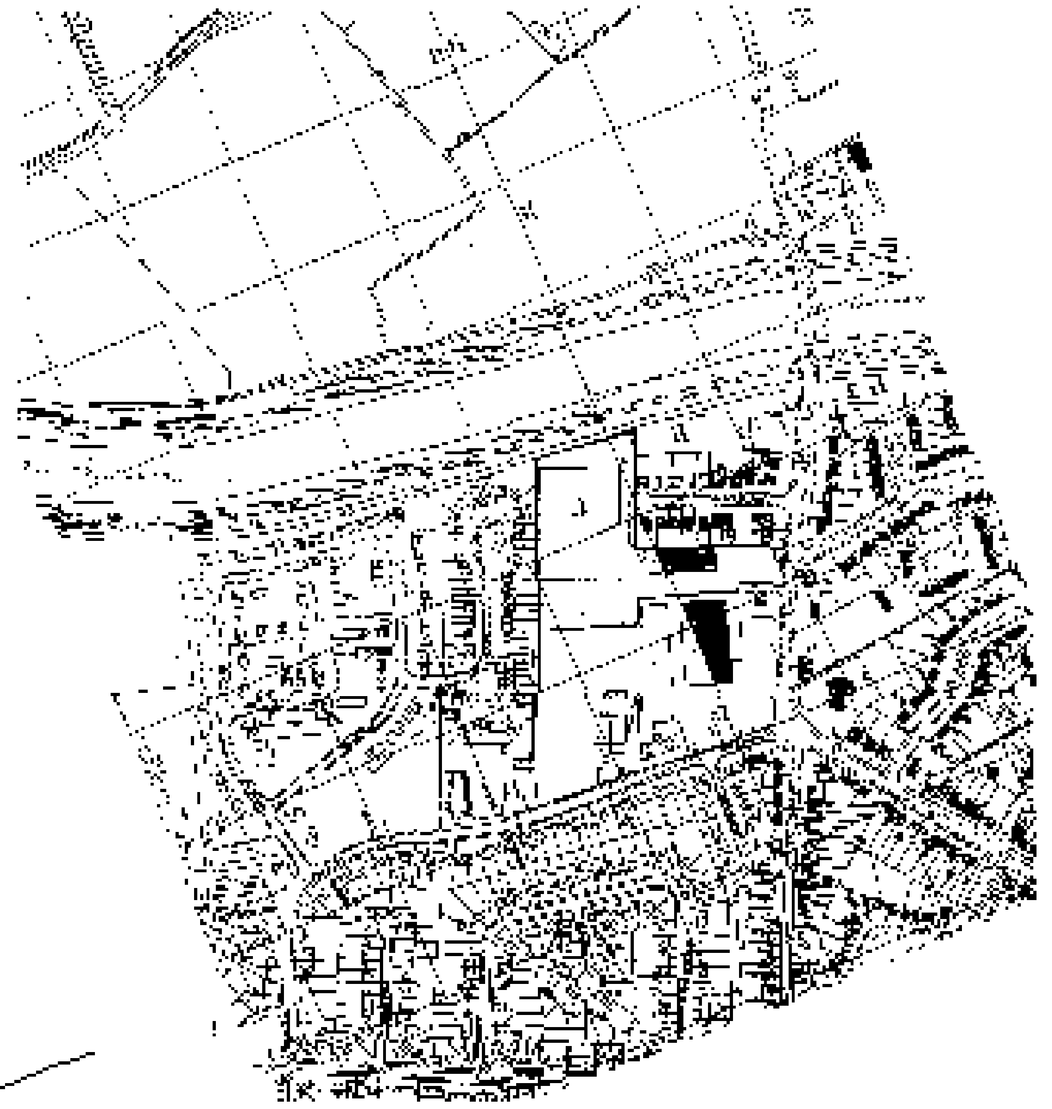
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SOUTH HOLLAND D.C.
PLAN DEPT.
17 NOV 1993
REF H/0571/93

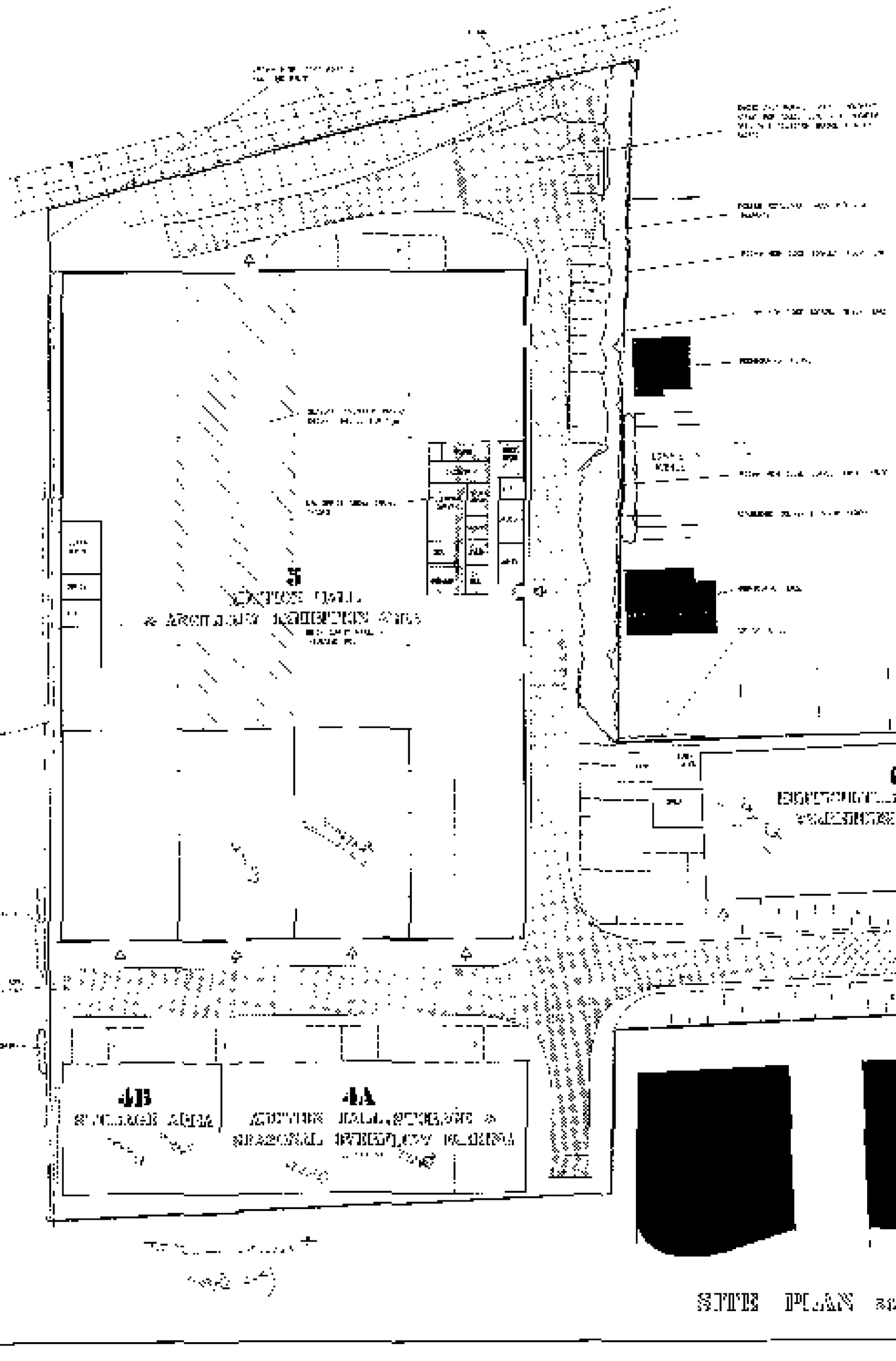
EXTERNAL LIGHTING

FLOOR AREAS

VEHICULAR PARKING



LOCATION PLAN SCALE 1:2500



SITE PLAN SCALE 1:500