APPLICATION NO. : H16/1238/91

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1238/91 Received:17-MAY-91 Type:OUTLINE

Name: George Adams & Sons Ltd
Meat Plant
Fulney Lane
Spalding
Lincs

Agent: Peter Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton NN7 3AQ

Description: Retail cutting plant for meat produced by existing meat plant (Registered as H16/0447/91)
Location : Meat Plant Fulney Lane
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 no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

3 The scheme of landscaping shown on submitted drawing No 71/02 Rev A received 11 December 1991 (with the exception of the planting on the banks of the Coronation Channel) shall be carried out in its entirety within a period of two years beginning with the date on which the use hereby permitted is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

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)

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

4 Before the use is commenced space shall be provided within the site as shown on the submitted plan (drawing no 2073/2 dated April 1991) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Fulney Lane.

5 The area(s) shown on the amended plan (drawing No 2073/6 received by the Local Planning Authority on 19 July 1991) 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.

6 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the submitted drawing no. 2073/2 shall be cleared of all obstructions exceeding 0.5 metres in height, and so maintained therafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 Noise emitted from fixed plant and machinery shall not exceed a level equivalent to noise rating curve 35 measured on the boundaries of the site.

Reason: In the interests of safeguarding the amenities of the locality from noise.

8 All on-site stationary refrigerated transporter units shall only be generated by means of mains electric power.

Reason: In the interests of safeguarding the amenities of the locality from noise.

9 Before commencement of any extension works to the factory, details of any proposed increase in trade effluent discharge to the sewerage system shall be submitted to and approved by the Local Planning Authority.

Reason: To prevent overloading and pollution to the sewerage system.

Notes to Applicant:

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

SOUTH HOLLAND DISTRICT COUNCIL

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
21-SEP-92 H16/1238/91

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No H16 0447/91

Date Registered 17 MAY 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

George Adams & Sons Ltd
Meat Plant
Fulney Lane
Spalding

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Peter Haddon & Partners
The Old Rectory Rectory Lane
Milton Malsor Northampton NN7 3AQ

Tel. No. 0604 858916
(Personal contact name) W.E.Peplow

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Meat Plant, Fulney Lane, Spalding

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Retail cutting plant for meat produced by existing meat plant

Please complete

Signed ..... for Peter Haddon & Partners

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

Date 13 May 1991

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [✓]

Please state Site Area 3.7 (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

Existing Meat Plant

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

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

or

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

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

Existing

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

To existing dyke system

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

---

C. Please state whether a land drain will be affected

None known

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	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):

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

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

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

Proposed total gross floorspace 12122 sq. m. Previous total gross floorspace 6259 sq. m.

This new total includes the following net floorspace:

Retail sq. m. Office sq. m. Industrial 5863 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?	3	60–80	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
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	Cutting and Partioning, Palletizing, Chilling Freezing Packing and Desatch of Meat.		
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			
Is the proposal related to an existing use on or near the site?	State Yes or No: Yes		
If so, please explain the relationship	This provides accomdation for further meat processing.		
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: No		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
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)	Existing parking areas retained, car parking will be accommodated on site allocated opposite this development.		
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)	Existing plus 6.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	To be treated in the existing effluent plant then to public sewer.		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: No		
What provision is being made for access to the premises for the disabled?	Existing		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, 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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed for Peter Haddon & Partners (Applicant/Agent) Date 13 May 1991

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

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed for Peter Haddon & Partners Applicant/Agent) Date 13 May 1991

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: 10/6
date: DZ

Residents notified on site visit: NO.

Case Officer Conclusions (issues) Major extension to existing facility over paddock - Major impact - especially upon completion of By-Pass - should be advertised. - traffic generation?

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals -

Confirmed by Case Officer:

Departure from policy	Yes		No ....
Ward member request	Yes		No ....
Recommend approval against material objection	Yes	Any objection received? No If yes, is any obj. material? Yes No [Reason:	No ....
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ....
	[Reason:		ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission)	Yes ....
	ANY ONE OF ABOVE	Other info. viz: Signed	

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1238/91 Received:17-MAY-91 Type:OUTLINE

Name: George Adams & Sons Ltd
Meat Plant
Fulney Lane
Spalding
Lincs

Agent: Peter Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton NN7 3AQ

Description: Retail cutting plant for meat produced by existing meat plant (Registered as H16/0447/91)
Location : Meat Plant Fulney Lane
Spalding Lincs

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

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 no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

3 The scheme of landscaping shown on submitted drawing No 71/02 Rev A received 11 December 1991 (with the exception of the planting on the banks of the Coronation Channel) shall be carried out in its entirety within a period of two years beginning with the date on which the use hereby permitted is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

4 Before the use is commenced space shall be provided within the site as shown on the submitted plan (drawing no 2073/2 dated April 1991) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Fulney Lane.

5 The area(s) shown on the amended plan (drawing No 2073/6 received by the Local Planning Authority on 19 July 1991) ~~accompanying the application~~ 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.

6 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the ~~attached plan~~ submitted (drawing no. 2073/2) shall be cleared of all obstructions exceeding 0.5 metres in height, and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 Noise emitted from fixed plant and machinery shall not exceed a level equivalent to noise rating curve 35 measured on the boundaries of the site.

Reason: In the interests of safeguarding the amenities of the locality from noise.

8 All on-site stationary refrigerated transporter units shall only be generated by means of mains electric power.

Reason: In the interests of safeguarding the amenities of the locality from noise.

9 Before commencement of any extension works to the factory, details of any proposed increase in trade effluent discharge to the sewerage system shall be submitted to and approved by the Local Planning Authority.

Reason: To prevent overloading and pollution to the sewerage system.

+ SN 12 Diaried.

17-SEP-92 H16/1238/91

Authorised to issue:

AD....[signature].....DC..[signature]....

2/9

APPLICATION REFERENCE: H16/0447/91 DATE RECEIVED: 17 May 1991

APPLICANT: George Adams & Sons
Meat Plant
Fulney Lane
Spalding
Lincolnshire

AGENT: P Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton

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

TYPE: Outline

DESCRIPTION: Retail cutting plant for meat produced by existing meat plant

LOCATION: Meat Plant, Fulney Lane, Spalding, Lincolnshire

APPLICATION REFERENCE: H16/0448/91 DATE RECEIVED: 17 May 1991

APPLICANT: George Adams & Sons
Meat Plant
Fulney Lane
Spalding
Lincolnshire

AGENT: P Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton

TYPE: Full

DESCRIPTION: Phase One for retail cutting plant for meat produced by existing plant

LOCATION: Meat Plant, Fulney Lane, Spalding, Lincolnshire

County Highways: Request conditions.

Department of Transport: No objections - but note: allowing for the accuracy of the plans the relative location of the highway boundary is correct and there seems to be enough space for the access road and landscaping.

Anglian Water: No objections in principle - but details need to be submitted to Water Authority regarding any proposed increase in trade effluent discharge and approved prior to commencement of work.

National Rivers Authority: Surface water discharge to the soke dyke - this is restricted immediately downstream and capacity does not exist to receive increased run-off.

If your Council are minded to grant approval for the proposal then any such approval must be adequately conditioned such that full details of the means of surface water disposal, to include flow attenuation, are submitted and approved by the Local Authority, in consultation with the NRA and the South Holland Internal Drainage Board and that the approved works are completed before increased run-off is generated.

Environmental Services: Final comments awaited, but note that the plant room and loading bay noise sources are situated to the rear of the site and the applicant will need to consider their impact on neighbouring properties particularly if a 24 hour operation is envisaged. (Initial view is that developments will be acceptable subject to conditions).

Public Comments: Received from "Northgate", Fulney Lane - *summarised:*

- Hope no further development will be allowed on the Holbeach Road end.
- Concerned about increased traffic in front of house.

Information from Applicant: Summarised:

- Being pressed by major Supermarket chains for this new facility.
- Have considered locating on other sites but this is most suitable in terms of reduced journey times.
- An early start is required for the first phase of the building. (Covered by the full planning application).
- Details of refrigeration equipment to be provided in plant room yet to be finalised, but construction will be solid brick and block walls with insulated metal roof.
- Full landscaping details have been submitted in respect of Phase One.
- The anticipated total number of staff for both this and the site opposite is 550, therefore, a total of 409 car parking spaces will have or will be provided.

PLANNING ISSUES

1 Proposals are for an extension to the existing meat plant between Fulney Lane and the Coronation Channel.

2 The proposed route of the Spalding by-pass skirts across part of the site but the Department of Transport have advised that there are no objections and that the plans indicate with sufficient accuracy that there will be sufficient room for the access road and landscaping.

3 The proposals have been advertised but apart from one comment there have been no objections from local residents.

4 The main issues are whether this expansion is acceptable in terms of its impact on the immediate locality, in terms of appearance, traffic generation and possible noise pollution.

CONCLUSIONS

1 Application H16/0447/91 is in an outline for extensions to the existing meat plant to provide an extra 5,863 square metres of industrial floorspace to give a total gross floor space of 12,122 square metres. The plans submitted show the future extension being developed in 4 phases together with a new internal access road/loading areas etc and plant room.

2 Application H16/0448/91 is in respect of Phase One of the development and seeks to erect an initial 2,375 square metre of industrial floorspace. A fully detailed landscaping scheme has been submitted in relation to this phase and I have sought the advice of the Consultant Landscape Architect on those details.

3 The Phase One plans show loading/chilling/marshalling/ freezing/palleting and storage facilities, and the proposed plant room. The building will be built in materials to match the existing meat plant and have a maximum height of 10 metres. The applicants have indicated that the first phase of the extensions is urgently required.

4 At the present time consultations with the Environmental Services Department have yet to be finalised; the problems mentioned by the NRA need resolving, and the Consultant Landscape Architect views over the landscaping for Phase One are awaited. The applicant is aware of the Drainage and Water Authority requirements.

5 With a development of this nature and magnitude it is inevitable that there will be some adverse environmental consequences in terms of traffic generation and visual affect on the landscape. Nevertheless I am satisfied that subject to the resolution of the outstanding matters the proposals represent a logical and acceptable extension to the applicant's existing facilities.

RECOMMENDATION

That subject to the satisfactory resolution of outstanding consultations with the NRA, the Environmental Services Department and the Consultant Landscape Architect the Director of Planning and Building Control Services be authorised to grant permission for both applications subject to appropriate conditions.

ADDENDUM

1 The above report was considered at the Planning Committee Meeting on 14 August 1991. It was resolved that I be authorised to issue permission subject to the provision of an appropriate landscaping scheme in accordance with the Council's Consultant Landscape Architects recommendations and to conditions recommended by the Environmental Services Department. There was also a question of resolving outstanding problems with the NRA.

2 Part of the Consultant's suggestions for landscaping was for trees to be planted on the banks of the Coronation Channel to the rear. The applicants agreed to this and incorporated such planting in their final plans. Because the land was in the control of the N.R.A., however, it has been necessary to obtain their agreement to such planting. Initial discussions between the Council's Contracts Manager (Parks and Leisure) and the N.R.A. had been encouraging. (The Contracts Manager would have undertaken the planting as a joint venture with the developers).

3 The NRA has since had a change of heart however and have decided that such additional planting on the slope of the bank is unacceptable to them. In view of this there is no way of ensuring such planting could be carried out as part of any approved scheme.

4 The Consultant Landscape Architect is otherwise satisfied that the remainder of the landscaping scheme is acceptable. This comprises a wide belt of trees along the side boundary of the site. The Consultant has further advised verbally that although the absence of the proposed bankside planting is to be regretted, the alternative of providing planting at the base of the bank, within the application site, would offer little benefit.

5 Although the resolution was that I be authorised to grant permission, the matter has been reported back in order that the Committee may be aware of the outcome of negotiations. The applicant has advised that the drainage problems are capable of being overcome.

RECOMMENDATION

H16/0447/91 - Grant Permission.

ITL2

2 SC8 - (Details)...(excluding landscaping).

3 SC27 - (Implementation of Planting)...(amended)...the scheme of landscaping as shown on submitted drawing No 71/02 Rev A received 11 December 1991 (with the exception of the planting on the banks of the Coronation Channel) shall be...

4 F7 - (Loading, unloading and Parking) - (amended) ... Before the use is commenced space...(drawing no 2073/2 dated April 1991)...parking of commercial vehicles.

5 F4 - (Parking In Accordance With Plan) - (amended)... amended plan (drawing No 2073/6 received 19 July 1991)....

6 B15 - (Clearance of Obstructions At Access)...(drawing No 2073/2)...0.5 metres.

7 SCA Noise emitted from fixed plant and machinery shall not exceed a level equivalent to noise rating curve 35 measured on the boundaries of the site.

8 SCB All on-site stationary refrigerated transporter units shall only be generated by means of mains electric power.

9 SCC Before commencement of any extension works to the factory, details of any proposed increase in trade effluent discharge to the sewerage system shall be submitted and approved by the Local Planning Authority.

Reasons

1 Standard.
2 Standard.
3 F7.
4 F4.
5 B4.
6 In the interests of safeguarding the amenities of the locality from noise.
7 In the interests of safeguarding the amenities of the locality from noise.
8 To prevent overloading and pollution to the sewerage system.

H16/0448/91 - Grant permission

1 SC27 - (Implementation of Planting) - (amended)...the scheme of landscaping as shown on submitted drawing No 71/02 Rev A received 11 December 1991 (with the exception of the planting on the banks of the Coronation Channel) shall be...

2 F7 - (Loading, Unloading and Parking) - (amended)... Before the use is commenced space...(drawing No 2073/2 dated April 1991)...parking of commercial vehicles.

3 F4 - (Parking In Accordance With Plan) - (amended)... amended plan (drawing No 2073/6 received 19 July 1991).

4 B15 - (Clearance Of Obstructions At Access)...(drawing No 2073/2)...0.5 metres.

5 Noise emitted from fixed plant and machinery shall not exceed a level equivalent to noise rating curve 35 measured on the boundaries of the site.

6 All on-site stationary refrigerated transporter units shall only be operated by means of mains electric power.

7 Before commencement of any extension works to the factory, details of any proposed increase in trade effluent discharge to the sewerage system shall be submitted and approved by the local Planning Authority.

Reasons

1 Standard.

2 F7.

3 F4.

4 B4.

5 In the interests of safeguarding the amenities of the locality from noise.

6 In the interests of safeguarding the amenities of the locality from noise.

7 To prevent overloading and pollution to the sewerage system.

TRANSPARENCY INSTRUCTIONS

COMMITTEE : 15/9

APPLICATION NO : 447+448/91 CASE OFFICER : D J R

(Negs Previously Prepared) + Neg of Landscaping on Drawing NO. 71/02 Rev A dated 11/12/0

SITE 1:2500		ELEVATION -					
1.50 000		N		E		FLOOR	
		S		W		PLAN	
BLOCK (amended _____)		FRONT		REAR		SIDE	

ALSO SHOW :		CONSERVATION AREA
		I B D
		T P O or TREES
		PHOTOGRAPHS
		OBJECTORS
		PREVIOUS APPLICATION SITES- NO.s _____

ANY OTHER REQUIREMENTS :

_____

_____

Confirmed (DPO/DDPO)_____

641. PLANNING APPLICATIONS (Continued)

(e) Applications Planning Officer authorised to approve (Continued)

Plan No. and Applicant		Proposal
H08/0067/91 Eve Structures Ltd		Extension to existing workshop - Phase 2 and erection of pattern store (Class B1 General Industrial Use).
H16/0447/91 George Adams & Sons	O.A.	Retail cutting plant for meat produced by existing meat plant at Fulney Lane, Spalding.

(Subject also to the provision of an appropriate landscaping scheme in accordance with the Council's Landscape Architect's recommendations and to conditions recommended by the Environmental Health Department.)

H16/0448/91 George Adams & Sons		Phase One for retail cutting plant for meat produced by existing meat plant, Fulney Lane, Spalding.

(Subject also to the provision of an appropriate landscaping scheme in accordance with the Council's Landscape Architect's recommendations and to conditions recommended by the Environmental Health Department.)

H18/0235/91 B G & F B Minns		Non-compliance with condition 10 of outline planning permission H18/1653/89 (access) on land at Railway Lane (Part O.S. 0006), Sutton Bridge.
H13/0598/91 D G M Properties Ltd	O.A.	Residential development (six plots) including details of "access road" layout at Station Road, Moulton.

(f) Reserved Matters

The Reserved Matters submitted in connection with the undermentioned development be approved in accordance with the Planning Officer's recommendation:-

Plan No. and Applicant	Proposal
H20/0437/91 Mr A Baxter	Agricultural dwelling at Broadgate, Sutton St James.

(g) Progress Report on Applications

It be noted that information is still awaited from the applicants before the undermentioned applications can be properly assessed and determined:-

Plan No. and Applicant		Proposal
H16/1224/90 Fine Art Developments PLC	O.A.	Demolition of existing warehouse and building of retail store/storage, car parking and service access at Low Road, Spalding.
H16/1225/90 Fine Art Developments PLC	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

APPLICATION REFERENCE: H16/0447/91 DATE RECEIVED: 17 05 91

APPLICANT: George Adams & Sons
Meat Plant
Fulney Lane
Spalding
Lincs

AGENT: P Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton

TYPE: Outline

DESCRIPTION: Retail cutting plant for meat produced by existing meat plant

LOCATION: Meat Plant, Fulney Lane, Spalding

APPLICATION REFERENCE: H16/0448/91 DATE RECEIVED: 17 05 91

APPLICANT: George Adams & Sons
Meat Plant
Fulney Lane
Spalding
Lincs

AGENT: P Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton

TYPE: Full

DESCRIPTION: Phase One for retail cutting plant for meat produced by existing meat plant

LOCATION: Meat Plant, Fulney Lane, Spalding

County Highways:	Request conditions.
Department of Transport:	No objections - but note: allowing for the accuracy of the plans the relative location of the highway boundary is correct and there seems to be enough space for the access road and landscaping.
Anglian Water:	No objections in principle - but details need to be submitted to Water Authority regarding any proposed increase in trade effluent discharge and approved prior to commencement of work.
National Rivers Authority:	Surface water discharge to the soke dyke - this is restricted immediately downstream and capacity does not exist to receive increased run-off. If your Council are minded to grant approval for the proposal then any such approval must be adequately conditioned such that full details of the means of surface water disposal, to include flow attenuation, are submitted and approved by the local authority, in consultation with the NRA and the South Holland Internal Drainage Board and that the approved works are completed before increased run-off is generated.

Environmental Health: Final comments awaited, but note that the plant room and loading bay noise sources are situated to the rear of the site and the applicant will need to consider their impact on neighbouring properties particularly of a 24 hour operation is envisaged. (Initial view is that developments will be acceptable subject to conditions).

Public Comments: From "Northgate", Fulney Lane.
Hope no further development will be allowed on the Holbeach Road end.
Concerned about increased traffic in front of house.

Information From Applicant:
- Being pressed by major Supermarket chains for this new facility.
- Have considered locating on other site but this is most suitable in terms of reduced journey times.
- An early start is required for the first phase of the building. (Covered by the full plannig application).
- Details of refrigeration equipment to be provided in plant room yet to be finalised, but construction will be solid brick and block walls with insulated metal roof.
- Full landscaping details have been submitted in respect of Phase 1.
- The anticipated total number of staff for both this and the site opposite is 550 therefore a total of 409 car parking spaces will have or will be provided.

PLANNING ISSUES

1 Proposals are for an extension to the existing meat plant between Fulney Lane and the Coronation Channel.

2 The poposed route of the Spalding by-pass skirts across part of the site but D.O.T. have advised that there are no objections and that the plans indicate with sufficient accuracy that there will be sufficient room for the access road and landscaping.

3 The proposals have been advertised but apart from one comment there have been no objections from local residents.

4 The main issues are whether this expansion is acceptable in terms of its impact on the immediate locality, in terms of appearance: traffic generation and possible noise pollution.

CONCLUSIONS

1 Application H16/0447/91 is in an outline for extensions to the existing meat plant to provide an extra 5863 sq m of industrial floorspace to give a total gross floor space of 12122 sq m. The plans submitted show the future extension being developed in 4 phases together with a new internal access road/loading areas etc and plant room.

2 Application H16/0448/91 is in respect of Phase 1 of the development and seeks to erect an initial 2375 sq m of industrial floor space. A fully detailed landscaping scheme has been submitted in relation to this phase and I have sought the advice of the Consultant Landscape Architect on those details.

3 The Phase 1 plans show loading/chilling/marshalling/freezing/palleting and storage facilities, and the proposed plant room. The building will be built in materials to match the existing meat plant and have a maximum height of 10 m. The applicants have indicated that the first phase of the extensions is urgently required.

4 At the present time consultation with the Health Department have yet to be finalised; the problems mentioned by the NRA need resolving, and the Consultant Landscape Architect views over the landscaping for Phase 1 are awaited. The applicant is aware of the Drainage and Water Authority

requirements.

5 With a development of this nature and magnitute it is inevitable that there will be some adverse environmental consequences in terms of traffic generation and visual affect on the landscape. Nevertheless I am satisfied that subject to the resolution of the outstanding matters the proposals represent a logical and acceptable extension to the applicant's existing facilities.

PLANNING OFFICER'S RECOMMENDATION -

That subject to the satisfactory resolution of outstanding consultations with NRA, the Environmental Health Department and the Consultant Landscape Architect the District Planning Officer be authorised to grant permission for both applications subject to appropriate conditions.

---

641. PLANNING APPLICATIONS (Continued)

(e) Applications Planning Officer authorised to approve (Continued)

Plan No. and Applicant		Proposal
H08/0067/91 Eve Structures Ltd		Extension to existing workshop - Phase 2 and erection of pattern store (Class B1 General Industrial Use).
H16/0447/91 George Adams & Sons	O.A.	Retail cutting plant for meat produced by existing meat plant at Fulney Lane, Spalding.

(Subject also to the provision of an appropriate landscaping scheme in accordance with the Council's Landscape Architect's recommendations and to conditions recommended by the Environmental Health Department.)

H16/0448/91 George Adams & Sons		Phase One for retail cutting plant for meat produced by existing meat plant, Fulney Lane, Spalding.

(Subject also to the provision of an appropriate landscaping scheme in accordance with the Council's Landscape Architect's recommendations and to conditions recommended by the Environmental Health Department.)

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(f) Reserved Matters

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(g) Progress Report on Applications

It be noted that information is still awaited from the applicants before the undermentioned applications can be properly assessed and determined:-

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H16/1225/90 Fine Art Developments PLC	O.A.	Demolition of existing warehouses and residential development off Low Fields Avenue, Low Road, Spalding.

DC5

FILE SHEET

3447.
DJR.

Last Committee before terminal date: 3 7 91

APPLICATION NO : H16/0447/91

RECEIVED : 17 5 91 TERMINAL DATE : 12 7 91

APPLICANT : George Adams & Sons Agent:P Haddon & Partners

DESCRIPTION : Retail cutting plant for meat produced by existing meat plant

LOCATION : Meat Plant, Fulney Lane, Spalding, Lincolnshire

TYPE : Outline

Inside IBD :	N	No of dwellings	0
Inside LP area :	Y	Site area	3.70
Grid ref :	536340 323500	Floorspace	5863

Last application : H16/0448/91 B Reg :

Ack : 30 May 1991

LIST OF BACKGROUND PAPERS (If reported to committee)

	CONSULTATIONS Sent	Expiry	Received	EXEMPT *	OBJ	RECONSULTATIONS Sent	Exp.	Rec'd	OBJ
Parish Council	—	—							
Ward Member	30/5	6/6							
County Highways	6/6	1/8	CBS ATTACHED JLCB						
			~~See H/A/3) dated 6/6/91 CB~~						
Dept. of Transport	30/5	13/6.							
A.D.A.S.									
Consultant									
Environmental Health									
Publicity:									
Residents:									
Advertisement	14/6	5/7							

Planning Office

Any notes from officer's site inspection

Applicant:

BRIAN SMITH TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1238/91

Applicant: George Adams & Sons Ltd
Meat Plant
Fulney Lane
Spalding
Lincs

Agent: Peter Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton NN7 3AQ

Description: Retail cutting plant for meat produced by existing meat plant
(Registered as H16/0447/91)

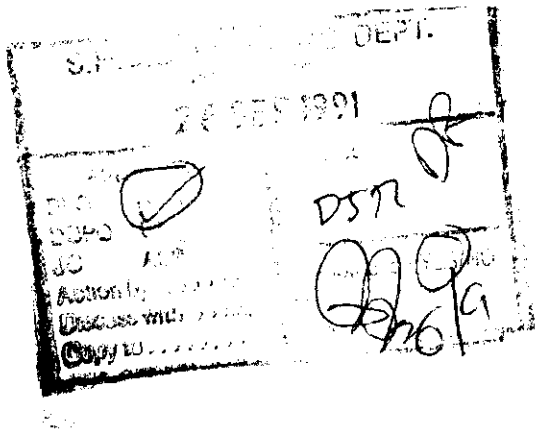
Location: Meat Plant
Fulney Lane
Spalding
Lincs

Type: OUTLINE

Date received: 17-MAY-91

Terminal date: 12-JUL-91

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)



PETER HADDON AND PARTNERS

CHARTERED ARCHITECTS

The Old Rectory
Milton Malsor
Northampton NN7 3AQ
tel 0604 858916 fax 0604 859123

WEP/JMC/2073

Your ref: DJR/JJ H16/447/91
H16/448/91

25 September 1991

Dear Sir

LANDSCAPE TO MEAT PLANT EXTENSIONS - GEORGE ADAMS AND SONS LIMITED

In response to your letter of 23rd August 1991, we would like to put forward the following answers on our clients behalf:-

1. The area between the new building and the coronation channel boundary will be required for future cattle lorry movements and extensions to the effluent plant and our client cannot incorporate planting there. There is existing planting outside the boundary which has sufficed for the past 20 years and can see no justification for additions to it.

2. We see no reason to extend the landscaping along the bypass route any further than the application site.

3. The width of planting was subsequently changed to conform to the agreed strip that is proposed for the new factory site and see no reason to change this again.

4. Presumably agreement was reached on the new factory site, across the road, as to the planting diversities etc and would expect this to be continued on the Retail Cutting site.

5. Again we believe larger specimens were agreed for the adjoining site and see no reason why this should not apply here.

6. We appreciate the advice on the grant situation and we will look into the matter.

After you have considered this response it may be that we should meet to agree finally how to go forward.

cont/.....

Partners: P.F. Haddon R.I.B.A. L.G. Kingston Dip.Arch (Oxford) R.I.B.A. W.E. Peplow R.I.B.A. C.N. Fowler Dip.Arch (Leics) R.I.B.A.
G.D. Woods B.A.(Hons), Dip.Arch (Leics) R.I.B.A. Executive Partner: A.R. Burke
Associates: P.D. McGregor M.B.I.A.T. G.W. Peck Dip.Arch (Leics) R.I.B.A R.G. Begley B.Sc.(Hons), Dip.Arch.

We understand that the Council is not prepared to peg out the bypass so that planting can proceed on the adjoining site and we propose therefore to obtain further detailed information from the D.O.T.

We also understand that the Environmental Health Officer has agreed to condition his points regarding noise etc.

Look forward to clearing all these points in due course.

Yours faithfully
for Peter Haddon and Partners

W Eric Peplow

c.c. G Adams Esq
M Adams Esq
B Guinness Esq

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

P Madden and Partners,
The Old Rectory,
Rectory Lane
Milton Malsor,
Northampton,
NN7 3AG.

Mr D Roberts

DJR/JJ H16/447/91
H16/448/91
WEP/CHC/2073

23rd August 1991

Dear Sir,

PLANNING APPLICATION FOR RETAIL CUTTING PLANT, FULNEY LANE, SPALDING.

The above applications were considered by the District Council's Planning Committee meeting on 14th August 1991. It was resolved that I be authorised to grant permission subject to conditions upon the satisfactory resolution of outstanding consultations, and a [illegible] to the provision of an appropriate landscaping scheme in accordance with the Council's Landscape Architects recommendation and to conditions recommended by the Environmental Health Department.

I enclose for your [illegible] of the consultant Landscape Architects comments together with [illegible] from the Environmental Health Department containing [illegible].

I would be grateful to [illegible] on the matter [illegible] together with amended plans to incorporate the [illegible] Landscape Architects [illegible].

Yours faithfully

N Midlen
Principal Planning Officer

Encl.

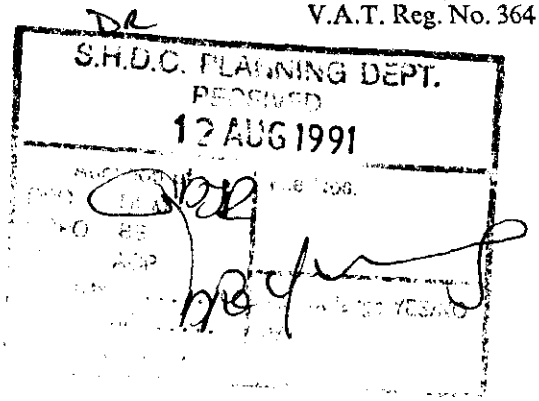
Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax 0529 21 358
V.A.T. Reg. No. 364 7780 17

Your Reference H16/0448/91 (Order no. 4/0057)
Our Reference 104/10/C27 RD/SKH



9 August 1991.

District Planning Officer,
South Holland District Council,
Priory Road,
SPALDING,
Lincolnshire.
PE11 2XE.

Dear Mr. Smith,

LANDSCAPING OF ADAM'S MEAT PLANT, FULNEY LANE, SPALDING.

I have inspected the above site and have the following comments to make regarding the landscape proposals:

1. No account has been taken of the view of the site from Coronation Channel, yet the application area extends along a good length of the south side. Whilst much of the site is hard surfaced, there would be some opportunity to plant here to soften the view, even if it had to be offsite on the back bank of the Channel.

2. The view from the bypass will encompass the whole of the southern elevation of the site including the parking area for lorries. To this extent it would be more appropriate to continue the planting along this southern boundary too.

3. There is a discrepancy in the plans insofar as the landscaped area indicated on Dwg. 2073/1, Peter Haddon & Partners Location Plan, is rather more generous than that detailed on Ms. Guinness' plan. The former would be preferable I think.

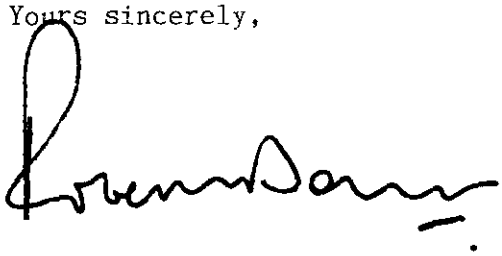
4. I would have preferred to have seen the shrub layer of planting to have been mixed rather than a block of one and then a block of another species. I imagine the intention is to create an indigenous woodland effect; if this is the case could we suggest a random mix? Incidentally, for the purposes of completeness and in the event of the need for enforcement I think Ms. Guinness should be asked to specify planting distances. It is no doubt just an oversight on her part, but we need to be advised of the shrubs per metre or their distances apart in this respect.

5. I would have imagined your Committee would prefer to see rather larger tree sizes on planting, certainly those now proposed will be a long time before they offer an effective foil to the buildings.

6. It is merely a suggestion, but I would have thought there may be an opportunity to obtain a Countryside Commission grant, via the County Council, for planting in connection with some of this work. I know Mr. Adams is concerned over cost implications over matters such as landscaping and this might be a way of lessening capital input at least.

Your plans etc... are returned.

Yours sincerely,



Robert Doughty.

447 & 448/91

Adams - Fulcrum Lawn

David. Robert

I am puzzled by these - the staff implications given in the app form are 20 for one app, 60-80 for the other, but the covering letter refers to 550 staff.

If this includes existing staff, when do they pack now?

Does this have implications for the landscaping scheme? if so it is another attempt to avoid landscaping by saying the area is needed for car parking

M

29/7

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

12/8

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 5.8.91

OUR REF: JC/SS.

TO: DISTRICT PLANNING OFFICER YOUR REF:

Planning Application H16/0448/91
Retail Cutting Plant - Phase 1 Fulney Lane

I write further to the Agents letter of the 18th July, 1991 and in the circumstances would suggest that the following conditions are included:-

1. Noise emitted from fixed plant and machinery shall not exceed a level equivalent to Noise Rating curve 35 measured on the boundaries of the site.

2. All on site stationary refrigerated transporter units shall only be operated by means of mains electric power.

I trust this information is of assistance to you.

pp Chief Environmental Health Officer

DR

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 AUG 1991

Attention of
DPO NPM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

PETER HADDON AND PARTNERS

CHARTERED ARCHITECTS

The Old Rectory
Milton Malsor
Northampton NN7 3AQ
tel 0604 858916 fax 0604 859123

WEP/JMC/2073

Your ref: H16/447/91 and H16/448/91

18 July 1991

SOUTH HOLLAND D.C.
PLAN...
12 JUL 1991
REF.....

Dear Sirs

RETAIL CUTTING PLANT, GEO ADAMS AND SONS LTD, FULNEY LANE, SPALDING, LINCS

We enclose, as requested drawings showing the existing and proposed car parking facilities in connection with the above applications. The anticipated total number of staff for both sites is 550. We have assumed that 75% will come by car (already 50 staff use cycles or bicycles) and it is not unreasonable to accept that a number will travel together on this basis 409 car parking spaces have or will be provided. The car parking area as you see it at the moment is not the full extent of the planned area, Mr Adams will expand that as it becomes necessary, but in the meantime he will cultivate as much as possible.

The details of the refrigeration equipment to be provided in the plant room shown on the plans as adjoining the coronation channel are not yet finalised but the construction will be of solid brick and block walls with insulated metal roof. The compressor house will be mechanically ventilated and the cooling condenser, which would usually be roof mounted will be located on the ground. We have enclosed a typical section of the building showing its relationship with the coronation channel to show that noise should not be a problem.

On the question of landscaping for Phase 1 we have asked our clients permission to obtain a professionally designed scheme and will submit this to you in the next 10 days. Despite requests for it we have not been privileged to receive a detailed setting out drawing of the by-pass route with co-ordinates and we cannot confirm therefore that the position shown on the drawing is the final one. We had hoped that you as the Local Planning Authority could furnish us with details. Perhaps you could help us to obtain such information if it is available so that we do not continue to use the preliminary plan issued 3 years ago.

cont/.....

Partners: P.F. Haddon R.I.B.A. L.G. Kingston Dip.Arch (Oxford) R.I.B.A. W.E. Peplow R.I.B.A. C.N. Fowler Dip.Arch (Leics) R.I.B.A.
G.D. Woods B.A.(Hons), Dip.Arch (Leics) R.I.B.A. Executive Partner: A.R. Burke
Associates: P.D. McGregor M.B.I.A.T. G.W. Peck Dip.Arch (Leics) R.I.B.A R.G. Begley B.Sc.(Hons), Dip.Arch.

We look forward to receiving planning consent as soon as possible.

Yours faithfully
for Peter Haddon and Partners

W Eric Peplow

ENC.

c.c. G Adams Esq
M Adams Esq

Chief Planning Officer
South Holland District Council
Council Offices
Spalding
Lincs
PE11 2XE

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0447/91

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		
	3	6	3	2	3	5

2. Address or location

Meat Plant, Fulney Lane, Spalding.

3. Name, classification and number of road

UC

4. Date application referred 6-6-91

5. State whether outline, detailed application etc.

OL.

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

Retail, Cutting Plant for Meat Produced by Existing Meat Plant.

7. Delete as appropriate

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

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

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

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

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

Date: 1/8/91 Signed: [signature]
Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUL 1991 DR

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

File Nos.

Acknowledge YES/NO
by
date

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557023

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

SH/910041

Our ref H16/0447/91

Your ref

25-JUL-91

Dear Sir,

Proposal : RETAIL CUTTING PLANT FOR MEAT PRODUCED BY EXISTING PLANT
Location : MEAT PLANT, FULNEY LANE, SPALDING, LINCS.
Applicant: GEORGE ADAMS & SONS LTD

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

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

The applicant currently has the written consent of Anglian Water under the provisions of the Public Health (Drainage of Trade Premises) Act 1937 and the Public Health Act 1961 to discharge a limited amount of trade effluent into the public sewerage system. However if these proposals require an increase in the trade effluent to be discharged to the sewer then written approval is required from Anglian Water.

Therefore, if you are mindful to approve the application I would request the following condition:-

CONDITION	REASON
Before commencement of any extension works to the factory, details of any proposed increase in Trade Effluent discharge to the sewerage system to be submitted to and approved by Anglian Water.	To prevent overloading and pollution to the sewerage system.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

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

CONT.

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

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

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) F7 (amended) Before the use is commenced space ——— (drawing No 2073/2 dated April 91) - - - - parking of commercial vehicles

(2) F4 (amended) - - - amended plan (drawing No 2073/6 rec'd 19/7/91) - - - - - -

(3) B15 - - - - (drawing No 2073/2) - - - - 0·5m

Delete as appropriate

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

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

(1) F7

(2) F4

(3) B4

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

TRANSPARENCY INSTRUCTIONS

COMMITTEE :

APPLICATION NO : 447/91
448/91

CASE OFFICER : DJR

SITE 1:2500 location 1.50 000 BLOCK (amended _____) ☐ ☐ ☑	ELEVATION - N ☐ E ☐ FLOOR ☐ S ☐ W ☐ FRONT ☐ REAR ☐ SIDE ☐
ALSO SHOW : ☐ ☐ ☐ ☐ ☐	CONSERVATION AREA I B D T P O or TREES PHOTOGRAPHS PREVIOUS APPLICATION SITES- No.s:_____
ANY OTHER REQUIREMENTS : _____ Objector _____ _____ Elevations 448/91 _____	

Confirmed (DPO/DDPO)_____

cc Director of Highways & Planning, Lincs C C
Department of Transport

PLANNING DEPT.
JUL 1991

DR

TR 110

FORM OF NOTIFICATION BY THE SECRETARY OF STATE FOR TRANSPORT RELATING TO AN APPLICATION FOR PERMISSION FOR

(Revised January 1981)

Development Affecting Trunk and Special Roads

To the ~~Clerk~~, District Planning Officer

South Holland District Council

Council's Reference H16/0447/91

* D(T)/GLRT Reference EMRT F264236

With reference to the notification of an application on Form TR 108 dated relating to the following proposed development:

	Horizontal			Vertical		
TF	53	63	40	32	35	00

1 *a* National Grid Reference of a central point on site

b Address or location: Meat Plant, Fulney Lane, Spalding

2 Name and classification number of road: A16 Spalding - Sutterton Improvement

3 Applicant's or agent's name and address: George Adams & Sons, Meat Plant, Fulney Lane, Spalding, Lincs

4 Date of receipt of application: 17/05/91

5 Particulars of development and/or change of use as shown on plan number: 447/91
dated: 17/05/91

Delete any which do not apply
- i Building operation
- ii ~~Engineering operation which includes a means of access~~
- iii ~~Mining operation~~
- iv ~~Other operation~~
- v ~~Material change in the use of any building or other land~~

Retail cutting plant for meat produced by existing meat plant.

6 State whether outline or detailed application: Outline

Notice is hereby given under Article 14 of the Town and Country Planning General Development Order 1988 (SI No 1813) that the Secretary of State for Transport

a does not wish to restrict the grant of permission

~~*b* directs that permission be refused~~ (see overleaf for reasons)

~~*c* directs that any permission~~ which the ~~Planning Authority may give shall include the conditions shown~~ overleaf

Signed by authority of the Secretary of State

Date 22/7 1991

[signature]
Engineer
* *Director (Transport)*
[signature] *Region/Greater London Roads and Traffic Division*
Department of Transport

**Delete as necessary*

SEE NOTE OVERLEAF

DJR/JJ
H16/447/91
H16/448/91

WEP/CHC/2073

Peter Haddon and Partners,
The Old Rectory,
Milton Malsor,
Northampton.
NN7 3AQ.

26th June 1991

Dear Sir,

RETAIL CUTTING PLANT ETC, FULNEY LANE, SPALDING FOR GEORGE ADAMS AND SONS.

The above applications have been examined by the County Highways representative, who has expressed concern over the loss of car parking facilities at the existing site on the west side of Fulney Lane. He noted on the application forms that parking will be provided on the opposite side of the road, but during a recent visit it was noted that this area was already being used to capacity.

In order to clarify the situation I have been requested to ask that you supply the following information.

i) A plan showing existing parking spaces on both sides of Fulney Lane.

ii) The number of employees currently, and anticipated to be, employed at these sites.

iii) The final parking layout clearly indicating the additional spaces provided to compensate for the loss of the current site.

I would be grateful if you could supply this information at your earliest convenience in order that I may clear the outstanding consultation with County Highways.

I have also had discussions with the Environmental Health Department who have expressed concern over possible problems with noise. Their main concern is centred on the proposed plant room and the possibility of noise effecting dwellings beyond the Coronation Channel. In order that they may assess this they will require full constructional details of the proposed plant room together with details of all equipment and machinery to be installed, and details of all means of extraction.

The response of the Department of Transport is still awaited but if any objections or problems are raised by them I shall contact you further.

Finally on the subject of landscaping I note the plans show some provision along the By-Pass boundary. This may be acceptable in relation to the full application for Phase 1 of the development but would need to be extended considerably in relation to the whole development. In this respect I am concerned to ensure that the question of landscaping is determined at this stage in relation to the Phase 1 operations. I would request therefore that a fully detailed scheme be submitted at this stage, in order that any consent may be conditional upon its implementation. The question of certainty of the By-Pass route also needs assessing, and in this context I would request confirmation that the route shown on the submitted plans is accurate and finally established. No doubt you will appreciate that I am keen to ensure that a repeat of the problems encountered over the meat products factory does not occur.

I look forward to receiving your response to the matters raised.

Yours faithfully

B Smith MRTPI
District Planning Officer

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Roberts - SHDC

Planning Reference H16/0447/91 V and H16/0448/91

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

Meat Plant, Fulney Lane, Spalding.

- With regard to these two applications, my main concern is the loss of car parking at the existing site on the west side of Fulney Lane.

The application form state that parking will be provided on the opposite side of Fulney Lane, however this area, on a recent inspection, looked quite full already.

In order to clarify the situation I require the following details

1) A plan showing existing parking spaces on both sides of Fulney Lane
2) The numbers of workers currently (and anticipated to be) employed at these sites
3) The final parking layout clearly indicating the additional spaces provided for the loss of the current site.

Date 6-6-91

Signed [signature]

Director of Highways and Planning

PETER HADDON AND PARTNERS

CHARTERED ARCHITECTS

The Old Rectory
Milton Malsor
Northampton NN7 3AQ
tel 0604 858916 fax 0604 859123

WEP/CHC/2073

16 May 1991

Dear Sir
NEW RETAIL CUTTING FACILITY, FOR GEORGE ADAMS & SONS LTD, FULNEY LANE, SPALDING

We enclose herewith the application on our clients behalf for outline planning for the above project. The application notice under section 26 of the planning act was posted on the site on 10 May 1991 and advertised in the Lincolnshire Free Press on Tuesday 14 May 1991.

As stated at our present meeting our clients has considered locating this new facility, which they are being pressed to set up by Major Supermarket Chains, an indication of the success of the company in particular and Spalding in general, on another site but, amongst other considerations it would require a much larger number of vehicular journeys to and from the site than we have indicated in the forms. They have concluded that the location on their existing site is the most appropriate.

We have indicated the relationship with the proposed by-pass and have adjusted the plan to incorporate both an internal access road to the rear of the buildings and also a substantial landscape strip along what will become the new site boundary.

As we are required to achieve as early a start on the first phase of the building we have at your suggestion enclosed an application for detailed planning consent for the areas involved. This is seperately documented but under the same section 26 certificate.

We should be pleased to discuss any aspect of the proposals as necessary and look forward to receiving consent in due course.

Yours faithfuuly

W Eric Peplow

P.S. Cheque for £3404.00 attached.

B Smith Esq
Chief Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs

Partners: P.F. Haddon R.I.B.A. L.G. Kingston Dip.Arch (Oxford) R.I.B.A. J.B. Wykes M.B.I.A.T., M.B.I.D. W.E. Peplow R.I.B.A. C.N. Fowler Dip.Arch (Leics) R.I.B.A. Executive Partner: A.R. Burke
Associates: P.D. McGregor M.B.I.A.T. G.W. Peck Dip.Arch (Leics) R.I.B.A. G.D. Woods B.A.(Hons), Dip.Arch (Leics) R.I.B.A. R.G. Begley B.Sc(Hons), Dip.Arch.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 15th September, 1992.

PRESENT

Councillors:

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

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

The Deputy Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In attendance: Councillor B. Chappell and the Press.

Apologies for absence were received from or on behalf of Councillors T. Barker and G. Teale.

659. MINUTES

The Minutes of the meeting held on 26th August, 1992 were signed by the Chairman as a correct record, subject to the note relating to application No. H22/0669/92 in Minute 604(d) being amended to read "subject also to satisfactory discussions between the Director of Planning and Building Control Services and the applicants in respect of (i) the discontinuance of use of the grainstore and dryer at Fairview Farm; (ii) the resiting of the dwelling closer to the Farm headquarters of Delgate Farm (although it was agreed that the Council would not insist upon resiting); and (iii) the development of the intervening area of land as a commercial woodland".

660. PLANNING APPLICATIONS

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

RESOLVED:

(a) **Applications Granted**

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

Plan No. and Applicant		Proposal
H16/0447/91 George Adams & Sons	O.A.	Retail cutting plant for meat produced by existing meat plant at Fulney Lane, Spalding.
H16/0448/91 George Adams & Sons		Phase One of retail cutting plant for meat produced by existing plant at Fulney Lane, Spalding.

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAY 1991
Attention of
DPO NRA
DOPO BS
JC ACP
Action by .....
Discuss with
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Whitegate.
Fulney Lane.
Spalding.

14.5.91.

I should like to know exactly where Mr. Geo. Adams is planning to extend his premises I sincerely hope you will not allow any further development at the Hotbreach Rd end.
My House has been considerably devalued by turning a quiet rural area into an industrial area and one wonders when is Mr. Adams going to stop?
I hate to think what it is going to be like when the road is closed bringing to whole of the heavy traffic passing in front of the house. as it is at present some of his lorries go the other way.
I wonder does the road have to be closed?

yours sincerely
K. Parkinson.

Peter Haddon & Partners
The Old Rectory
Milton Malsor
Northampton
NN7 3AQ

D J Roberts

DJR/SJB
N16/0448/91
CNF/JMH/2073

16 July 1993

Dear Sir

Meat Plant, Chiller 14 - For George Adams & Sons Ltd

Further to your letter of 21 April 1993, and our subsequent discussion on the 11 June 1993. This is to advise that I am prepared to accept your latest plans as amendments to the original permission.

The relevant drawing numbers being 2071/7B, 2073/3 and 2073/SG.

I would, however, draw your attention to the conditions specified on the decision notice. These still remain in force.

Yours faithfully

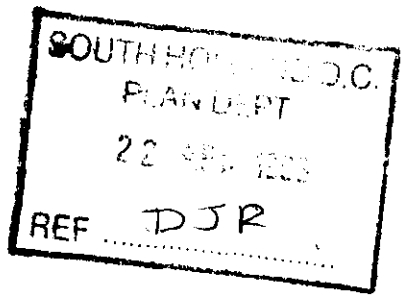
N R Midler
Principal Planning Officer
(Development Control)

Regarded 18/5.
Satisfactorily complete
Different from original
Cut not materially so
may be acceptable as
amendment.

PETER HADDON AND PARTNERS ARCHITECTS
THE OLD RECTORY MILTON MALSOR NORTHAMPTON NN7 3AQ
TEL. 0604 858916
FAX. 0604 859123

CNF/JMH/2073

21 April 1993



Dear Sirs

MEAT PLANT, CHILLER 14 FOR GEORGE ADAMS AND SONS LIMITED

Further to our telephone conversation today with your Mr David Roberts, we enclose a copy of our drawing 2073/7B indicating our Clients developed layout based upon the original scheme, our drawing 2073/3, upon which the Detailed Planning Consent 448/91 was granted.

We would be grateful if you would treat this as an overlay to our original consent, thus enabling you to relate our recently advised intentions, indicated on our drawing 2073/8G (copy also enclosed).

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

Yours faithfully
for Peter Haddon and Partners

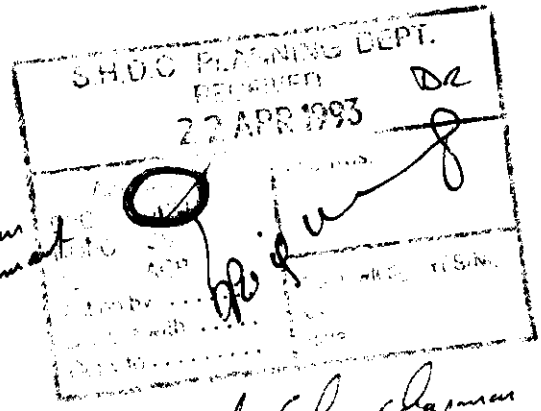
C. Begley. No problem 18/5.

Clive N Fowler

ENC.

Discussed at meeting with Mr Peplow. 11/6/93. Said we would post as an amendment

For the attention of D Roberts Esq



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

Discussed with Colin Chapman 24/5. He sees no problems subject to compliance with original conditions

Partners: L. G. Kingston Dip.Arch.(Oxford)R.I.B.A. W. E. Peplow R.I.B.A. C. N. Fowler Dip.Arch.(Leics)R.I.B.A. G. D. Woods B.A.Hons Dip Arch.(Leics)R.I.B.A.
Executive Partner: A. R. Burke : Associates: P. D. McGregor M.B.I.A.T. R. G. Begley B Sc.Hons. Dip.Arch.

Phoned Agent 24/4
Ke. Rin. Requested further plans to show what is going on in relation to originally approved details: (448/91)
Said we would reserve judgement on whether we accept as amendments

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAR 1993
Attention of
File Nos.

PETER HADDON AND PARTNERS ARCHITECTS
THE OLD RECTORY MILTON MALSOR NORTHAMPTON NN7 3AQ
TEL. 0604 858916
FAX. 0604 859123

CNF/MB/2073

12 March 1993

Dear Sirs

DESPATCH CHILLER 14

We refer to our recent meeting with your Mr Brian Smith and our clients, Mr George Adams, dated 15 January 1993 with respect to the detailed planning approval for the retail cutting plant at the Meat Plant, Fulney Lane, Spalding (reference H16/0447/91). Wrong ref - should be 448/91

As requested, we wish to inform you of our client's intention to commence the first phase of this project, namely the despatch chiller adjacent to the loading-out docks. A copy of our drawing 2073/8.B indicating the extent of this initial phase is enclosed for your information.

We will, of course, keep you informed of subsequent phases of expansion, as soon as they are clarified.

As a part of this project, it will be necessary to increase the accommodation for the upgraded electricity supply needed to run the above extension. As this new accommodation falls outside the original planning consent, we confirm we have made, separately to your department, detailed planning application to cover the transformer, switchgear and R.M.U. Room and Office.

We trust the above meets with your approval and look forward to an early response to the application for electrical accommodation mentioned above.

Yours faithfully
for Peter Haddon and Partners

Lorice Kingston

Clive N Fowler

pp. For the attention of B Smith Esq

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

See Plans Opp

Mark Kean.

PJH 24-3

Partners: L. G. Kingston Dip.Arch (Oxford)R.I.B.A. W. E. Peplow R.I.B.A. C. N. Fowler Dip.Arch.(Leics)R.I.B.A. G. D. Woods B.A.Hons Dip.Arch.(Leics)R.I.B.A.
Executive Partner: A. R. Burke : Associates: P. D. McGregor M.B.I.A.T. R. G. Begley B.Sc.Hons. Dip.Arch.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 15th September, 1992.

PRESENT

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

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

The Deputy Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In attendance: Councillor B. Chappell and the Press.

Apologies for absence were received from or on behalf of Councillors T. Barker and G. Teale.

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660. PLANNING APPLICATIONS

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

RESOLVED:

(a) **Applications Granted**

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

Plan No. and Applicant		Proposal
H16/0447/91 George Adams & Sons	O.A.	Retail cutting plant for meat produced by existing meat plant at Fulney Lane, Spalding.
H16/0448/91 George Adams & Sons		Phase One of retail cutting plant for meat produced by existing plant at Fulney Lane, Spalding.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1238/91

Applicant: George Adams & Sons Ltd
Meat Plant
Fulney Lane
Spalding
Lincs

Agent: Peter Haddon & Partners
The Old Rectory
Rectory Lane
Milton Malsor
Northampton NN7 3AQ

Description: Retail cutting plant for meat produced by existing meat plant (Registered as H16/0447/91)
Location: Meat Plant Fulney Lane
Spalding Lincs

Type: OUTLINE

24-SEP-92

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

K Parkinson
Whitegate
Fulney Lane
Spalding
Lincs

PETER HADDON AND PARTNERS

THE OLD RECTORY
MILTON MALSOR
NORTHAMPTON 856916

CHARTERED ARCHITECTS

REVISIONS

A : despatch area widened, various other amendments. oct 91 gwp.
B : detail revisions to layout. nov 91 gwp.

Contractors must check all dimensions on site. all discrepancies must be reported immediately to the architect before proceeding.

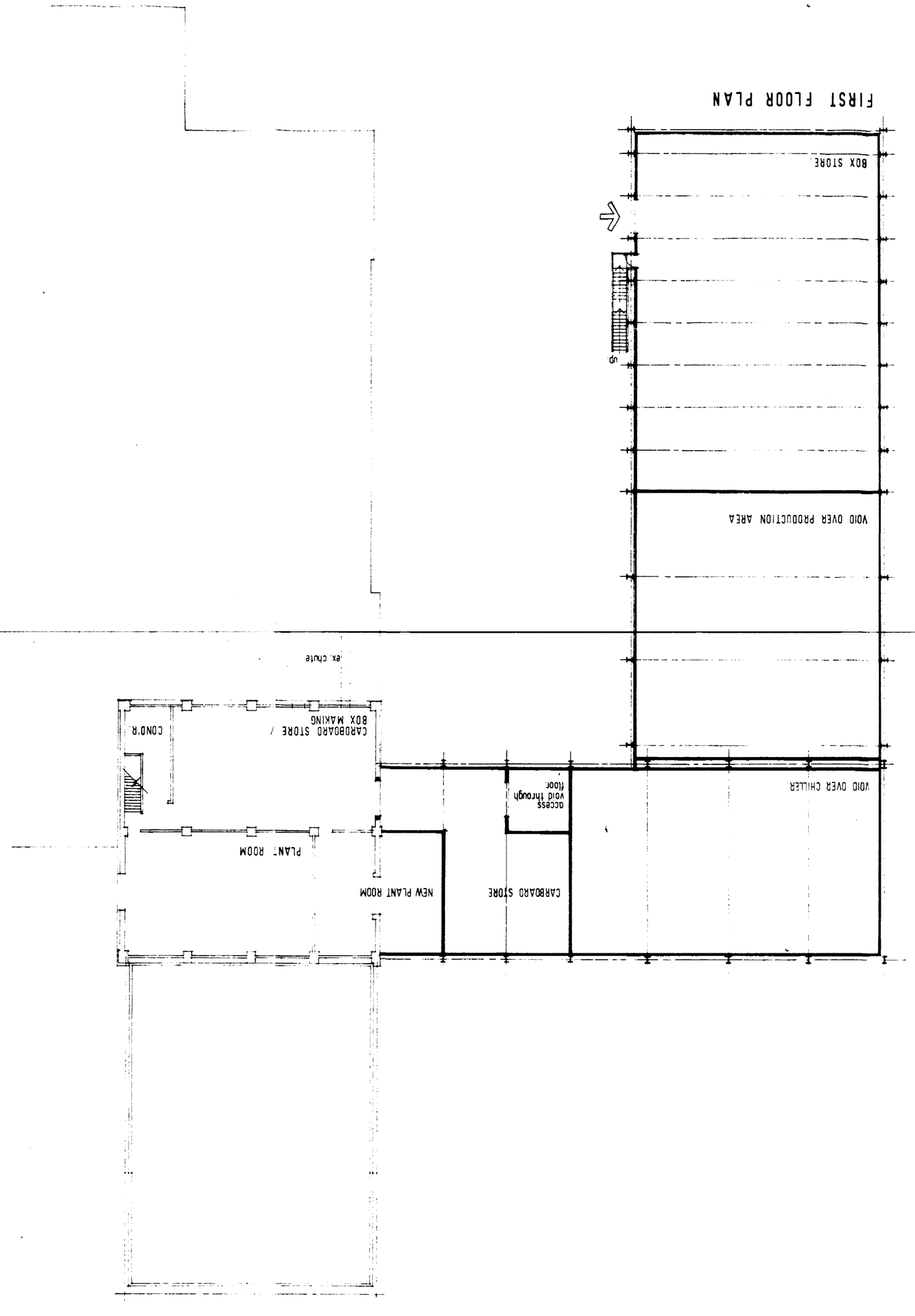
RETAIL CUTTING FACILITY

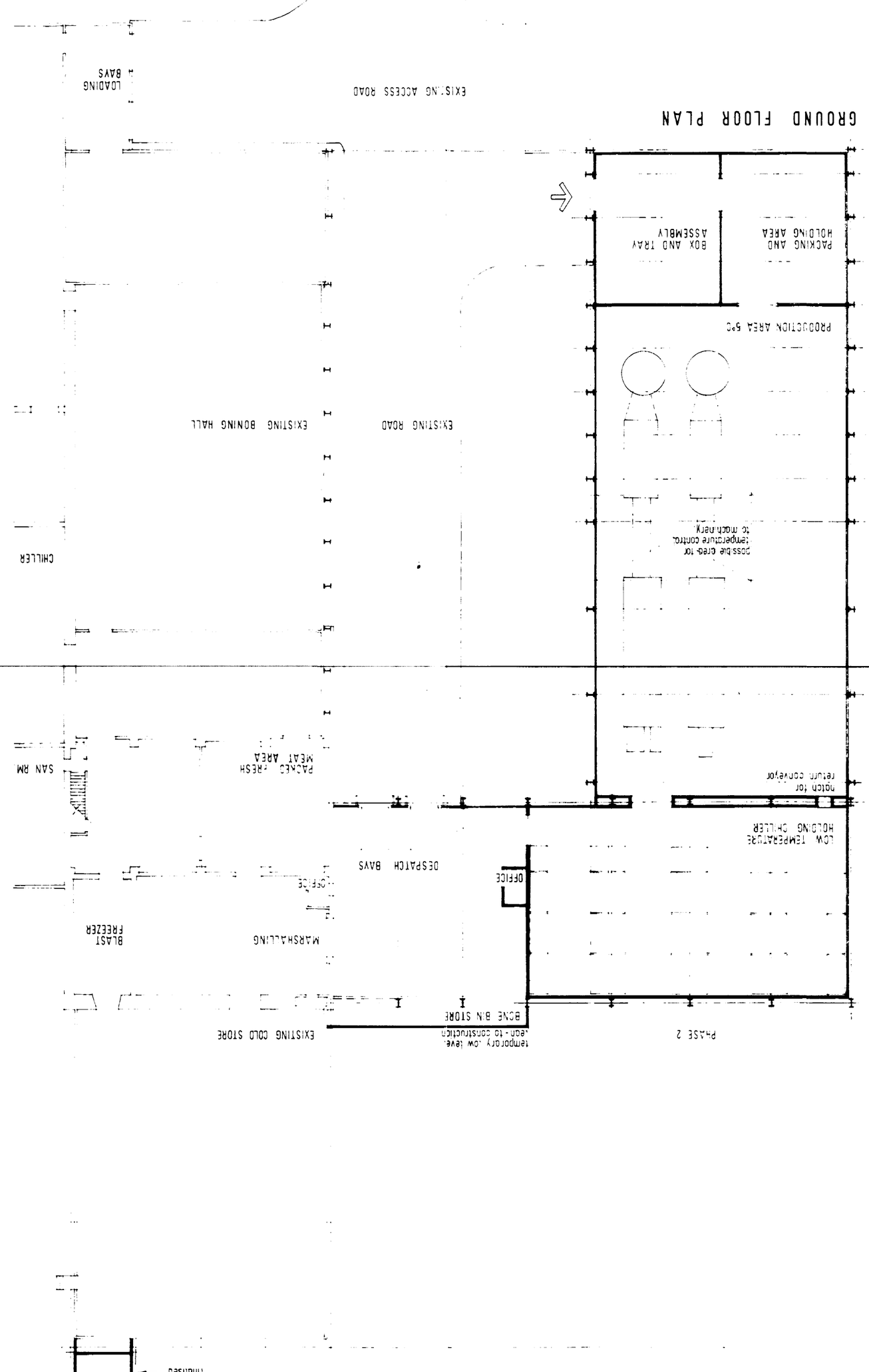
GEO. ADAMS AND SONS LTD.
MEAT PLANT
FULNEY LANE
SPALDING

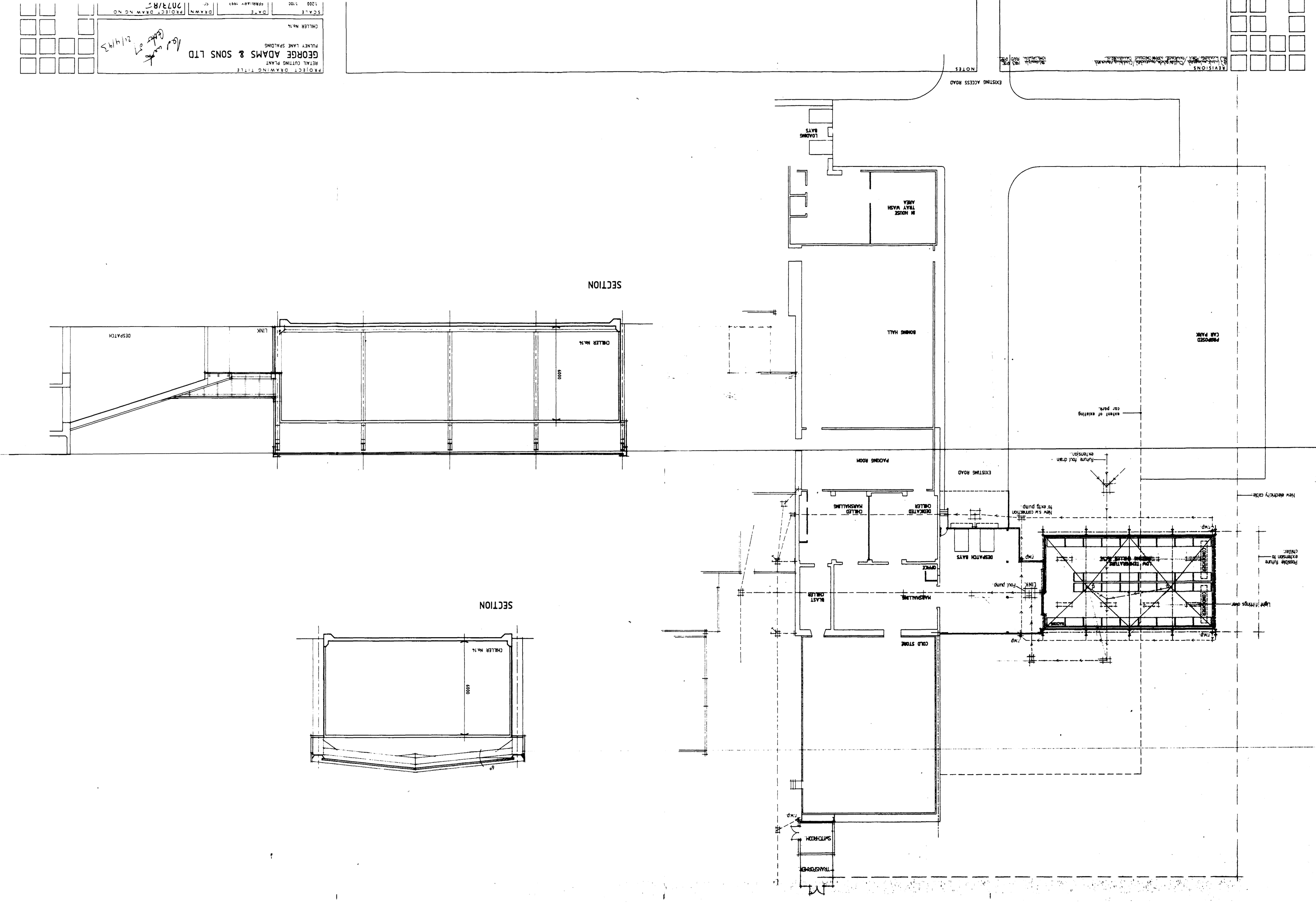
REVISED PHASE 1 PLAN

SCALE	DATE	DRAWN
1:200	october 1991	gwp.

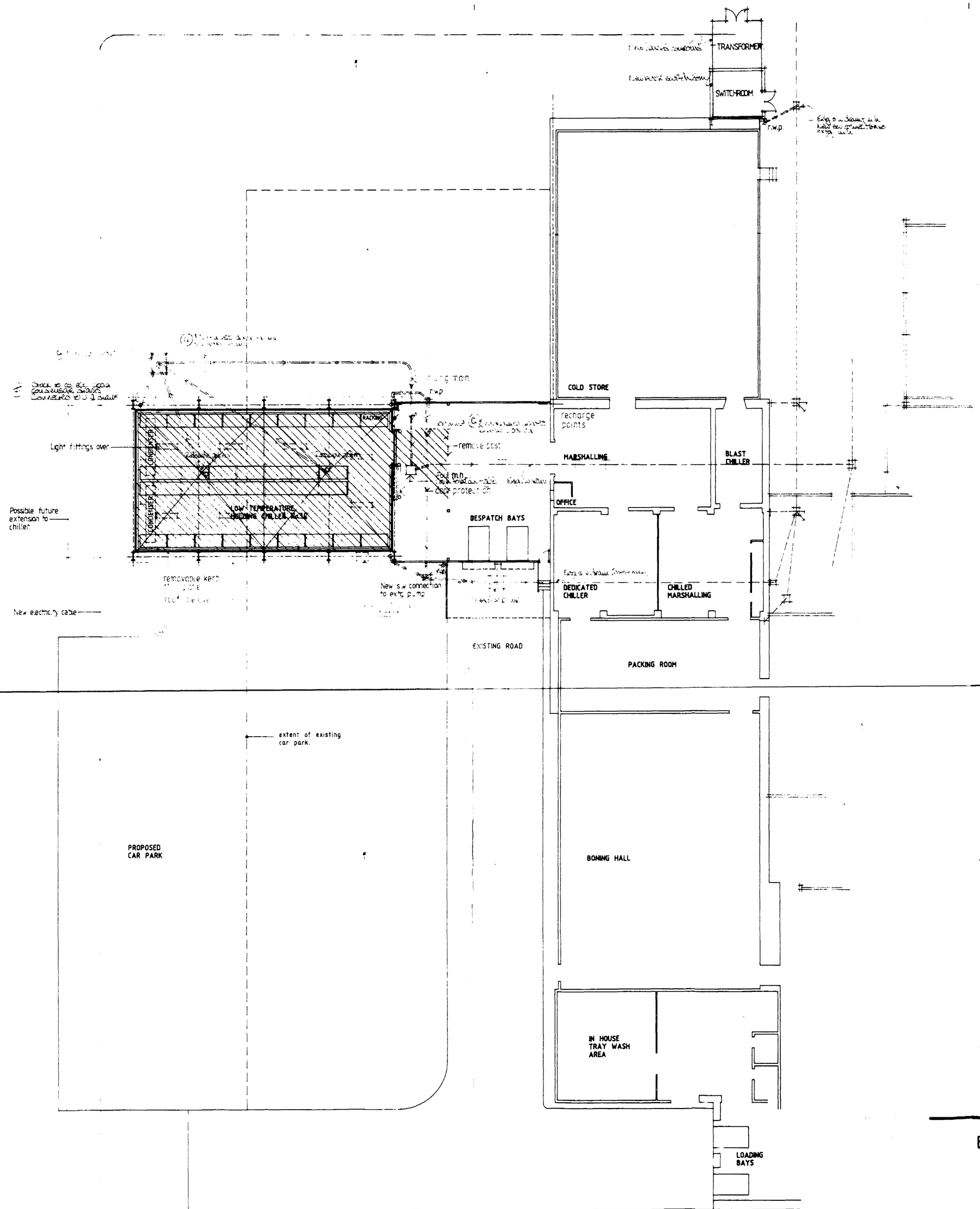
DWG NO 2073/7b

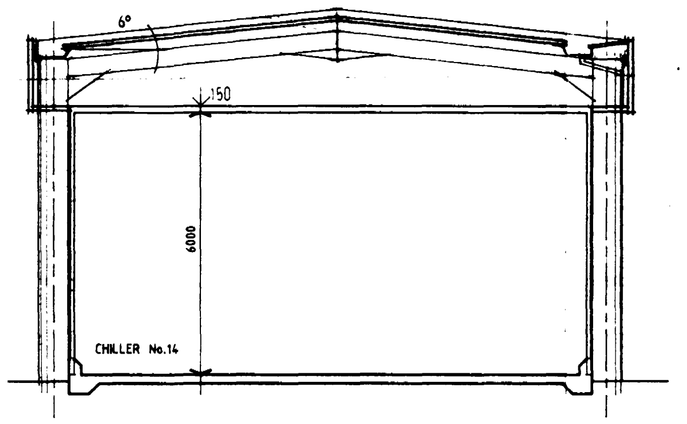






PROJECT DRAWING TITLE
RETAIL CUTTING PLANT
GEORGE ADAMS & SONS LTD
FULNEY LANE SPALDING
CHILLER No.14
SCALE
1:200
1:100
DATE
FEBRUARY 1993
DRAWN
PROJECT DRAWING NO
2073/R3
NOTES
REVISIONS
EXISTING ACCESS ROAD
LOADING BAYS
IN HOUSE TRAY WASH AREA
BONING HALL
PROPOSED CAR PARK
extent of existing car park.
PACKING ROOM
EXISTING ROAD
Future foul drain extension.
New electricity cable
New s.w connection to extg pump.
CHILLED MARSHALLING
DEDICATED CHILLER
DESPATCH BAYS
OFFICE
LOW TEMPERATURE PACKING CHILLER ROOM
CONDENSER
CONDENSER
Possible future extension to chiller.
Light fittings over
Foul pump.
LINK
BLAST CHILLER
MARSHALLING
COLD STORE
SWITCHROOM
TRANSFORMER
SECTION
DESPATCH
LINK
CHILLER No.14
6000
SECTION
CHILLER No.14
6000





SECTION

FOUNDATIONS

As Structural Engineers details and recommendations. All to comply with BS 8004:1986 and as directed by the Local Authority.

Form sleeves where drains pass through concrete. All concrete mixes to comply with Building Regulations Approval Document Part A:1985. Soil analysis test and sulphate resistant concrete used if deemed necessary. Where foundations are constructed near trees construct in accordance with NHBC Practice Note 3 'Building Near Trees'.

WALLS

Proprietary 100mm minimum insulated wall panels by specialist. Polyester coated metal covering both sides with fire retardant polystyrene core between. Panels provide minimum 0.34 W/m2. Wall panels carried down onto concrete kerbing - all in accordance with manufacturer's details and specification (See Engineer's drawing for kerb detail).

Cladding - 0.55mm thick pvc plastisol coated galvanised steel from the standard colour range with 40mm thick LD1 grade, white faced insulation board in galvanised steel 'tee' bar supports to give 0.45W/m2 oC Minimum 'U' value. All fixed in strict accordance with manufacturer's details and specification.

FLOOR

Proprietary floor finish (Monolithic 'Supatop' and applied screed 9mm and 12mm thick) or similar. All on 200mm reinforced concrete slab on 1000 gauge polythene dpm. Sand blinded hardcore on 'Terram' fibre matting. (See Engineer's details and recommendations).

ROOF

Insulated cladding 0.7mm thick pvc plastisol coated (standard colour) galvanised steel, secret fixed, weathering sheets with 40mm thick LD1 white faced insulation board giving a minimum 'U' value of 0.45 W/m2 oC. Fixed over purlins with all necessary fixings and flashings in strict accordance with manufacturer's details and specification.

GUTTERING AND RAINWATER SYSTEM

Guttering to be 2mm thick galvanised steel coated with 2 coats of bituminous paint to top side and having insulation board bonded to the underside. Outlets to be positioned and fixed adjacent to steel stanchion.

FOUL DRAINAGE

Floor gullies to connect to existing foul water system via new foul drains as shown on drawing. New airtight foul sump to be constructed inside existing link building - to house proprietary foul water pump to facilitate rising to existing foul system. All foul drains to be 100mm and 150mm diameter vitreous clay - Hepworth Supersleeve pipes laid on 150mm pea gravel bed. Pipes laid to minimum 1:40 fall with Supersleeve flexible joints and laid in accordance with manufacturer's instructions. Where pipes run under buildings, encase in a weak mix of concrete, 150mm minimum thickness all around (see manufacturer's details and specification), where shown and flexible joints. Where passing through foundation walls, provide p.c.c. lintels to wall over.

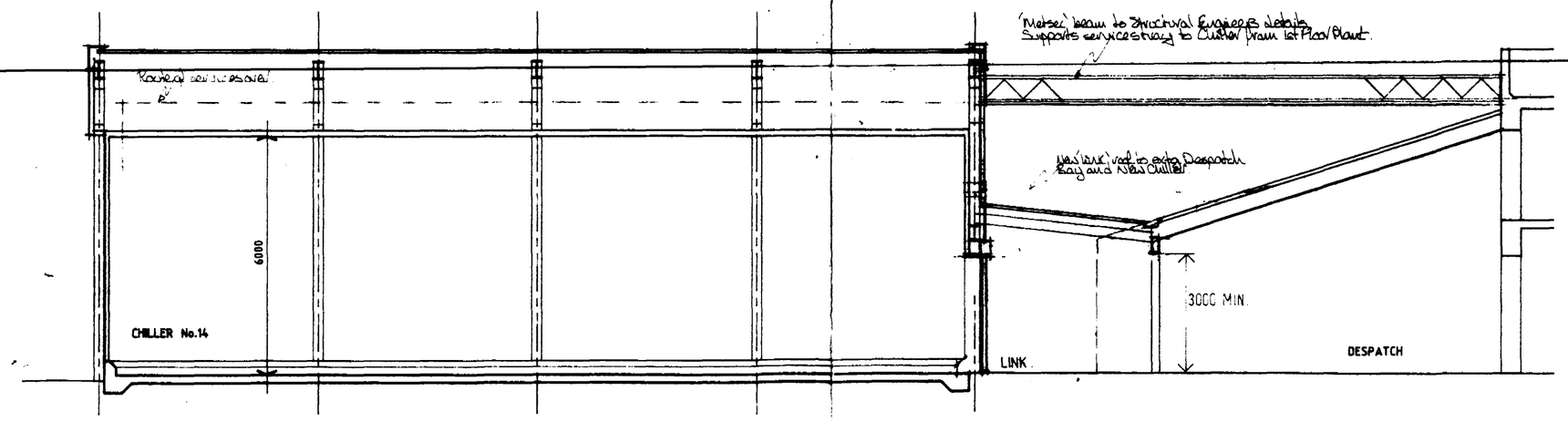
Manholes to be constructed in 215mm semi-engineering brickwork on 150mm 1:2:4 concrete bases. Concrete benching to sides of half round channels finished in 1:1 rendering trowelled smooth. Covers to be heavy duty steel to withstand vehicular traffic. Allow for altering existing drainage to accommodate the new.

All foul drainage to comply with BS 8301:1975.

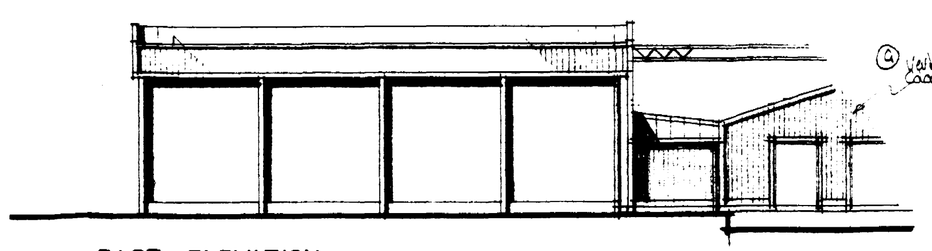
New gullies to be stainless steel by B M Stainless (or similar).

SURFACE WATER

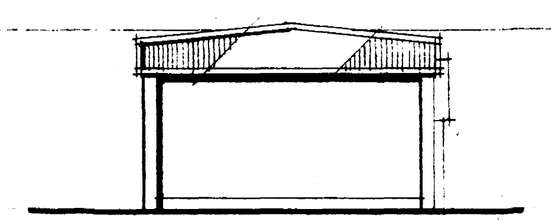
All rainwater pipes to be connected to new surface water drains as shown on drawings. New s.w. drain connects to existing s.w pump in Deepdale Bay yard. Drains to be as foul drains laid to 1:80 minimum fall. New chambers as foul. Allow for altering existing sump to accommodate new incoming drain.



SECTION



EAST ELEVATION.



SOUTH ELEVATION.

S.H.D.C. PLANNING DEPT. RECEIVED 22 APR 1993

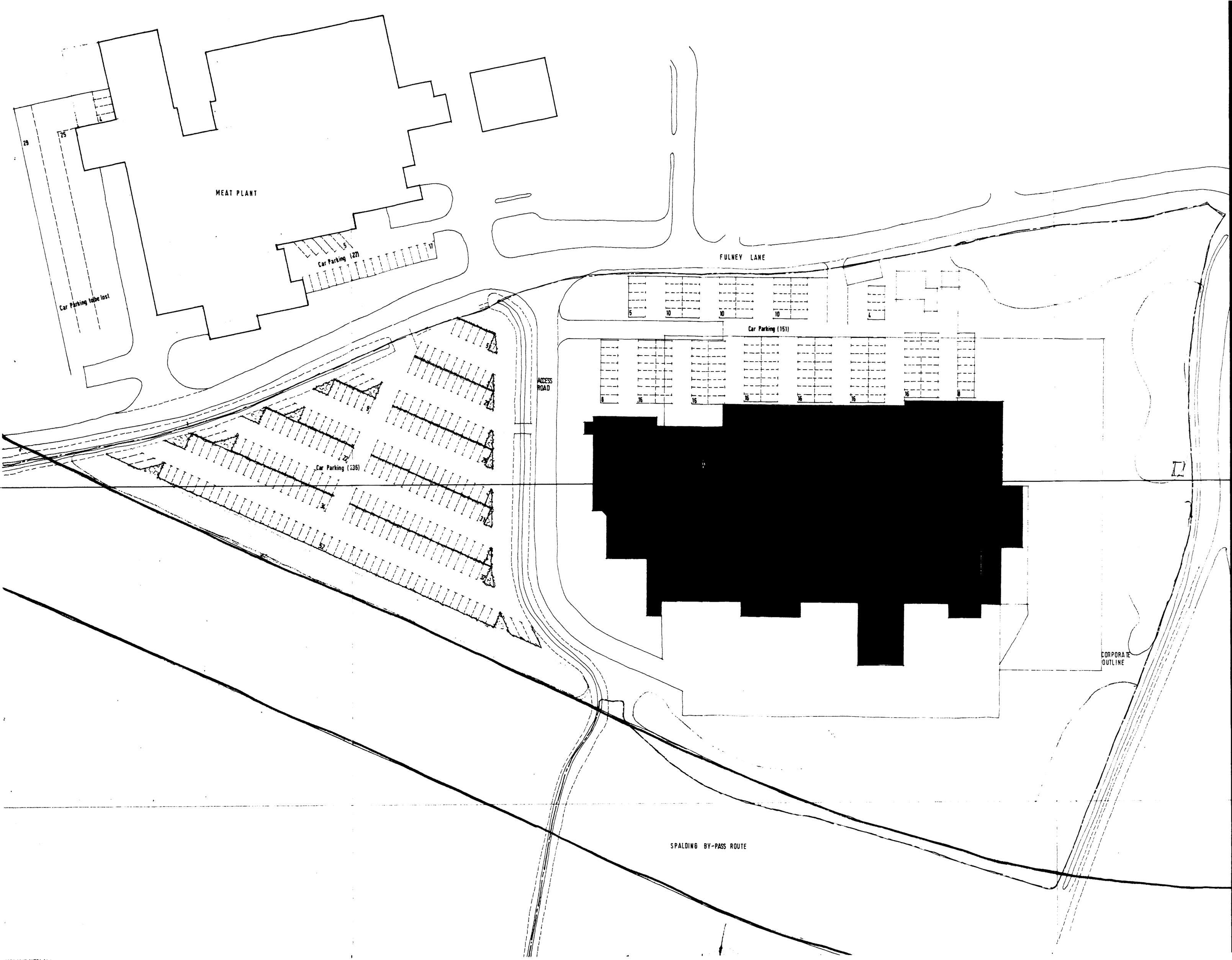
REVISIONS

NOTES

PROJECT: DRAWING TITLE
RETAIL CUTTING PLANT
GEORGE ADAMS & SONS LTD
FULNEY LANE SPALDING

CHILLER No.14

SCALE	DATE	DRAWN	PROJECT: DRAWING NO
1:200 1:100	FEBRUARY 1993	SCL	2073/8 C



PETER HADDON AND PARTNERS

THE OLD RECTORY
MILTON MALSOR
CHARTERED ARCHITECTS NORTHAMPTON 858916

REVISIONS

SOUTH ... D.C.
PLA...
REF.....447/91..

(total parking 409 spaces)
Contractors must check all dimensions on site: all discrepancies must be reported immediately to the architect before proceeding.

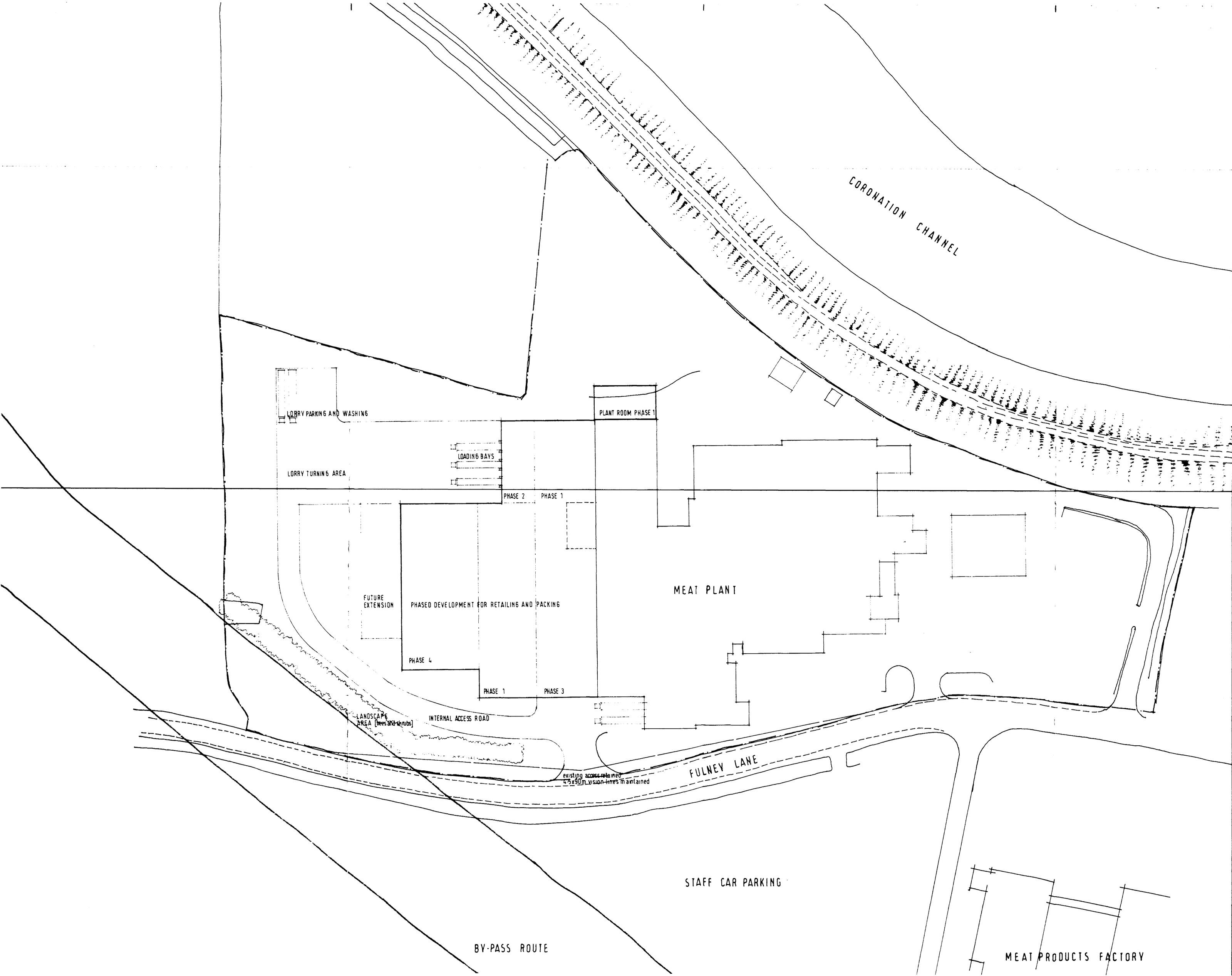
NEW PRODUCTS FACTORY
GEO. ADAMS AND SONS
FULNEY LANE SPALDING

PARKING AND LANDSCAPING

SCALE	DATE	DRAWN
1:500	JULY 91	E P

DWG NO 2073/6

This drawing is copyright



PETER HADDON AND PARTNERS

THE OLD RECTORY
MILTON MALSOR
CHARTERED ARCHITECTS NORTHAMPTON 858916

REVISIONS

SOUTH HOLLAND D.C.
447/91

Contractors must check all dimensions on site: all discrepancies must be reported immediately to the architect before proceeding.

PROPOSED RETAIL CUTTING PLANT
GEO. ADAMS AND SONS LTD.
FULNEY LANE SPALDING LINCS.

OUTLINE PLANNING DRAWING

SCALE	DATE	DRAWN
1:500	APRIL 91	E.P.

DWG NO 2073/2

PETER HADD(
AND PARTNE1

THE OLD RECTOR
MILTON MALSOR
CHARTERED ARCHITECTS NORTHAMPTON

REVISIONS

SO[illegible]
REF 447/91

Ref.



Contractors must check all dimensions on site: all discre
must be reported immediately to the architect before pro

Proposed Retail Cuttin
Geo Adams & Sons
Fulney Lane Spalding L

Proposed Plant Room
Section thro' building &
+ Coronation Channel

SCALE	DATE	DR
1:200	18-07-91	

DWG NO 20

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