APPLICATION NO: H18/0541/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/0541/94 Received:27-JUL-94 Type:OUTLINE

Name: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associates
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development
Location : The Red Garage Bridge Road
Sutton Bridge 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) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 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.

5 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of Churchgate; and the effective width of the access at the inner tangent points shall be 4.5 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 Before any of the units of accommodation are occupied, a 1.8 metre wide footway shall be constructed along the sites frontage to Churchgate (as shown in yellow on the attached plan), linking the access to Bridge Road, in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To provide safe and adequate access for pedestrians for residents and visitors.

7 Before the permitted access is commenced to be used the existing access between the site and Bridge Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

8 Notwithstanding the provisions of the Town and Country Planning Order 1988, none of the dwellings shall be extended and no buildings or structures, including walls or fences, shall be erected within their curtilages.

Reason: To control development, which if not controlled, would have a significant adverse impact on the Bridge Road frontage or, in respect of the southernmost of the dwellings on the site, would lead to an unacceptable reduction in private amenity space bearing in mind the proximity of a builders yard.

9 Before any of the units of accommodation are occupied, walling and fencing in a combination and of a type and design to be approved in writing by the Local Planning Authority shall be erected and installed in the positions shown in green on the attached plan.

Reason: In the interests of visual and residential amenity.

10 Before any of the units of accommodation are occupied, the areas of parking and vehicular access shall be laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The areas of parking shall be used, or be available for use, for vehicles parking at all times.

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

11 No means of pedestrian or vehicular access shall be established to and from

the site except that provided for in the permission.

Reason: In the interests of highway safety.

12 Before the commencement of the development, details of road/footway lighting shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented in its entirety and made operational before any of the units of accommodation are occupied.

Reason: In the interests of residential amenity.

13 Before the occupation of the southernmost dwellings on the site (the block of four terraced properties) details shall be submitted to and approved by the Local Planning Authority and subsequently implemented to the satisfaction of the Local Planning Authority, of noise insulation measures to be taken within the buildings themselves to attenuate noise arising from the adjacent builders yard.

Reason: In the interests of residential amenity because of the close proximity of the adjacent builders yard and the possible risk of noise nuisance if appropriate precautionary measures are not taken.

14 Prior to the occupation of the westernmost dwelling of the southern block of terraced dwellings, a 1.8 metre fence shall be erected along the common boundary of that property with the adjacent communal parking area to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

15 Before the commencement of development, the existing buildings shall be demolished; structures and installations removed; areas of hard surfacing broken up; and all materials and rubble removed from the site to the satisfaction of the Local Planning Authority.

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

16 The development when completed shall accord in every particular with the details of the submitted plans.

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

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)

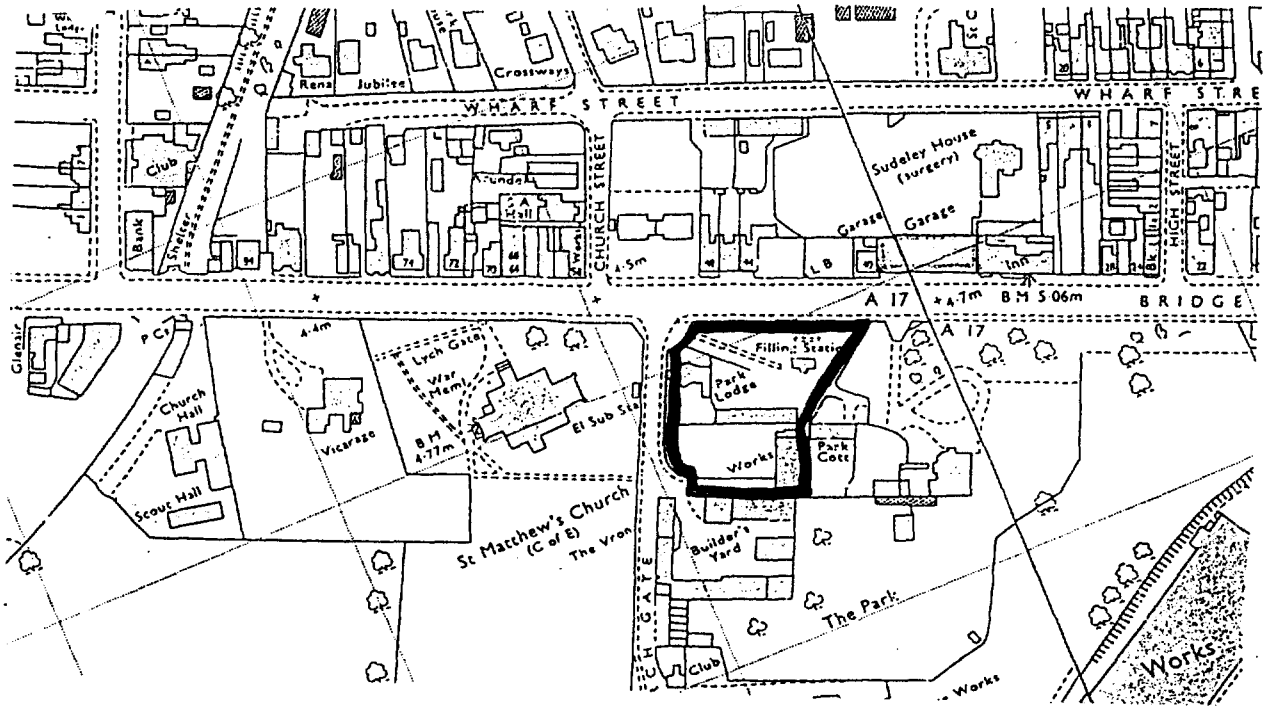
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
11-OCT-94 H18/0541/94

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.

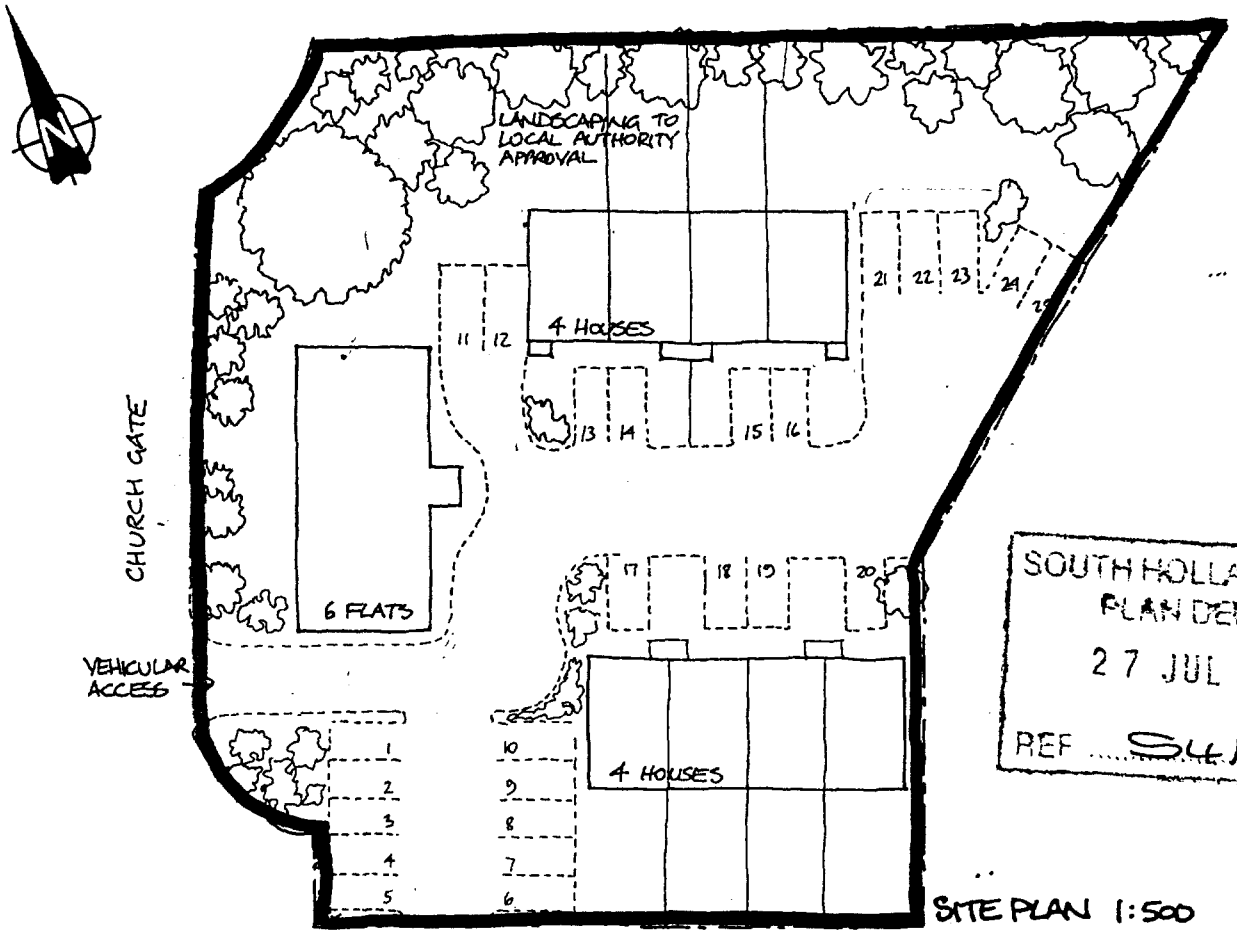
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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



LOCATION PLAN 1:2500

CROWN COPYRIGHT RESERVED



SITE PLAN 1:500

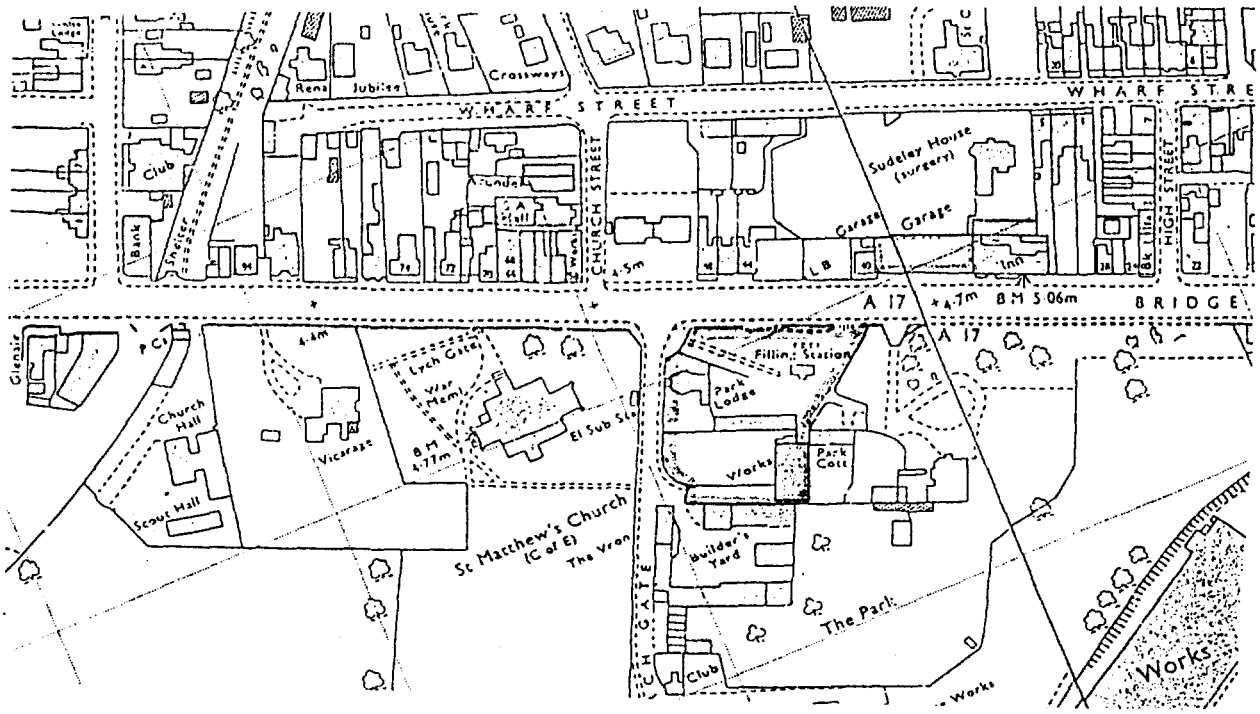
SOUTH HOLLAND D.C.
PLAN DEPT
27 JUL 1994
REF S461/94

THE RED GARAGE · SUTTON BRIDGE

PROPOSED RESIDENTIAL DEVELOPMENT LOCATION & SITE PLANS

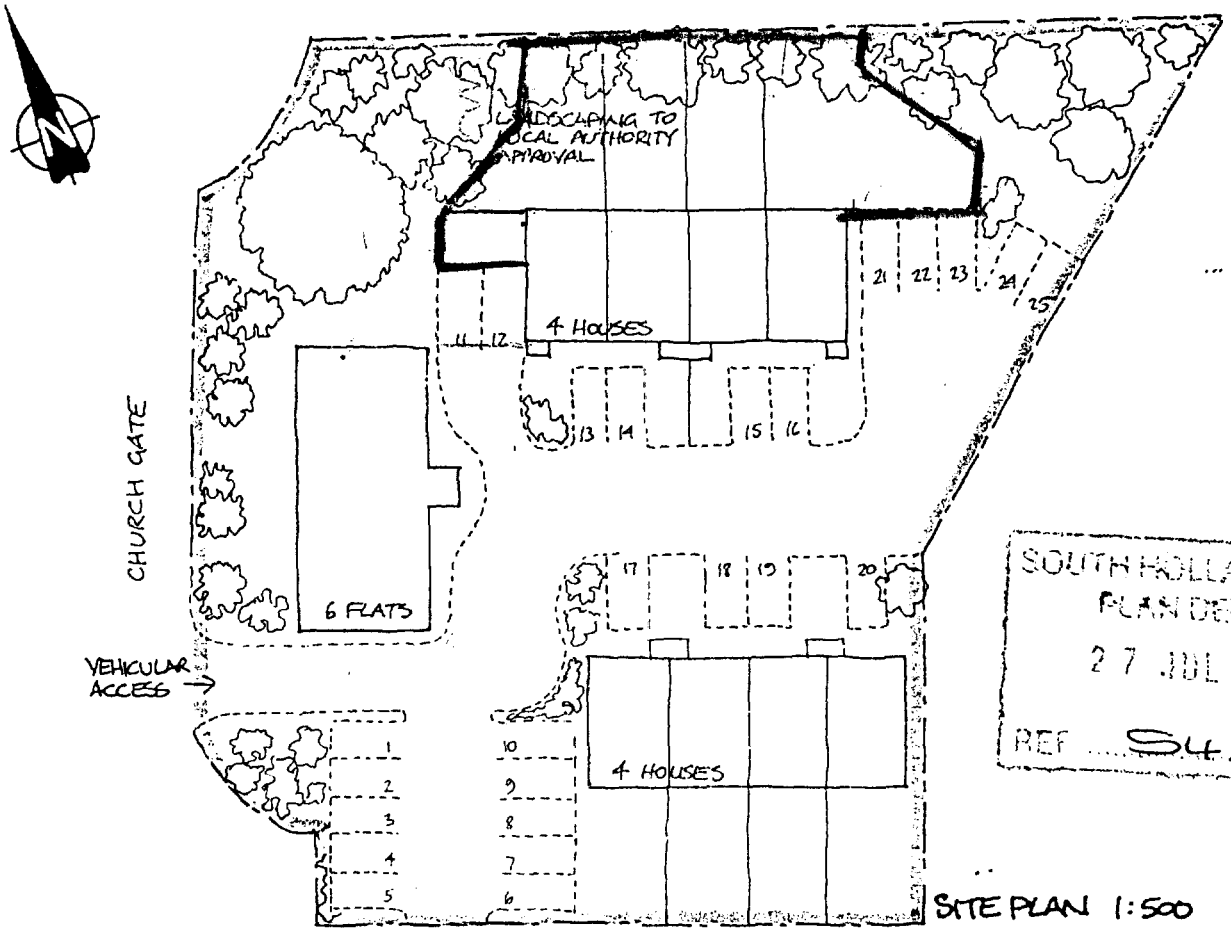
scale 1:2500, 1:500 drawn: RAF... May 1994 dwg no: 719/1A

ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055



LOCATION PLAN 1:2500

CROWN COPYRIGHT RESERVED



SITE PLAN 1:500

SOUTH HOLLAND D.C.
PLAN DEPT
27 JUL 1994
REF S41/94

THE RED GARAGE · SUTTON BRIDGE

PROPOSED RESIDENTIAL DEVELOPMENT LOCATION & SITE PLANS

scale 1:2500, 1:500 drawn: RAF... May 1994 dwg no: 719/1A

ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/0541/94

Date Registered 06 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J W TRAYFORD LTD
C/O HIX & SON
28 CHURCH STREET
HOLBEACH
LINCS PE12 7LL

Tel. No. 0406 22777

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

ROBERT FREAKLEY ASSOCIATES
FURFLEET QUAY
KING'S LYNN
NORFOLK PE30 1HP

Tel. No. 0553-762055
(Personal contact name) R. FREAKLEY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

"THE RED GARAGE"
BRIDGE ROAD SUTTON BRIDGE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLITION OF GARAGE & ASSOCIATED BUILDINGS
RESIDENTIAL DEVELOPMENT

Please complete

Signed R Freakley

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £420-00 If you consider no fee is payable include a written explanation instead.

Date 2nd JUNE 1994

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 Certificates

or This is an **outline** application ☑

Please state Site Area 0.294 (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.

ILLUSTRATIVE SCHEME INCLUDED

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: 8 HOUSES
(ii) Other new building(s)		6 FLATS
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	0.294 hectares
B. If building works are proposed, please state extra floor space to be created:	APPROX 430 sq. metres
C. Please state size of any new structure:- (a) max. height:	11 metres
(b) max. length:	APPROX 21 metres
(c) max. width:	8.8 metres
D. Please state type and colour of materials for facing external walls:	3 blocks To blend with nearby houses
E. Please state type and colour of roofing materials.	" " "
F. Has a survey of the site been undertaken? State Yes or No	NO

5. GENERAL INFORMATION Please complete each section

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

VACANT FILLING STATION, WORKSHOP & HOUSE

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: CHURCH GATE
Will there be —
Individual access(es) [ ]
New estate road [✓]

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

2 SPACES PER HOUSE 1½ PER FLAT

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 or more trees [✓] ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO SEWER
B. For estate developments, please state how highway surface water will be disposed of	TO SEWER
C. Please state whether a land drain will be affected	UNKNOWN

D. Foul sewerage will be disposed of to:
Mains sewer [✓] 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.	NO	➡ If so, please complete Part 7
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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.

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).

OWNER

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (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.~~ not applicable

Signed R A Frisby (~~Applicant~~ / Agent) Date 2nd JUNE ~~1994~~

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: TOTAL OIL (U.K.) LTD

Address of owner at which notice was served: State Date notice served:

c/o RH FRISBY ESQ
HIX & SON HOLBEACH

Signed R A Frisby (Ap~~plicant~~ / Agent) Date 2 June 1994

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.

X

or

Signed R A Frisby (~~Applicant~~ / Agent) Date 9 June 94

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.

X

Tenant's Name:

N/A

Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H18/0541/94

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) (1) INCLUDE ACCESS TO ADOPTED HIGHWAY AS PART OF APPLICATION SITE AND SERVE NOTICES ON AFFECTED PARTIES (IF ANY). ~~(2) [illegible] APPLICATION GO HAND FOR FULL~~ PERMISSION.

Other.....

Direction authorised by Senior Officer..... Date. 24/6/94

Revalidation after Direction

Information satisfactory Signed.....DMG..... Date.....27.7.

Valid date: 27/7

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

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:	

Press
PC
WM
Residents

Case Officer: JOHN BLACKLOCK

Senior Officer Confirmed ..... Date.....

Recorded DC....

DMG AB.

DMIN RECORD SHEET

Initial

Submitted Fee £400

Receipt No P4373

Date first Rec'd 06 JUN 1994

Registration

Reference H18/0541/94

Cross-Ref

Date 07-JUN-94 DAC

Validation

TYPE OUTLINE

Site area 0.294

No of dwellings

Floorspace

Earlier permission – Ref:

(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid — Site plans / Certificate ☐ — Fee / Fee (not free) ☐ — Inaccurate / Incomplete / Unclear ☐

Fees — Correct fee £400. — Nil fee ☐ — Discounted ☐ — Previous app – ref: / Type of app / Reason:

Additional £ / Refund £ — Receipt No / Voucher No — Date / Date

Information

Index sheet 231 OS Plots

Grid ref 547900 321170.

Ward V Parish S BRIDGE

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area

LB Listed – Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards –

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site Ref 318

Linked to property Ref

Dist Bound

Other:

Planning Records:

Earlier apps

936/84

1596/89

319/89

B Reg Records:

Already submitted – Ref:

Request needed

Requested

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

H18/0541/94

OUTLINE

Applicant: J W Trayford Ltd
Tel: 0406 22777

Agent: Robert Freakley Associates
0553 762055

Description: Demolish garage and associated buildings and replace with residential development

Location: The Red Garage
Bridge Road
Sutton Bridge
Spalding Lincs

Valid date:	27-JUL-94	Terminal date:	21-SEP-94
Target dates:		Target Committee:	13-SEP-94
To case officer	03-AUG-94	Report deadline:	30-AUG-94
Inspected by	10-AUG-94	Agreed TD Ext:	
Extra contacts	17-AUG-94	Case Officer:	
Report if not clear by	31-AUG-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .29 M2
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, Park Cottage		09-AUG-94	30-AUG-94
Site/Press Advert MIN		02-AUG-94	23-AUG-94
Clerk to Sutton Brid	0406 350802	02-AUG-94	16-AUG-94
Dir of Environmental		02-AUG-94	16-AUG-94
Cllr C J T H Brewis	0406 350818	02-AUG-94	09-AUG-94
Cllr D Dewsberry	0406 350947 (Of	02-AUG-94	09-AUG-94

SITE RECORD

Grid ref: 547920 321170
OS Sheet: 231 Parcel:

LCC - Obs Attached JE DA 4.8.94

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H18/0541/94

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Cllr D Dewsberry	0406 350947 (Of	02-AUG-94	09-AUG-94

SITE RECORD

Grid ref: 547920 321170
OS Sheet: 231 Parcel:

L C C - Obs Attached JB 4/8/94

Messrs Roythorne & Co
Solicitors,
10 Pinchbeck Road,
Spalding,
Lincs.
PE11 1PZ.

Mr J Blacklock

JB/JJ H18/0541/94

30 Jan 1995

Dear Sir,

J W TRAYFORD LTD, THE RED GARAGE, BRIDGE ROAD, SUTTON BRIDGE.

Thank you for your letters dated 12th December 1994, 29th December 1994 and 24th January 1995 in respect of the above.

I am afraid I cannot accept that the noise implications of the proximity of your Client's premises were not given adequate consideration by this Authority.

Your Client's concern was fairly reported to the Committee and due regard was had for the relevant advice issued by the Government on matters relating to noise disturbance.

I accept that the Committee report does not refer to either PPG24 or BS 4142 but the report itself is not a full exposition of the District Planning Officers views and in any event, Governmental advice which is the stock in trade of the assessment of planning applications, is not necessarily drawn to Members attention as a prerequisite for their deliberations on applications.

I should add too, that at the time when consideration was given to application H18/0541/94 PPG 24 had only just been issued. In fact this Authority received its official copies on the 5th October - the date of the Committee meeting. You will appreciate, therefore, that neither Officers or Members of the Committee can be expected to have had a close acquaintance with the provisions of this Guidance Note in their deliberations on the application in question.

I note your suggestion in the final paragraph of your letter and I shall be writing to the Applicants Agent to acquaint him of that suggestion.

It is a suggestion which the Authority could take on board if an application for full permission was submitted for the dwellings in question but I would point out that the outline permission ref: H18/0541/94 which has been granted has been done so on the basis that the only matter reserved for subsequent approval is that of landscaping.

I will advise you of the response of the Applicants Agent in due course.

As a final point, may I emphasise that the site in question is not uniquely placed as there is other residential development in the vicinity where, likewise, there is a consideration of noise emanating from industrial premises.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

H.K. ELLIS
R.C. TONGUE
D.R. PROCTOR
G.M. ORTOI
P.J. BREWSTER
G.C.H. SMITH, Notary Public
G.R. HARROD
C.P. BENNETT
A.J. PLUMMER
L.P. FIDLER
D.C. BAMBRIDGE
P.R. OSBORNE
JANET M. RATCLIFFE
J.F.R. DANKS
M.G. BUTLER
M.W. FIELDING
JEANETTE L. SHARPE
Associates:
D.G. BEST
SUSAN R. PAPWORTH
CAROLINE E. CUNNINGTON

ROYTHORNE & CO SOLICITORS

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 01775 724141
Fax: 01775 725736
DX: 26701 Spalding

Your Ref : H18/0541/94
Our Ref : I/LAW (MET.3-6)
Date : 29 December 1994

Dear Sirs

Re: J W Trayford Limited: The Red Garage, Bridge Road, SUTTON BRIDGE

We refer to our letter of 12 December and look forward to receiving a substantive response as soon as possible.

Yours faithfully

Roythorne & Co

S.H.D.C. PLANNING DEPT.
RECEIVED
30 DEC 1994

Phoned Roythorne 11/1 saying will respond shortly. 11/1

The Director of Planning
and Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

H.K. ELLIS
R.C. TONGUE
D.R. PROCTOR
G.M. ORTON
P.J. BREWST
G.C.H. SMITH, Notary Public
G.R. HARROD
C.P. BENNETT
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J.F.R. DANKS
M.G. BUTLER
M.W. FIELDING
JEANETTE L. SHARPE
Associates:
D.G. BEST
SUSAN R. PAPWORTH
CAROLINE E. CUNNINGTON

S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1994
DIPO
14/12

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 01775 724141
Fax: 01775 725736
DX: 26701 Spalding

Your Ref : H18/0541/94
Our Ref : I/LAW
Date : 12 December 1994

Dear Sirs

Re: J W Trayford Limited: The Red Garage, Bridge Road, SUTTON BRIDGE

We act on behalf of Metalair-Filliat Limited and we have been consulted with regard to the above grant of outline planning permission on 11 October last.

Our client has invested heavily in its factory at Sutton Bridge and is a large employer in the area. Our client is therefore extremely concerned that your Council should consider it appropriate to allow a potentially incompatible land use, namely housing, to be erected so close to the western boundary of the factory premises. Our client's objection concerning the conflicting interests of industry and housing were dismissed and were "not considered sufficient as to warrant a refusal of permission".

Your Council quite properly recognized issues of noise and the effect the same was likely to have upon the residential amenity of the occupants of the proposed dwellings, but unfortunately concluded that the only measure necessary was the provision of noise insulation as part of the design features of the southern most dwellings (i.e. those facing towards part of the northern boundary of the factory premises). With respect, such a conclusion was manifestly unreasonable and failed to have any or any proper regard to the extent of our client's factory premises and the operations carried on from them; it was also reached without any or any proper consideration of the guidance laid down in PPG 24 or British Standard 4142: 1990.

Our client has little doubt that if proper consideration had been given to such material factors your Council would have inevitably have been drawn to the conclusion that planning permission should not be granted in the absence of adequate levels of protection against noise on the eastern facing dwellings.

It might not be too late for such measures to be agreed in consultation with the developers given that they too will be anxious to market dwellings with a perceived and actual high amenity value. We therefore write to enquire whether you are prepared to seek to address this issue in the hope of avoiding future conflict to the detriment of all concerned?

93

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H18/0541/94 Received:27-JUL-94 Type:OUTLINE

Name: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associates
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development
Location : The Red Garage Bridge Road
Sutton Bridge Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 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.

5 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of Churchgate; and the effective width of the access at the inner tangent points shall be 4.5 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 Before any of the units of accommodation are occupied, a 1.8 metre wide footway shall be constructed along the sites frontage to Churchgate (as shown in yellow on the attached plan), linking the access to Bridge Road, in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To provide safe and adequate access for pedestrians for residents and visitors.

7 Before the permitted access is commenced to be used the existing access between the site and Bridge Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

8 Notwithstanding the provisions of the Town and Country Planning Order 1988, none of dwellings shall be extended and no buildings or structures, including walls or fences, shall be erected within their curtilages.

Reason: To control development, which if not controlled, would have a significant adverse impact on the Bridge Road frontage or, in respect of the southernmost of the dwellings on the site, would lead to an unacceptable reduction in private amenity space bearing in mind the proximity of a builders yard.

9 Before any of the units of accommodation are occupied, walling and fencing in a combination and of a type and design to be approved in writing by the Local Planning Authority shall be erected and installed in the positions shown in green on the attached plan.

Reason: In the interests of visual and residential amenity.

10 Before any of the units of accommodation are occupied, the areas of parking and vehicular access shall be laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The areas of parking shall be used, or be available for use, for vehicles parking at all times.

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

11 No means of pedestrian or vehicular access shall be established to and from

the site except that provided for in the permission.

Reason: In the interests of highway safety.

12 Before the commencement of the development, details of road/footway lighting shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented in its entirety and made operational before any of the units of accommodation are occupied.

Reason: In the interests of residential amenity.

13 Before the occupation of the southernmost dwellings on the site (the block of four terraced properties) details shall be submitted to and approved by the Local Planning Authority and subsequently implemented to the satisfaction of the Local Planning Authority, of noise insulation measures to be taken within the buildings themselves to attenuate noise arising from the adjacent builders yard.

Reason: In the interests of residential amenity because of the close proximity of the adjacent builders yard and the possible risk of noise nuisance if appropriate precautionary measures are not taken.

14 Prior to the occupation of the westernmost dwelling of the southern block of terraced dwellings, a 1.8 metre fence shall be erected along the common boundary of that property with the adjacent communal parking area to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

15 Before the commencement of development, the existing buildings shall be demolished; structures and installations removed; areas of hard surfacing broken up; and all materials and rubble removed from the site to the satisfaction of the Local Planning Authority.

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

16 The development when completed shall accord in every particular with the details of the submitted plans.

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

10-OCT-94 AD check.....

Authorised to issue (inc Delegation).....

APPLICATION REFERENCE: H18/0541/94 DATE RECEIVED: 27-JUL-94

TYPE: Outline

DESCRIPTION: Demolish garage and associated buildings and replace with residential development

LOCATION: The Red Garage, Bridge Road, Sutton Bridge.

APPLICANT: J W Trayford Ltd AGENT: Robert Freakley Assoc

REASON FOR COMMITTEE CONSIDERATION

Objection and Member request for submission to Committee.

RECOMMENDATION

Grant Permission.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -5 OCT 1994

COMMENTS

1 The site is at present a derelict commercial garage.

2 The application which provides for the erection of 8 terraced dwelling units and six flats is in outline but with all matters to be determined at the outline stage, except landscaping.

3 The layout and design of the individual units of accommodation are considered acceptable. In layout terms, the development is much 'looser' in character than those refused permission in 1989 (H18/0315/89 and H18/1596/89 respectively) when over 25 units of accommodation were envisaged. An open aspect has been achieved on the Bridge Road frontage which when provided with landscaping will complement the existing tree cover in front of the Church and Vicarage to the west and that in front of 'Park Cottage' immediately to the east of the site. The three storey building of six flats would be positioned on the Churchgate frontage, thus avoiding any duplication or competition in terms of scale, with the three storey buildings on the opposite side of Bridge Road, to the north of the site. In terms of design, the dwellings and flats have a well propositioned domestic appearance which accords well with the area. Given careful attention to details (hence the number and scope of the conditions) the development, when built, should be an asset to the area.

4 Although it is accepted that the existing builders yard immediately to the south of the site is run on a low key basis the possibility cannot be discounted that the use might intensify and therefore noise insulation measures in respect of the nearest proposed dwellings are considered necessary.

5 With regard to the objection lodged the industrial concern lies beyond the builders yard, therefore, the concern expressed is not considered sufficient as to warrant a refusal of permission.

REPRESENTATIONS

Parish Council: No objections to this development.

Ward Member: Councillor D Dewsberry
Requests Committee consideration because of situation of the site. Pleased that access in Churchgate.

Councillor C J T H Brewis
Requests Committee consideration. Fully support this proposal.

Dir. Env. Services: To be reported.

Public: Objections from neighbouring industrial concern.
- Siting of residential properties in proximity to industrial premises is inconsistent with elements of good planning.
- Disturbance from noise in respect of proposed properties would be bound to arise.
- Proposed development could reflect adversely upon strategy of investment and development at the industrial unit.

Support for the proposed development from neighbouring householder on following grounds.
- Property in a 'terrible state'. Suitable development necessary to end continuing vandalism of the site.
- Proposed development 'very suitable for the site and location and 'will sell well as they are convenient to all essential services.'
- More commercial property not required in Sutton Bridge.

---

(1) TL2

SCHEDULE OF CONDITIONS

1 SC8 - (Details)...include only (3).

2 SC12 - (Materials).

3 SC27 - (Implementation of Planting).

4 B11 - (Radii and Width of Access)...6 metres...Churchgate ...4.5 metres.
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 Before any of the units of accommodation are occupied, a 1.8 metre wide footway shall be constructed along the sites frontage to Churchgate (as shown in yellow on the attached plan), linking the access to Bridge Road, in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To provide safe and adequate access for pedestrians for residents and visitors.

6 B20 - (Stopping Up of Existing Access)...Bridge Road.
Reason: In the interests of road safety.

7 Notwithstanding the provisions of the Town and Country Planning Order 1988, none of the dwellings shall be extended and no buildings or structures, including walls or fences, shall be erected within their curtilages.
Reason: To control development, which if not controlled, would have a significant adverse impact on the Bridge Road frontage or, in respect of the southernmost of the dwellings on the site, would lead to an unacceptable reduction in private amenity space bearing in mind the proximity of a builders yard.

8 Before any of the units of accommodation are occupied, walling and fencing in a combination and of a type and design to be approved in writing by the Local Planning Authority shall be erected and installed in the positions shown in green on the attached plan.
Reason: In the interests of visual and residential amenity.

9 Before any of the units of accommodation are occupied, the areas of parking and vehicular access shall be laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The areas of parking shall be used, or be available for use, for vehicles parking at all times.
Reason: In the interests of the safety and convenience of traffic using the adjacent road.

10 No means of pedestrian or vehicular access shall be established to and from the site except that provided for in the permission.
Reason: In the interests of highway safety.

11 Before the commencement of the development, details of road/footway lighting shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented in its entirety and made operational before any of the units of accommodation are occupied.
Reason: In the interests of residential amenity.

12 Before the occupation of the southernmost dwellings on the site (the block of 4 terraced properties) details shall be submitted to and approved by the Local Planning Authority and subsequently implemented to the satisfaction of the Local Planning Authority, of noise insulation measures to be taken within the buildings themselves to attenuate noise arising from the adjacent builders yard.
Reason: In the interests of residential amenity because of the close proximity of the adjacent builders yard and the possible risk of noise nuisance if appropriate precautionary measures are not taken.

13 Prior to the occupation of the westernmost dwelling of the southern block of terraced dwellings, a 1.8 metre fence shall be erected along the common boundary of that property with the adjacent communal parking area to the satisfaction of the Local Planning Authority.
Reason: In the interests of residential amenity.

14 Before the commencement of development, the existing buildings shall be demolished; structures and installations removed; areas of hard surfacing broken up;

and all materials and rubble removed from the site to the satisfaction of the Local Planning Authority.
Reason: To define the terms of the permission and to ensure a satisfactory form of development.

15 The development when completed shall accord in every particular with the details of the submitted plans.
Reason: To define the terms of the permission and to ensure a satisfactory form of development.

ROBERT FREAKLEY ASSOCIATES chartered architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055 FAX 0553 691904

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

LATE OBS: Offr... Date... RAF/719
Salient points highlighted 20 September 1994

for the attention of J Blacklock Esq

Dear Sir

Application no H18/0541/94 The Red Garage Sutton Bridge

Following my telephone conversation with Mr Blacklock, I have served notice on the County Surveyor relating to the pavement required along Church Gate. A copy is attached for your records.

Yours faithfully

Robert Freakley

S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1994 30

PRINCIPAL : ROBERT FREAKLEY RIBA Dip Conservation (IoAAS York)
INCORPORATING LISTER WEST & LISTER ARCHITECTS & SURVEYORS NORWICH

ROBERT FREAKLEY ASSOCIATES chartered architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055 FAX 0553 691904

COPY

REF: RAF/719

TO
COUNTY SURVEYOR LINCOLNSHIRE COUNTY COUNCIL

Proposed development at The Red Garage, Sutton Bridge, Lincolnshire

I give notice that J W Trayford Ltd is applying to South Holland District Council for planning permission to redevelop the above site for residential use.

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations should write to the Director of Planning at Council Offices, Priory Road, Spalding, Lincs PE11 2XE within twenty one days of the date of service of this notice.

Signed:

on behalf of J W Trayford Ltd

2nd June 1994

Support

Telephone: (0406)350304.

Park Cottage,
29, Bridge Road,
Sutton Bridge,
Nr Spalding,
Lincs, PE12 9UA.

5th August, 1994.

South Holland District Council,
Planning Department,
Priory Road,
Spalding, Lincs.

Dear Sirs,

For the attention of Mr J.Blacklock.
Planning Application H18/0541/94.

I have been contacted by the Sutton Bridge Parish Council to ascertain my reactions to the above application.

As the only private individual whose property adjoins the site, may I say that I am completely in favour of the development. My reasons are as follows:

(1) The property is in a terrible state, and has been continuously vandalised over the past few months. As I write I can hear vandals at work smashing the bungalow and garage, and it is now a disgrace to the community. It is essential that suitable development takes place as soon as possible.

(2) The type of development envisaged is very suitable for the site and location. Commercial development is not required in the village where there are many business premises vacant at the present time. The properties should sell well, as they are convenient to all essential services.

I trust that the Council will see their way clear to approve this application.

Yours faithfully,

Jack Earley.

S.H.D.C. PLANNING DEPT.
RECEIVED
10 AUG 1994
DPO NSM
DOPO
JC
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
by
Date 10/8

Ghost 'b'

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: H18/0541/94

Applicant: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associates
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development

Location: The Red Garage Bridge Road
Sutton Bridge Spalding Lincs

Type: OUTLINE

Date received: 27-JUL-94

02-AUG-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 16-AUG-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
The Village Hall
51 Bridge Road
Sutton Bridge
Spalding Lincs PE12 9SF

S.H.D.C. PLANNING DEPT.
RECEIVED
10 AUG 1994
File Nos.
Acknowledge YES/NO

FOR PARISH COUNCIL USE ONLY

Comments:

No objections to this development.

Signed:

H Summerton. Clerk
9 August '94

BRIAN . TH 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: H18/0541/94

Applicant: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associates
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development

Location: The Red Garage Bridge Road
Sutton Bridge Spalding Lincs

Type: OUTLINE

Date received: 27-JUL-94

02-AUG-94

Dear Cllr D Dewsberry

NOTIFICATION TO WARD MEMBER

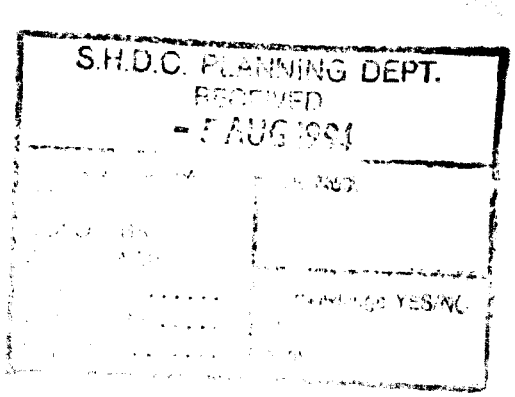
I have received an application for the above proposal in your ward. The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 09-AUG-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D Dewsberry
248 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SH

I request that this application be considered by Planning Committee, because of its situation.
Please that access is in Churchgate



Signed:

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: H18/0541/94

Applicant: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associates
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development

Location: The Red Garage Bridge Road
Sutton Bridge Spalding Lincs

Type: OUTLINE

Date received: 27-JUL-94

02-AUG-94

Dear Cllr C J T H Brewis

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 09-AUG-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF

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

FULLY SUPPORT THIS PROPOSAL.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 AUG 1994

Attention of	File Nos.
DPO NSM	
DDPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	By
Copy to	Date

Signed:

Chris Brewis

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H18/0541/94.

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

The "Red Chalet" Bridge Rem, Sutton Bridge

3. Name, classification and number of road

III

4. Date application referred 16-6-94

5. State whether outline, detailed application etc.

OL

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

Demolition of Chalet & Associated Buildings - Residential Development

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 10~~b as shown~~ overleaf.

Date: 4-8-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

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

(ii) For other applications

(1) F4 (amended plan)

(2) B11 ---- 6m ---- Church Gate ---- 4.5m

(3) Before the dwellings are occupied a 1.8m wide footway shall be constructed along the sites frontage to Church Gate, linking the access to Bridge Road, in accordance with details to be approved

(4) B20 ---- Bridge Road

Delete as appropriate

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

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

(1) F4

(2) B6

(3) To provide safe and adequate pedestrian access for the residents and their visitors

(4) B1.

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

H.K. ELLIS
R.C.TONGUE
D.R. PROCTOR
G.M. ORTON
P.J. BREWS
G.C.H. SMI .otary Public
G.R. HARROD
C.P. BENNETT
A.J. PLUMMER
L.P. FIDLER
D.C. BAMBRIDGE
P.R. OSBORNE
JANET M. RATCLIFFE
J.F.R. DANKS
M.G. BUTLER
M.W. FIELDING
JEANETTE L. SHARPE
Associates:
D.G. BEST
SUSAN R. PAPWORTH
CAROLINE E. CUNNINGTON

ROYTHORNE & CO SOLICITORS

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 01775 724141
Fax: 01775 725736
DX: 26701 Spalding

Your Ref : H18/0541/94
Our Ref : I/LAW (MET.3-6)
Date : 24 January 1995

Dear Sirs

Re: J W Trayford Limited: The Red Garage, Bridge Road, Sutton Bridge

We refer to our letter of 29 December and look forward to hearing from you urgently.

Yours faithfully

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JAN 1995

The Director of Planning
and Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2Xe

H.K. ELLIS
R.C. TONGUE
D.R. PROCTOR
G.M. ORTON
P.J. BREWST
G.C.H. SMITH, Notary Public
G.R. HARROD
C.P. BENNETT
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JEANETTE L. SHARPE
Associates:
D.G. BEST
SUSAN R. PAPWORTH
CAROLINE E. CUNNINGTON

S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1994
DPO
14/12

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 01775 724141
Fax: 01775 725736
DX: 26701 Spalding

Your Ref : H18/0541/94
Our Ref : I/LAW
Date : 12 December 1994

Dear Sirs

Re: J W Trayford Limited: The Red Garage, Bridge Road, SUTTON BRIDGE

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Our client has invested heavily in its factory at Sutton Bridge and is a large employer in the area. Our client is therefore extremely concerned that your Council should consider it appropriate to allow a potentially incompatible land use, namely housing, to be erected so close to the western boundary of the factory premises. Our client's objection concerning the conflicting interests of industry and housing were dismissed and were "not considered sufficient as to warrant a refusal of permission".

Your Council quite properly recognized issues of noise and the effect the same was likely to have upon the residential amenity of the occupants of the proposed dwellings, but unfortunately concluded that the only measure necessary was the provision of noise insulation as part of the design features of the southern most dwellings (i.e. those facing towards part of the northern boundary of the factory premises). With respect, such a conclusion was manifestly unreasonable and failed to have any or any proper regard to the extent of our client's factory premises and the operations carried on from them; it was also reached without any or any proper consideration of the guidance laid down in PPG 24 or British Standard 4142: 1990.

Our client has little doubt that if proper consideration had been given to such material factors your Council would have inevitably have been drawn to the conclusion that planning permission should not be granted in the absence of adequate levels of protection against noise on the eastern facing dwellings.

It might not be too late for such measures to be agreed in consultation with the developers given that they too will be anxious to market dwellings with a perceived and actual high amenity value. We therefore write to enquire whether you are prepared to seek to address this issue in the hope of avoiding future conflict to the detriment of all concerned?

Kindly acknowledge safe receipt of this letter.

Yours faithfully



The Director of Planning
and Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

URGENT

RIAN 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: H18/0541/94

Applicant: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associate
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development

SOUTH HOLLAND D.C.
PLAN DEPT
27 JUN 1994
REF Valid

Location: The Red Garage
Bridge Road
Sutton Bridge
Spalding Lincs

Type: OUTLINE

Date received: ~~06-JUN~~-94

22-JUN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Include access to adopted highway as part of application site and serve notices on affected parties (if any).

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning Officer

ROBERT FREAKLEY ASSOCIATES chartered architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055 FAX 0553 691904

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

RAF/719
26 July 1994

Dear Sir

Application no H18/0541/94 The Red Garage Sutton Bridge

I refer to your letter dated 22 June 1994 concerning the proposed access arrangements to the above site.

Having met the adjoining owner to the south of the site, and taken the instructions of my client, we have decided to amend the position of the vehicular access, moving it further to the north to avoid any conflict over land possibly owned by other parties.

I enclose four copies of the amended site plan, dwg no. 719/1A and should be glad if you could substitute these for the originals and proceed with the application.

Yours faithfully

Robert Freakley

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JUL 1994

PRINCIPAL : ROBERT FREAKLEY RIBA Dip Conservation (IoAAS York)
INCORPORATING LISTER WEST & LISTER ARCHITECTS & SURVEYORS NORWICH

ROBERT FREAKLEY ASSOCIATES chartered architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055 FAX 0553 691904

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

RAF/719
21 June 1994

Dear Sir

The Red Garage Sutton Bridge Application no H18/0541/94

Following my telephone discussion with Mr Blacklock today, I confirm that the words "for illustrative purposes", in my letter to you dated 2 June 1994, should be ignored.

Yours faithfully

Robert Freakley

Reg 4

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

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

File Nos.
.....wledge YES/NO
Date

21/6/94

Spoke to Bof Frankley.
Agreed 'phraseology'
'illustrative sales
included' should be
deleted.

JH.

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: H18/0541/94

Applicant: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associates
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development

Location: The Red Garage
Bridge Road
Sutton Bridge
Spalding Lincs

Type: OUTLINE

SOUTH HOLLAND D.C.
PLAN DEPT
10 JUN 1994
REF Valid Date received: 06-JUN-94

07-JUN-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please complete either A or B of ownership certificate - not both.
Also complete Part 3 of certificate.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

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 : P4373
Date received : 06-JUN-94

Received from

J W Trayford Ltd.

Address

The Red Garage
Bridge Road
Sutton Bridge
Spalding

Fee paid	£	420.00
VAT	£	0.00
Total received	£	420.00

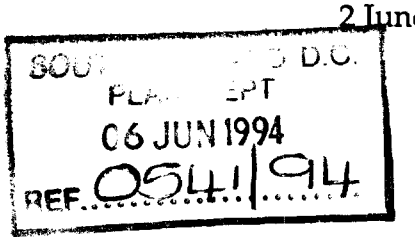
Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)

ROBERT FREAKLEY ASSOCIATES chartered architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055 FAX 0553 691904

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

RAF/719
2 June 1994



Dear Sir

The Red Garage Sutton Bridge

I enclose, on behalf of J W Trayford Ltd, an outline planning application for the redevelopment of the above site for residential use. I also enclose four copies of each of drawings nos 719/1 to 5 inclusive and my client's cheque in the sum of £420.

In view of the proximity to the church and the terrace on the opposite side of Bridge Road, I have included plans and elevations for illustrative purposes. We have heeded the helpful advice given by Mr Blacklock in developing the proposals. Should you require further information, please do not hesitate to contact me.

Yours faithfully

Robert Freakley

593. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H18/0541/94 J W Trayford Ltd	O.A.	Demolish garage and associated buildings and replace with residential development at The Red Garage, Bridge Road, Sutton Bridge.
H14/0621/94 J Watson		Domestic garage and shed at The Bell, Church Street, Pinchbeck.
H16/0637/94 Mr F G Piraino		First floor extension to dwelling at 83B Hawthorn Bank, Spalding.
H20/0646/94 Mr R Dillnut		House and double garage, at Plot 2, Suttongate, Sutton St James.

(It was reported that the Parish Council had now indicated that they had no objections to the amended plans.)

H11/0661/94 Mr A Whitelam	O.A.	Dwelling at The Chase, Long Sutton.
H09/0668/94 Mr N R Grummitt		Greenhouse at Janfeild, Dog Drove, Holbeach Drove.
H16/0680/94 Lloyd Loom Furniture Ltd	O.A.	Extension to existing factory to form workshop, showroom, office and car park including details of siting, means of access and demolition of existing bungalow at Kellet Gate, Low Fulney, Spalding.

(It was also agreed that the Director of Planning and Building Control Services write to the applicants explaining the definition of light industrial development and suggesting further measures to minimise the possibility of noise from the site, including acoustic fencing.)

(Councillor M S L Rollinson declared an indirect interest in the above application and left the meeting during consideration thereof.)

H11/0706/94 P L Ely (Cont) Ltd	Residential development (renewal of outline planning permission H11/0243/92) on land off Daniels Gate, Long Sutton.

(Subject to the inclusion of a note to the applicant advising that the Council will expect the layout of the development to include measures designed to reduce traffic speed.)

H09/0711/94 Mr & Mrs A Bellamy	Residential dwelling and garage -renewal of Outline planning permission H09/0707/91 adjacent 49 Langwith Drive, Holbeach.

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: H18/0541/94

Applicant: J W Trayford Ltd
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Robert Freakley Associate
Purfleet Quay
Kings Lynn
Norfolk
PE30 1HP

Description: Demolish garage and associated buildings and replace with residential development
Location: The Red Garage Bridge Road
Sutton Bridge Spalding Lincs

Type: OUTLINE

18-OCT-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

Copy sent to:-

Mr J Earley
29 Bridge Road (Letter of support)
Bridge Road
Sutton Bridge
Spalding, Lincs. PE12 9UA

C J Anspack
Managing Director
Metalair-Fluiat Ltd
Sutton Bridge
Spalding
Lincs
PE12 9XE

METALAIR-FILLIAT Limited *COMBINED TRANSPORT SYSTEMS*

Head Office and Works
Sutton Bridge Spalding Lincolnshire PE12 9XE Telephone 0406 350000 Fax 0406 350341

your ref

RECORDED DELIVERY

11 August 1994

our ref

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

OBJECTION

Dear Sir

re: Town & Country Planning General Development Order 1988
Ref No. H18/0541/94 - Notice Under Article 12B
J W Trayford Ltd, The Red Garage,
Bridge Road, Sutton Bridge, Spalding, Lincs.

We have been informed via a public notice to the application for outline planning permission for residential developments at the above property.

Our company Metalair-Filliat which employs 110 local people has been installed for 24 years at a manufacturing site in close proximity to the garage. We operate our factory in strict compliance with the legal and statutory requirements. However we feel obliged to say that in view of the industrial nature of our activity it seems quite obvious that siting residential properties in proximity to industrial premises is inconsistent with the elements of good planning.

Residents will be bound to say that any industrial site will diminish their quality of life and will, therefore, be a source of continual difficulties between the various sites and their properties.

Furthermore, we are developing a strategy to invest in our site, thus ensuring that a wealth-creating industrial unit remains and prospers in Sutton Bridge. The development of residential property on our doorstep would send us all the wrong signals.

It is for these reasons therefore that we object to the above proposal.

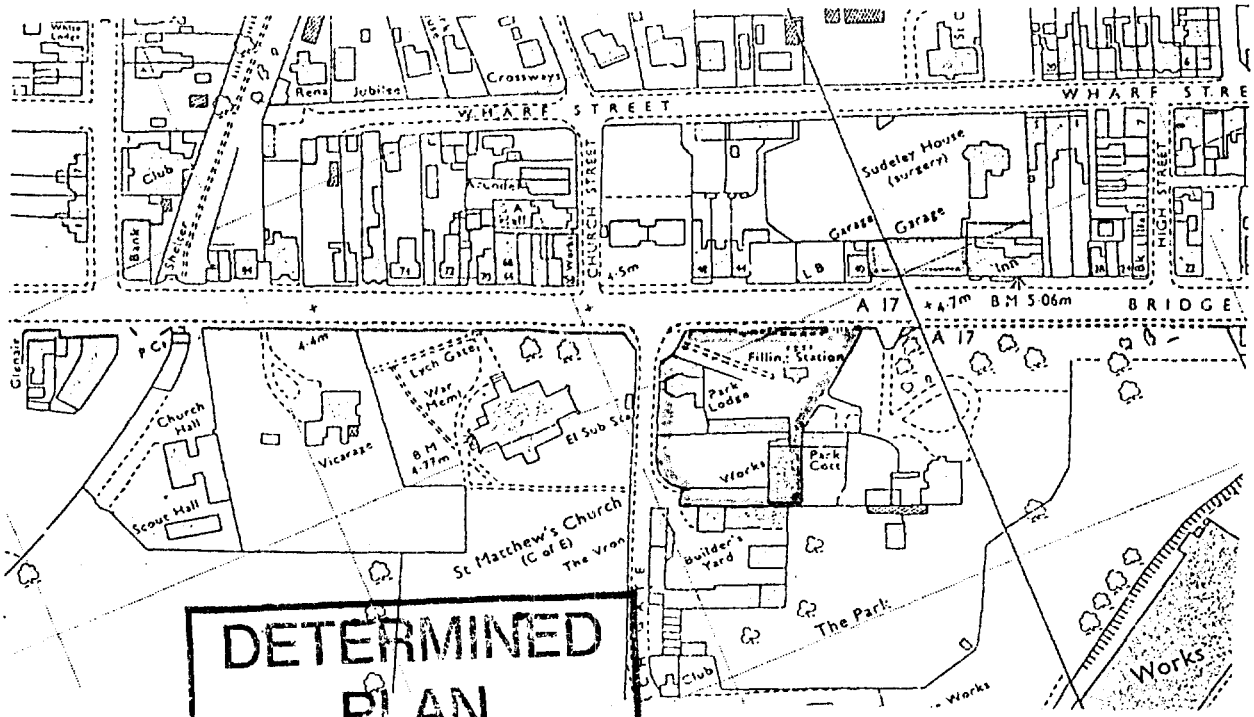
Yours faithfully

C. J. Anspack
Managing Director

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1994

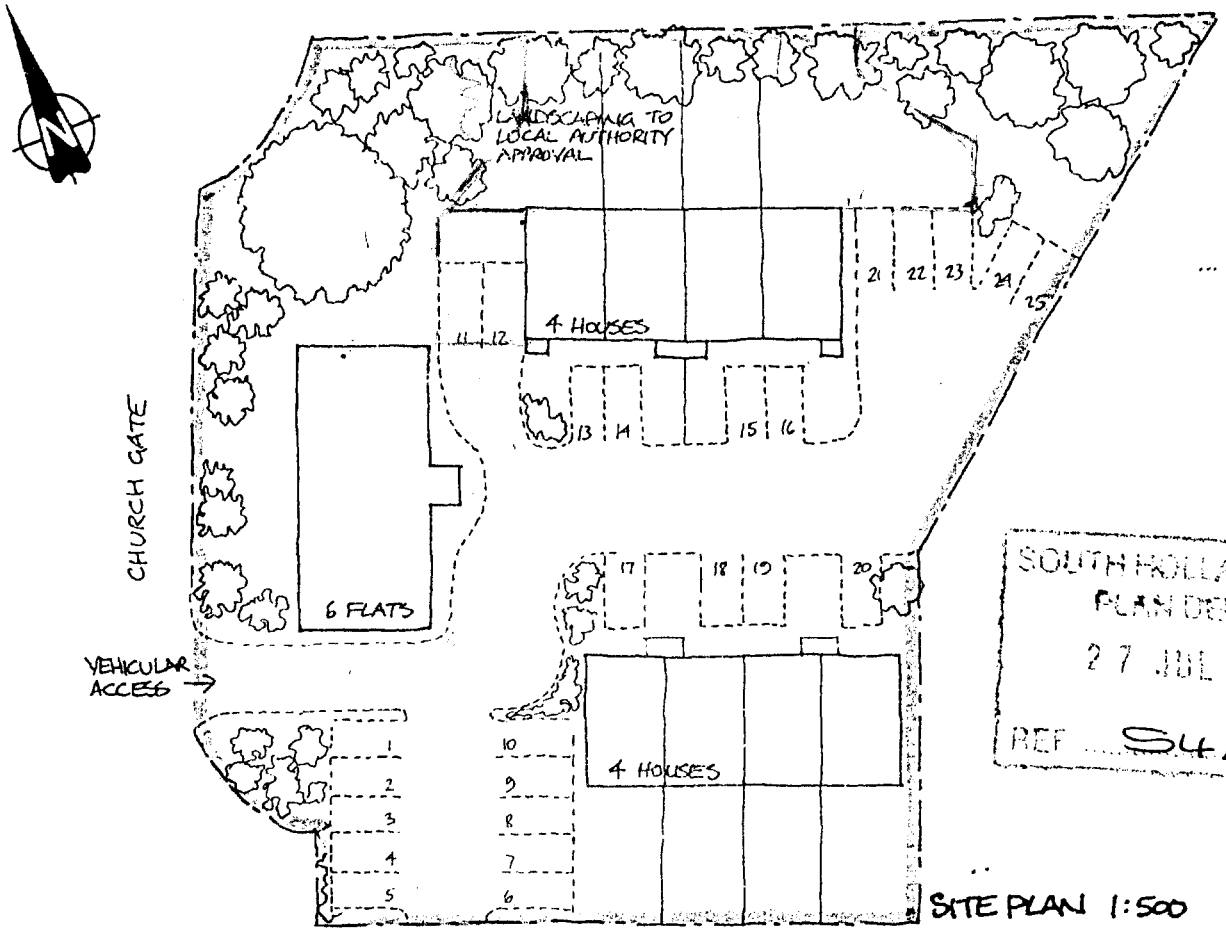
DPO DPBM
DOPO
JO ACP
Action by .....
Discuss with .....
Copy to .....

Nos.
Acknowledge YES/NO
By
Date 15/8



LOCATION PLAN 1:2500

CROWN COPYRIGHT RESERVED



SITE PLAN 1:500

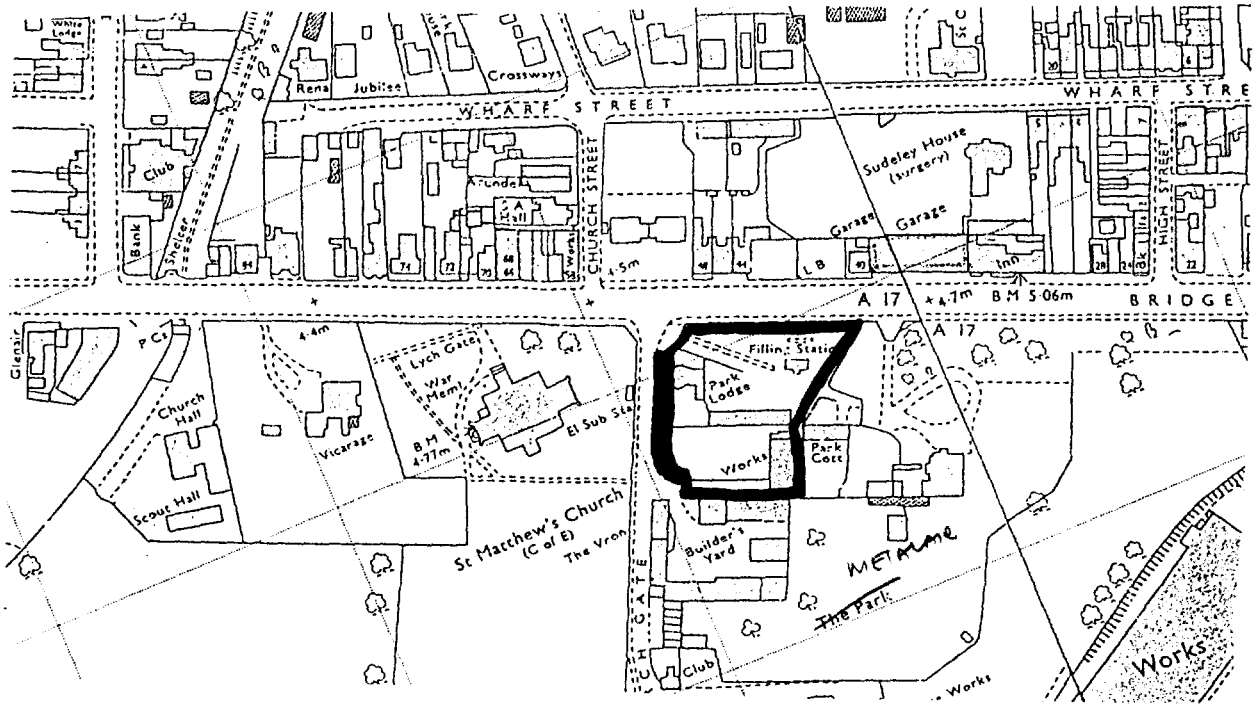
SOUTH HOLLAND D.C.
PLAN DEPT
27 JUL 1994
REF S41/94

THE RED GARAGE · SUTTON BRIDGE

PROPOSED RESIDENTIAL DEVELOPMENT LOCATION & SITE PLANS

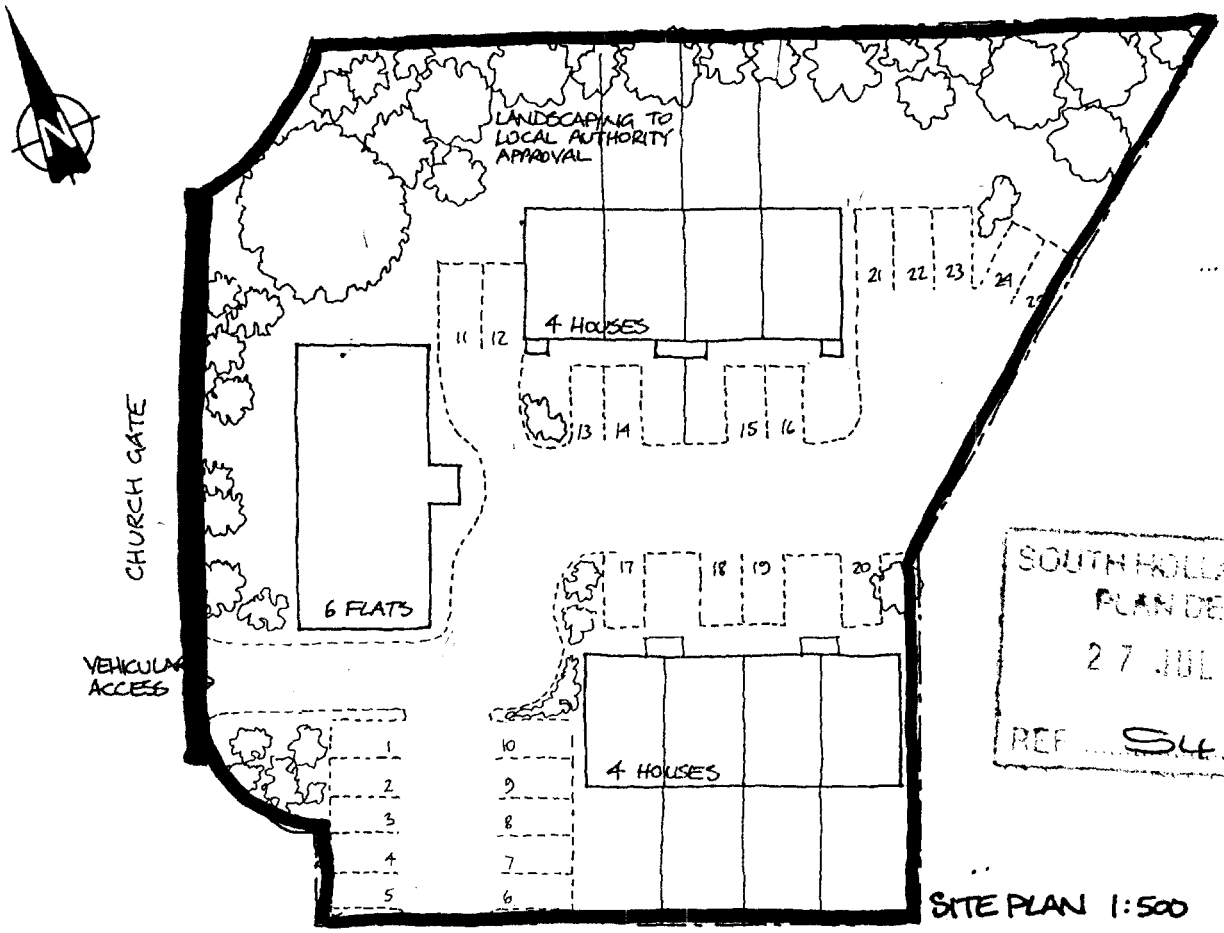
scale 1:2500, 1:500 drawn: RAF... May 1994 dwg no: 719/1A

ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055



LOCATION PLAN 1:2500

CROWN COPYRIGHT RESERVED



SITE PLAN 1:500

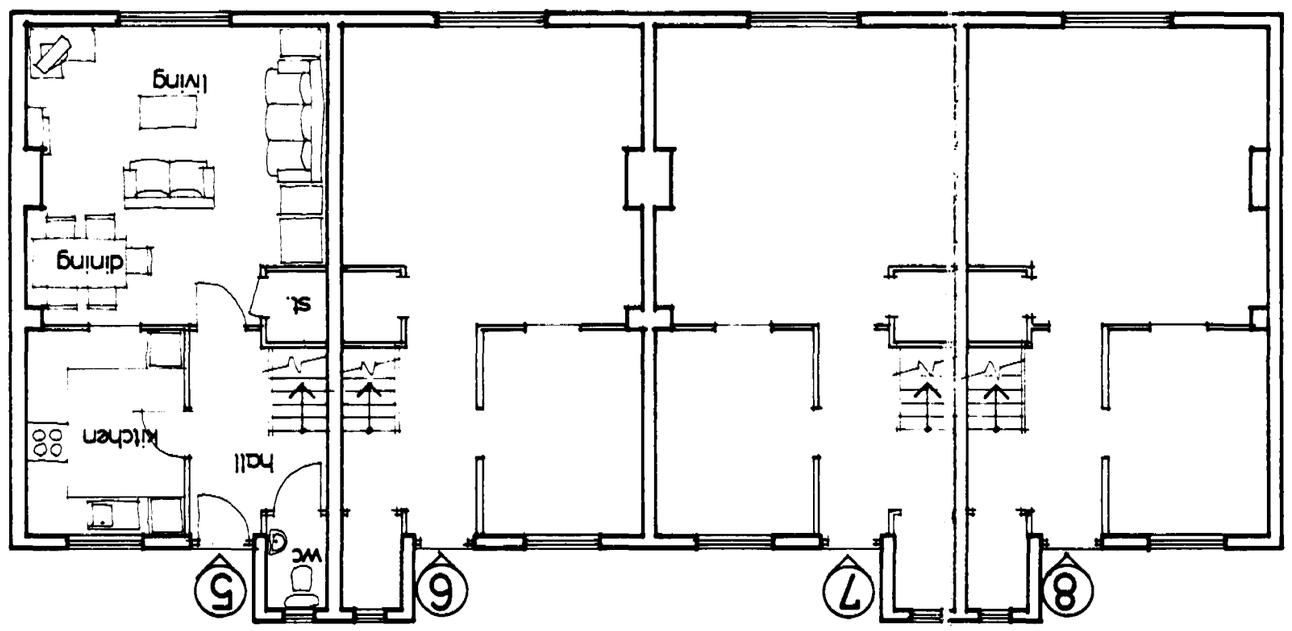
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PLAN DEPT
27 JUL 1994
REF S41/94

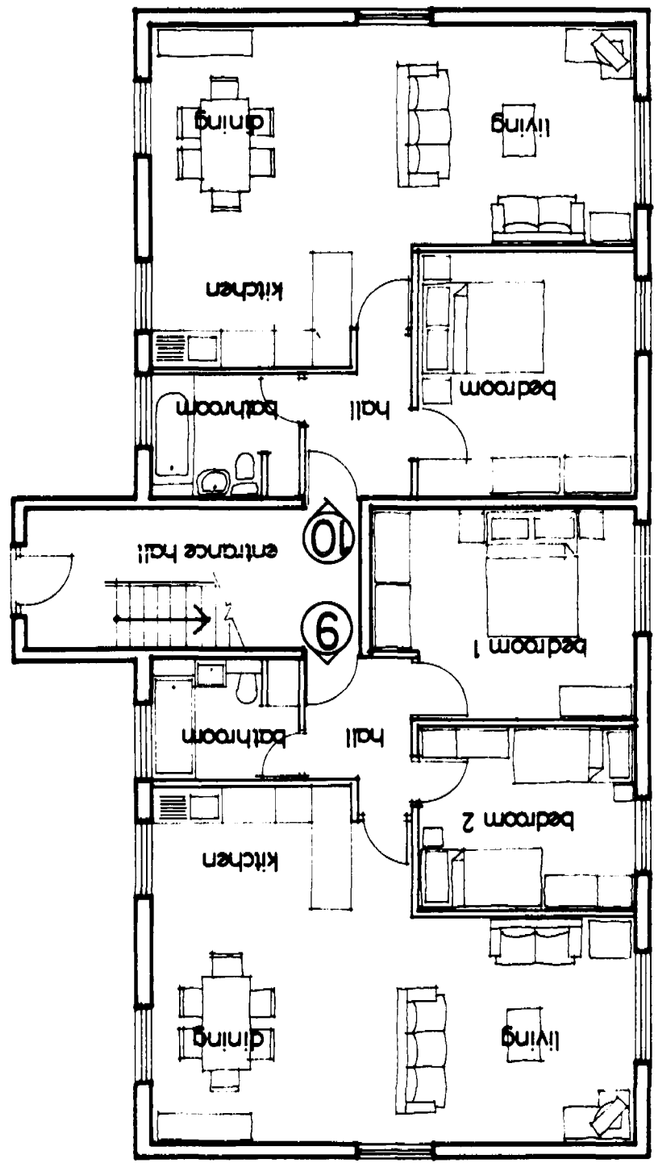
THE RED GARAGE · SUTTON BRIDGE

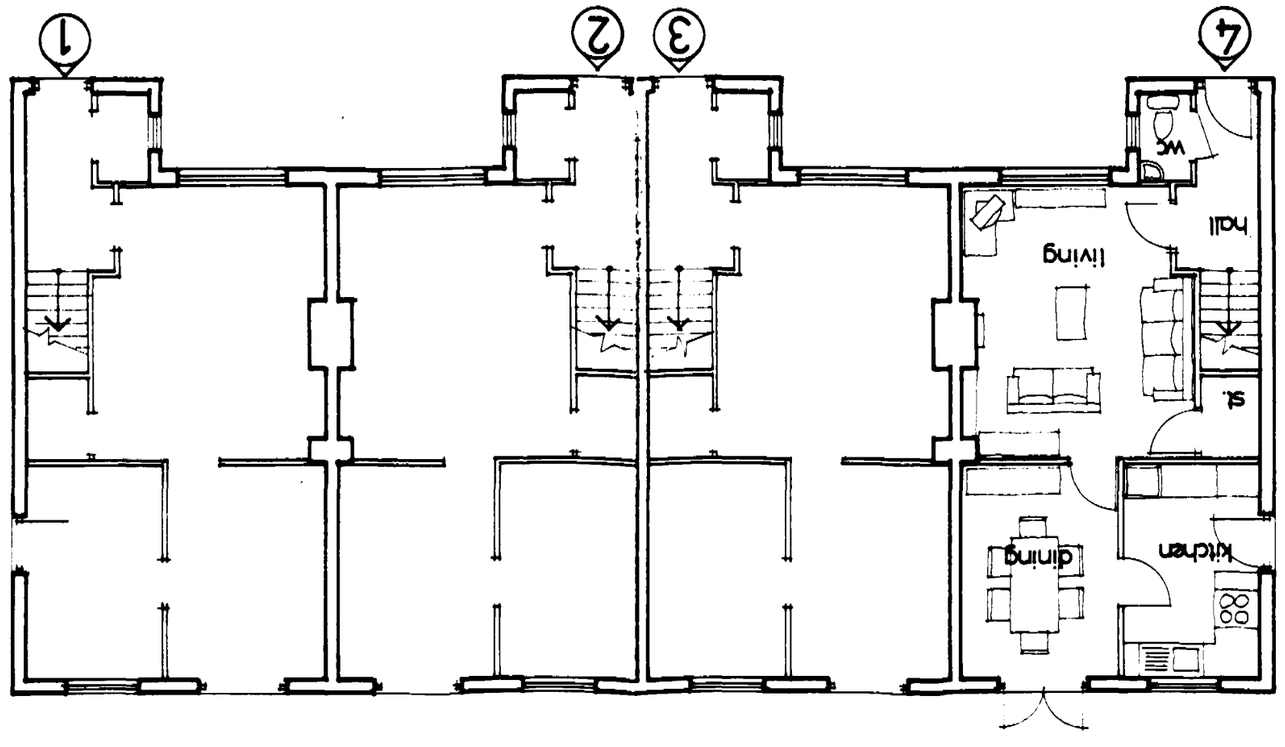
PROPOSED RESIDENTIAL DEVELOPMENT LOCATION & SITE PLANS

scale 1:2500, 1:500 drawn: RAF... May 1994 dwg no: 719/1A

ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055









DETERMINED PLAN

REF: 0511/94
DEC
1994

THE RED GARAGE SUTTON BRIDGE

PROPOSED RESIDENTIAL DEVELOPMENT - GROUND FLOOR PLAN

scale 1:100 drawn: RAF... May 1994 dwg no: 719 / 2

ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055

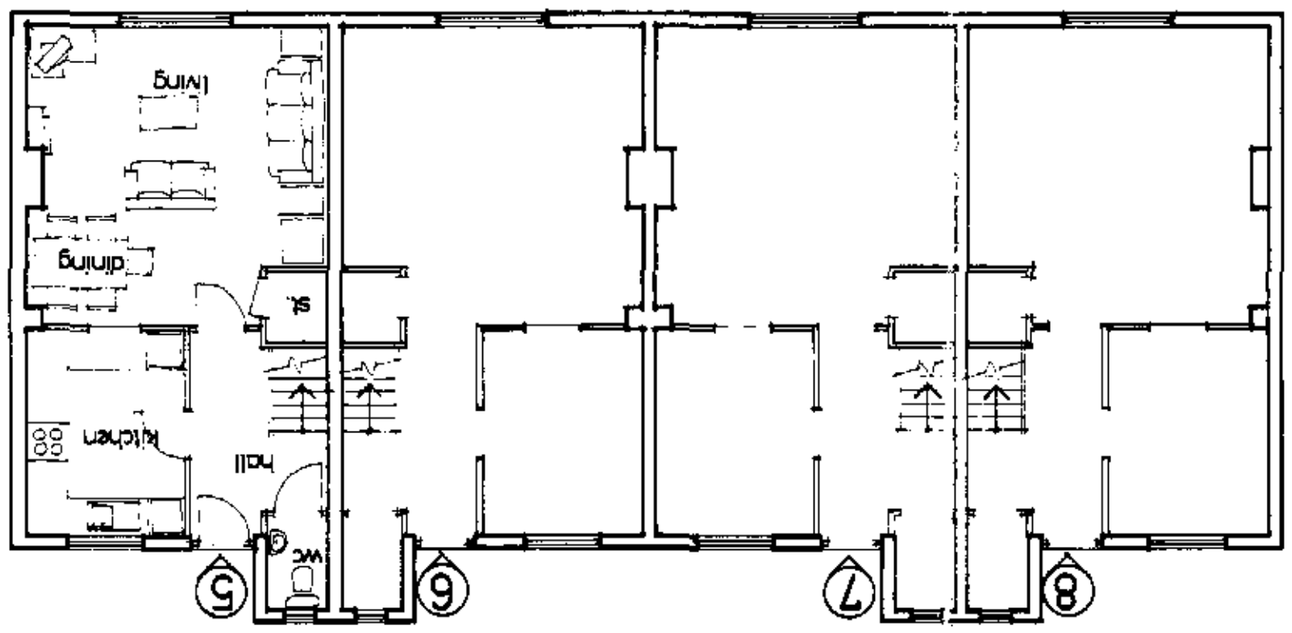
THE RED GARAGE SUTTON BRIDGE

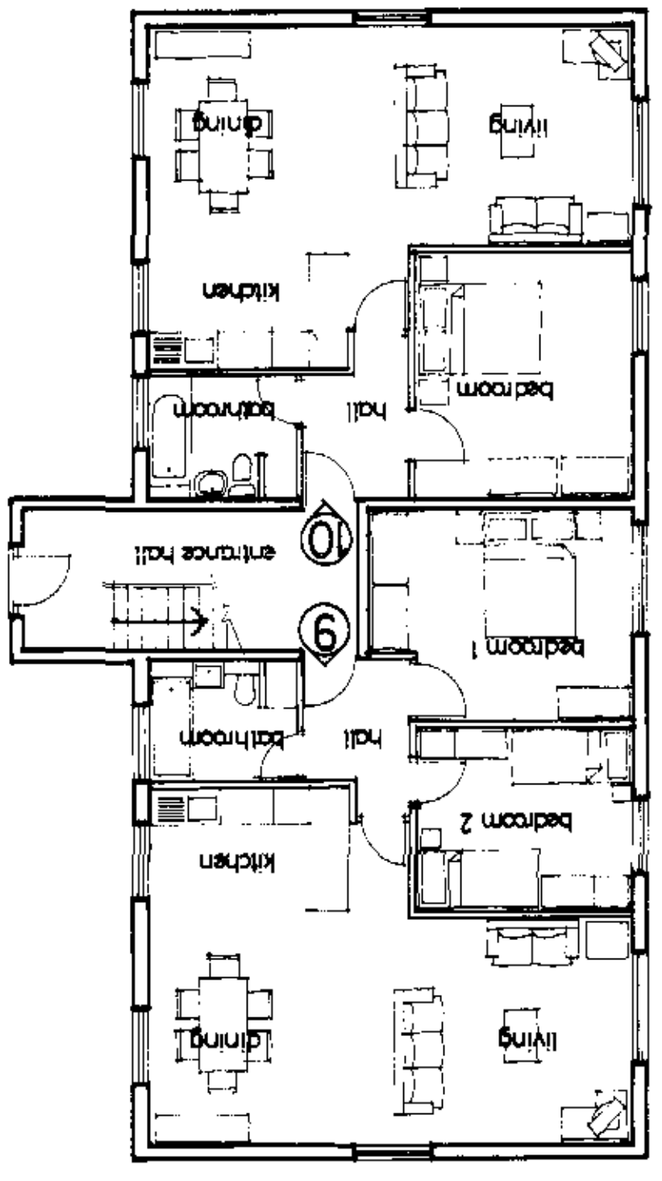
PROPOSED RESIDENTIAL DEVELOPMENT - GROUND FLOOR PLAN

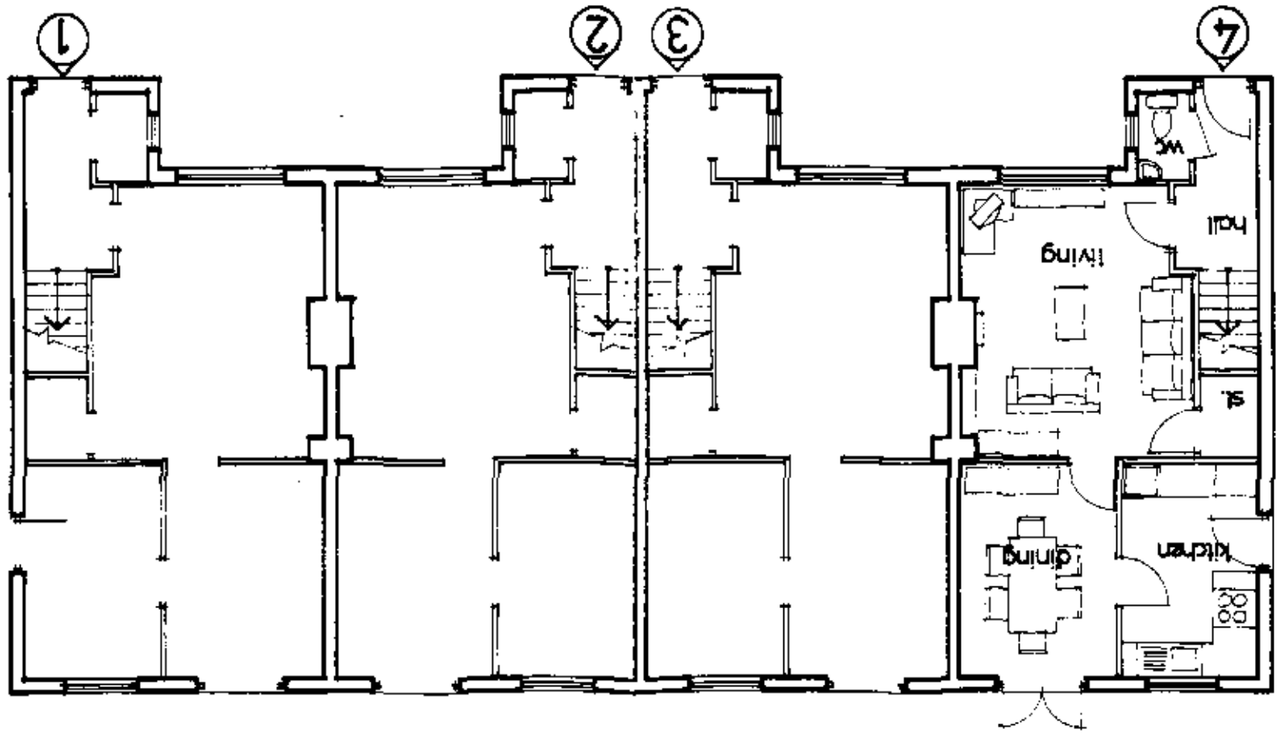
scale 1:100 drawn: RAF... May 1994 dwg no 719 / 2

ROBERT FREAKLEY ASSOCIATES architects

PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055







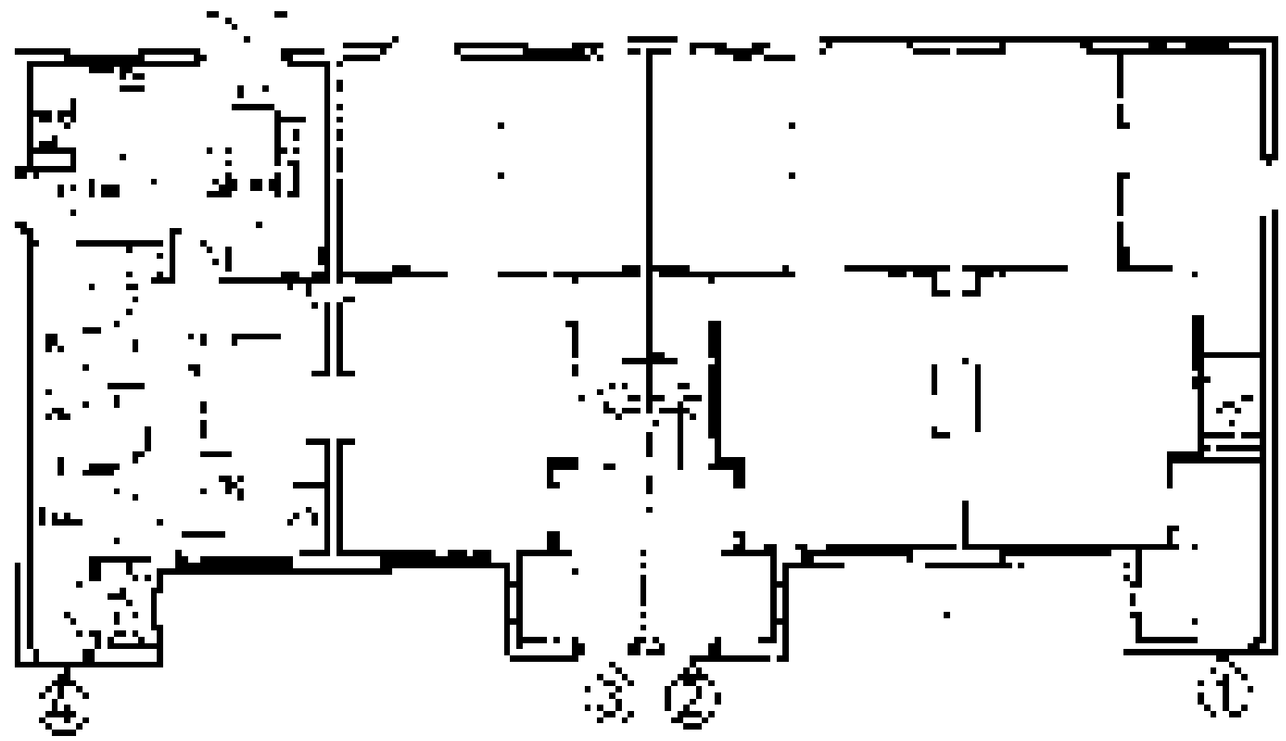


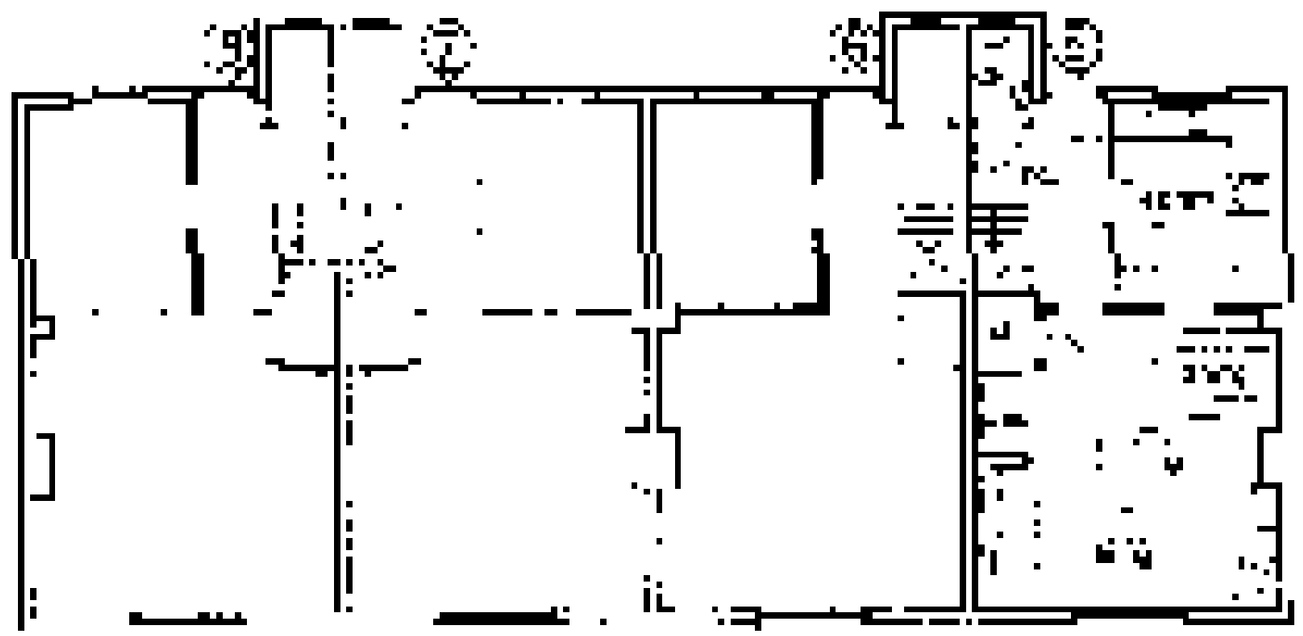
DETERMINED PLAN

REF 0544/94

22 ... 1994









SOUTH ELEVATION to courtyard

MATERIALS

BRICK COLOURS & TEXTURES TO MATCH NEARBY RESIDENTIAL BUILDINGS, WITH CONTRASTING DECORATIVE STRING COURSES & FEATURES

ETERNIT BLUE/GREY SLATES

DECORATIVE DENTIL EAVES

PAINTED JOINERY

LANDSCAPING TO L.A. APPROVAL



NORTH ELEVATION to courtyard



EAST ELEVATION to courtyard and adjoining property

SOUTH ... D.C.
PL ... T
06 ... 1994
REF. 0541/94.

THE RED GARAGE SUTTON BRIDGE

PROPOSED RESIDENTIAL DEVELOPMENT - ELEVATIONS sheet 2

scale 1:100 drawn: RAF... May 1994 dwg no: 719 / 5

ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055



SOUTH ELEVATION to courtyard

MATERIALS

BRICK COLOURS & TEXTURES TO MATCH NEARBY RESIDENTIAL BUILDINGS, WITH CONTRASTING DECORATIVE STRING COURSES & FEATURES

ETERNIT BLUE/GREY SLATES

DECORATIVE DENTIL EAVES

PAINTED JOINERY

LANDSCAPING TO LA APPROVAL



NORTH ELEVATION to courtyard



EAST ELEVATION to courtyard and adjoining property

SOUTH ... D.C.
... 1994
REF. C/541/94

THE RED GARAGE SUTTON BRIDGE

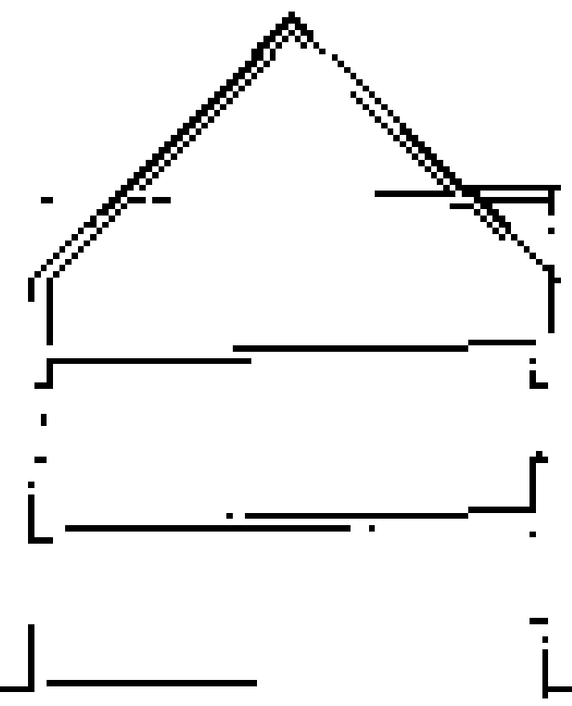
PROPOSED RESIDENTIAL DEVELOPMENT - ELEVATIONS sheet 2

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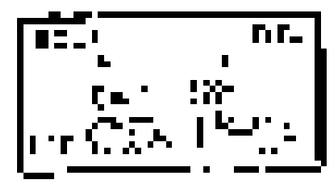
ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055

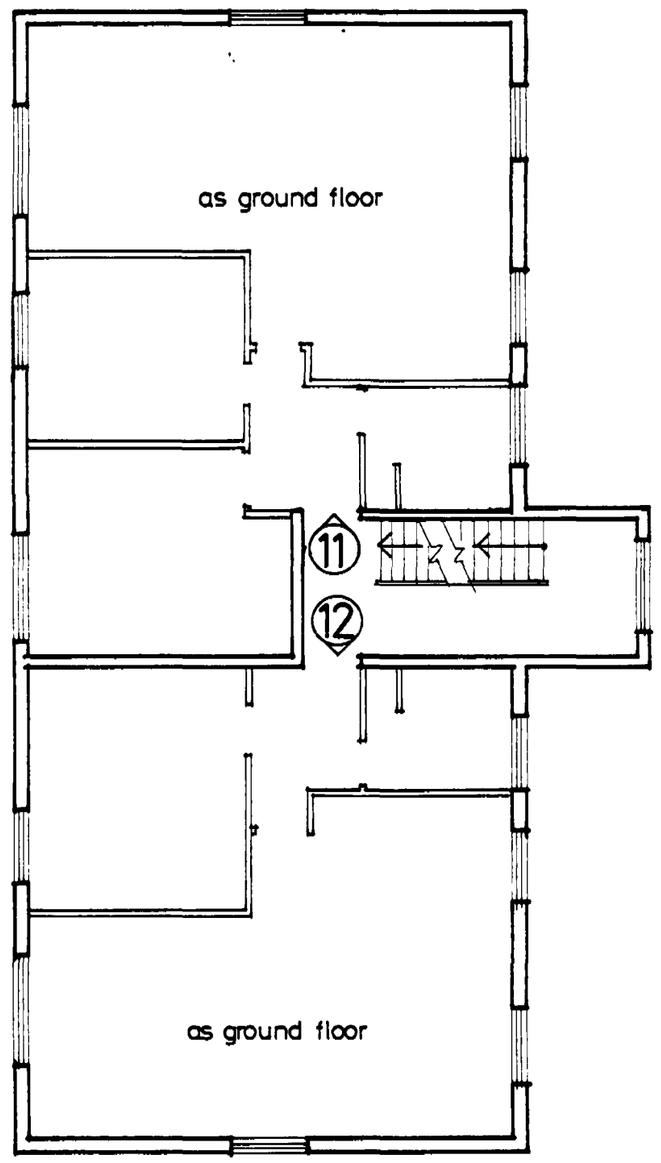




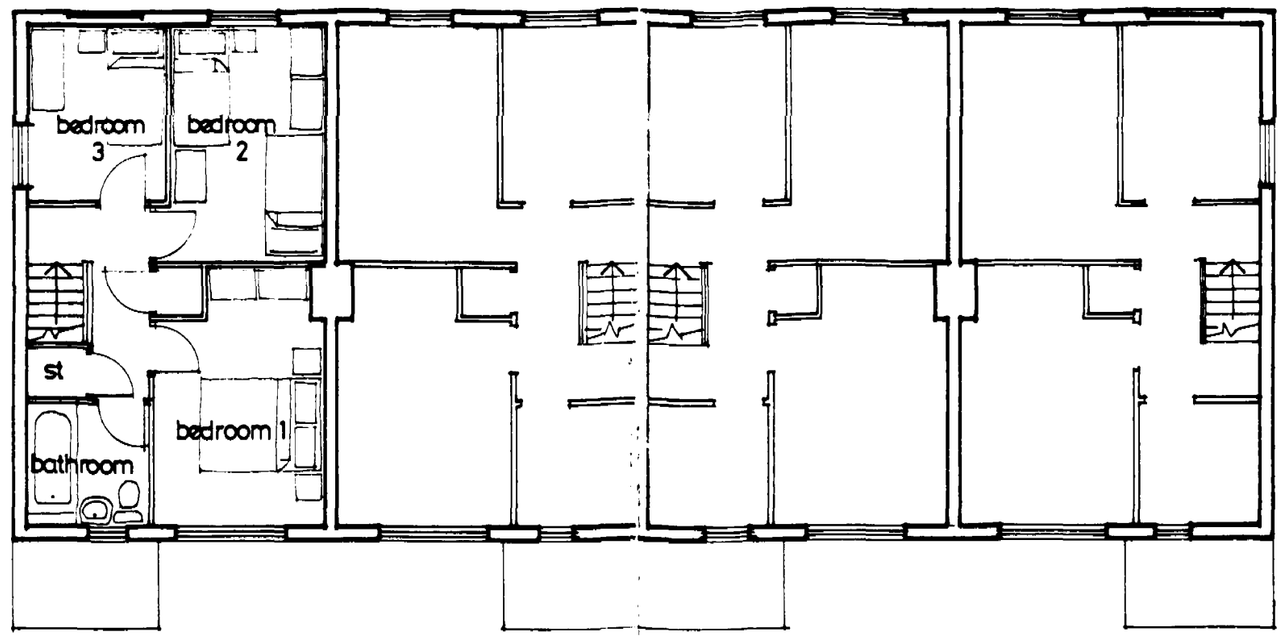


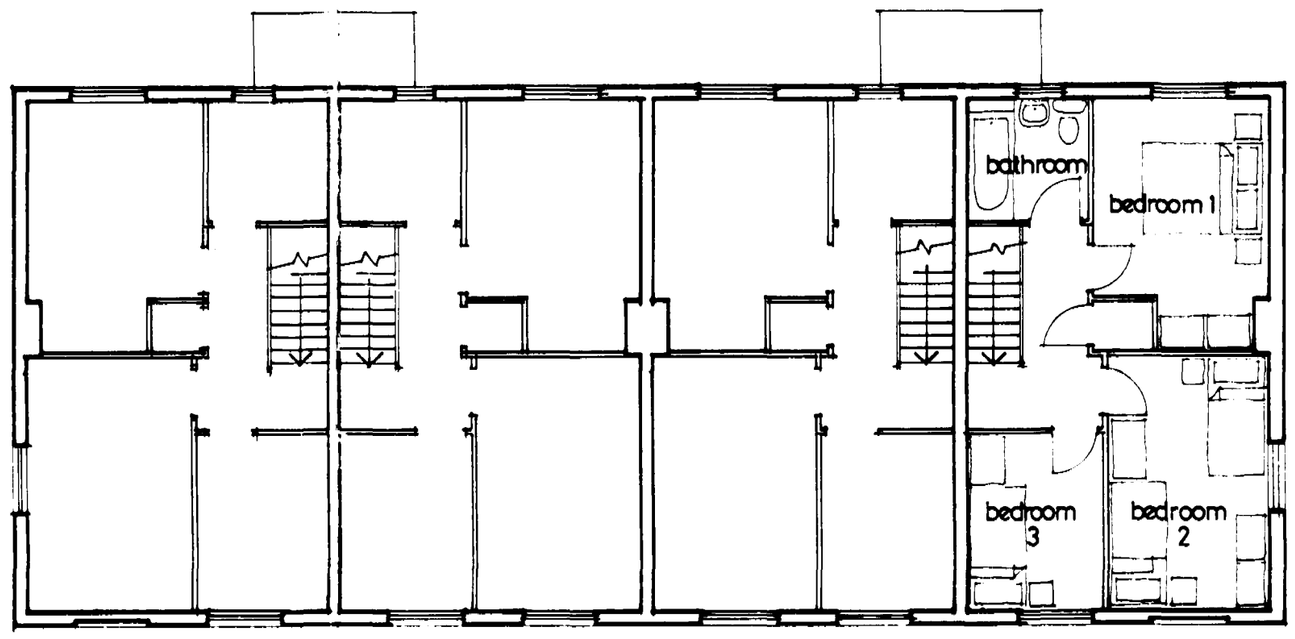


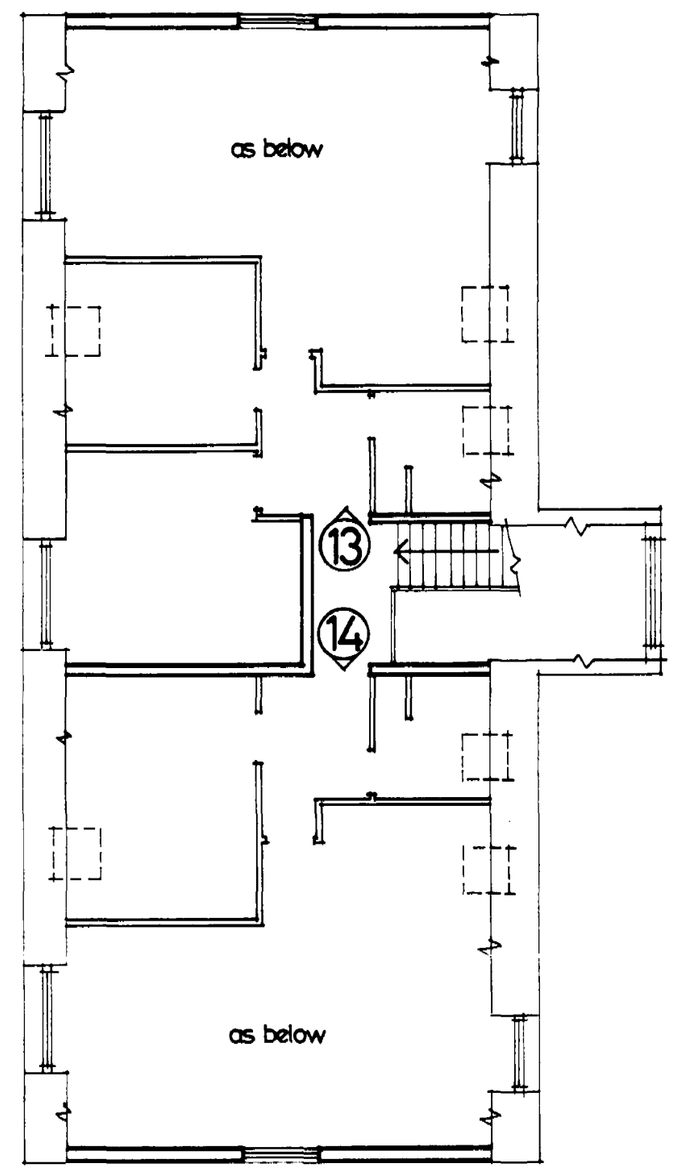




FIRST FLOOR PLAN







SECOND FLOOR PLAN - FLATS

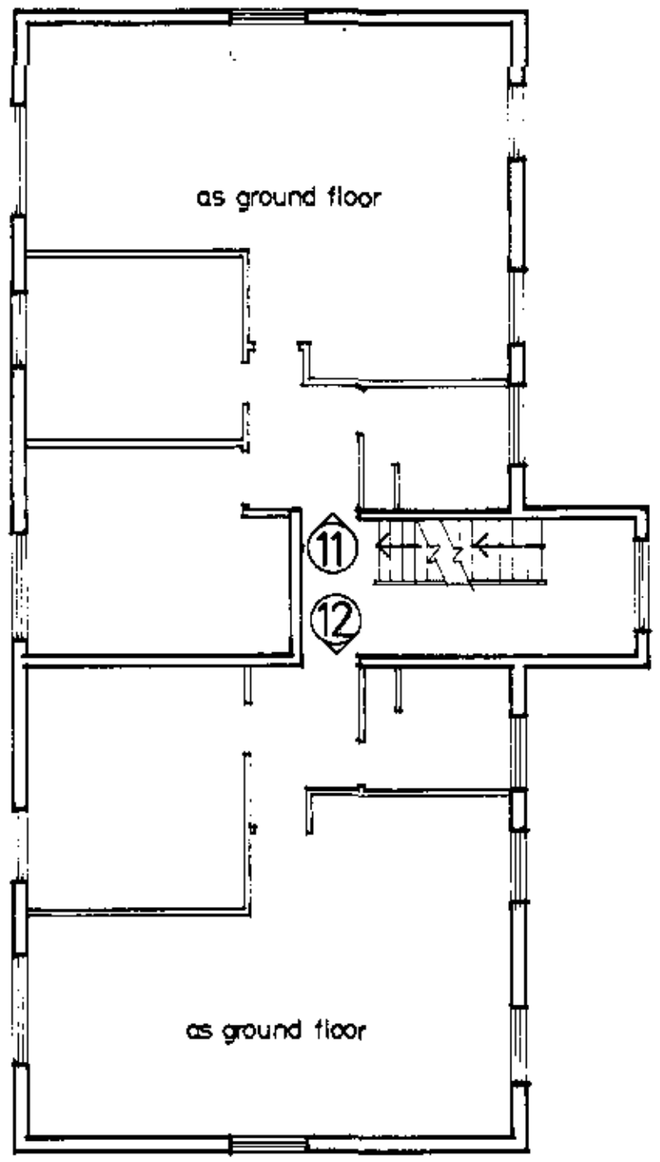
SC... DC
26 ... 1994
REF. 0541/94

THE RED GARAGE SUTTON BRIDGE

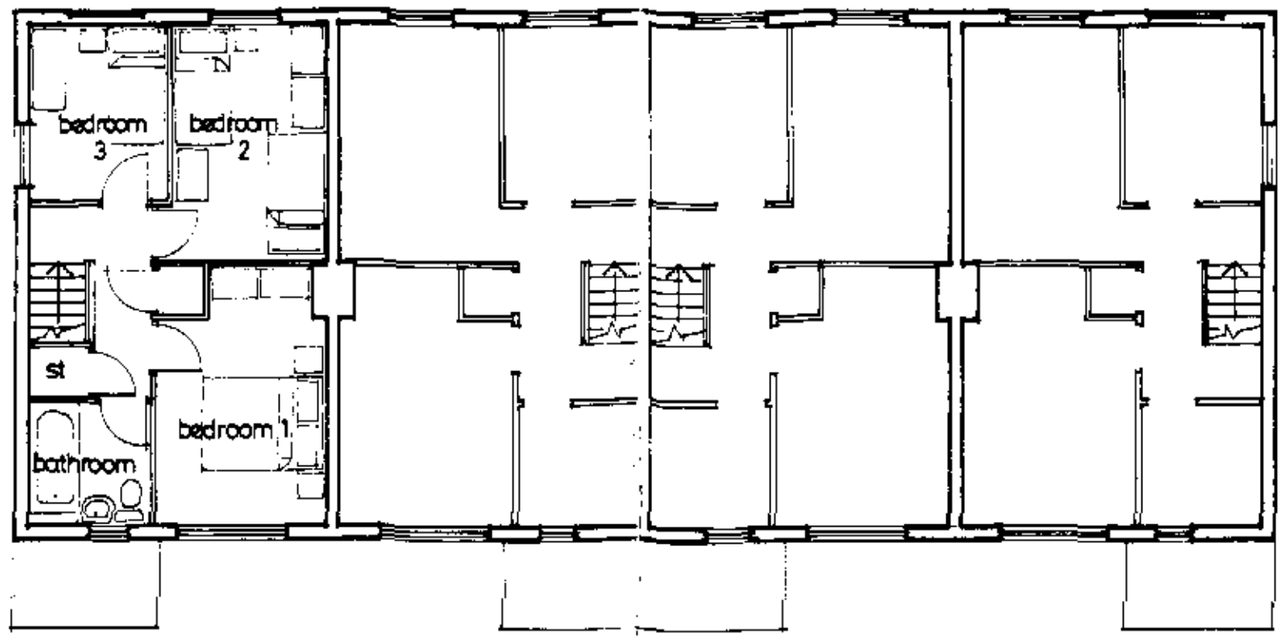
PROPOSED RESIDENTIAL DEVELOPMENT - 1st & 2nd FLOOR PLANS

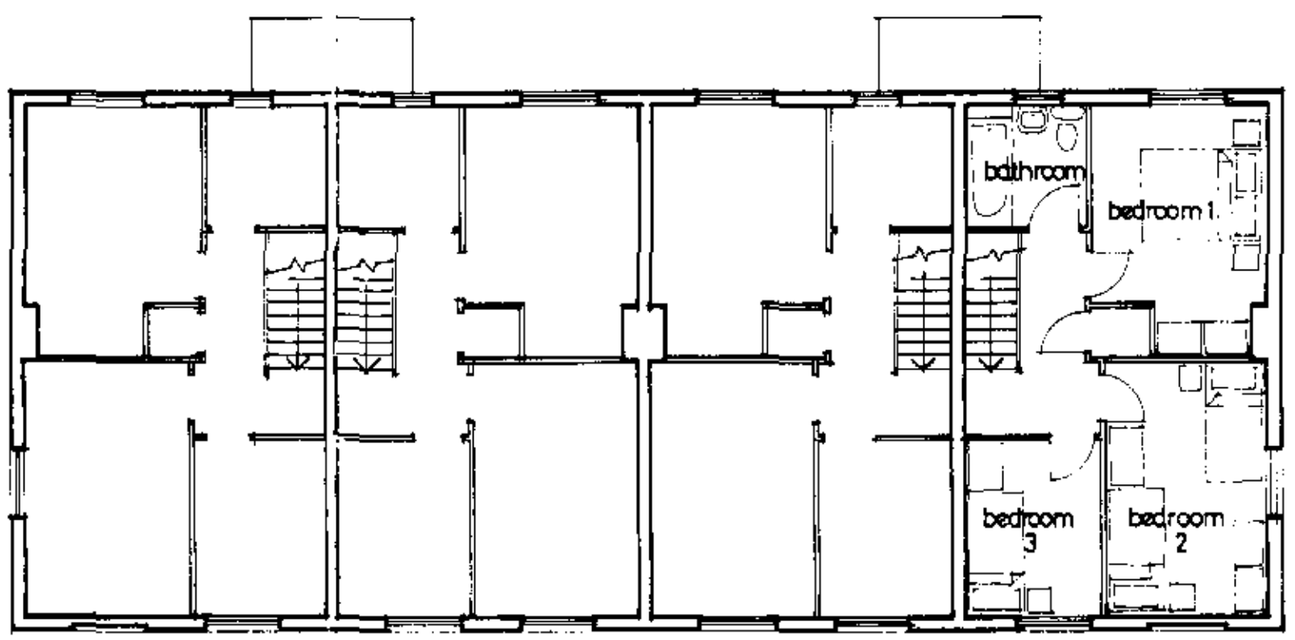
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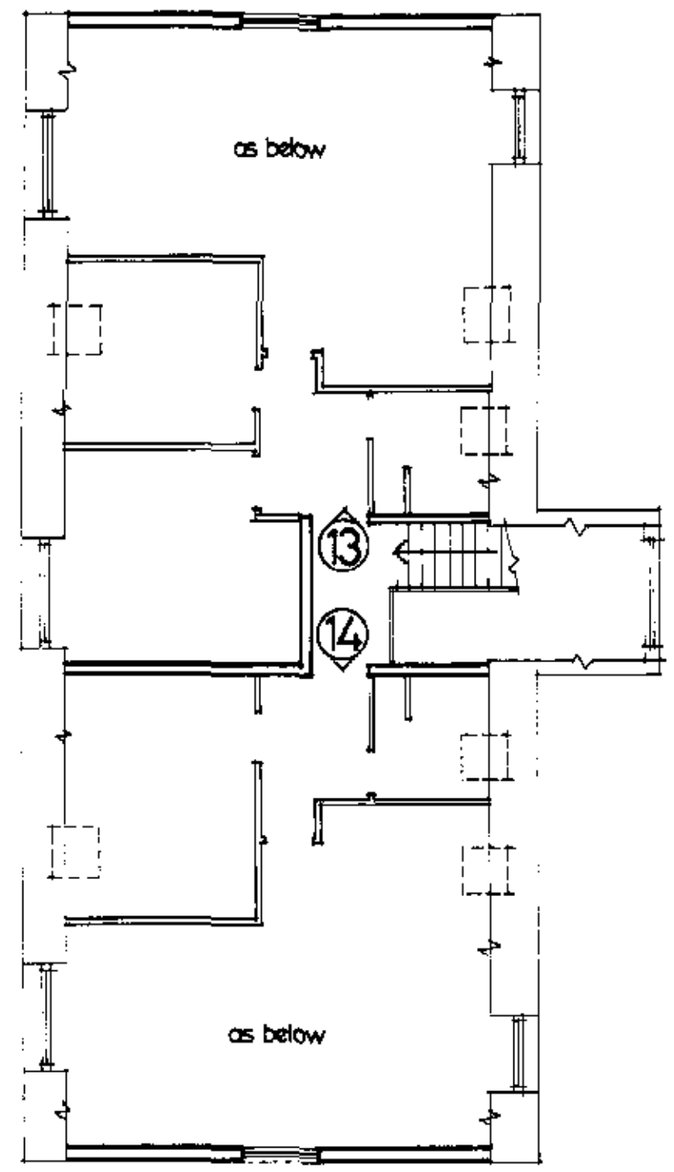
ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055



FIRST FLOOR PLAN







SECOND FLOOR PLAN - FLATS

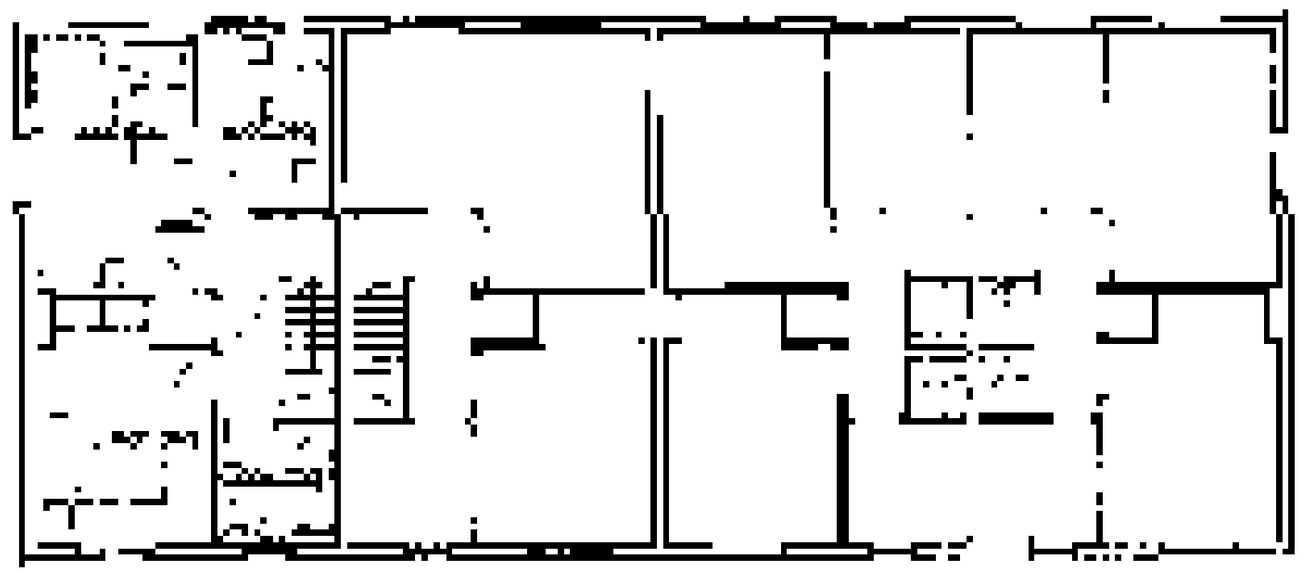
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1994
REF. 0541/94

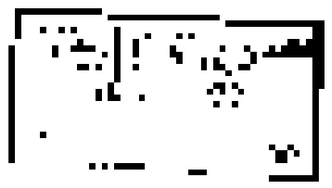
THE RED GARAGE SUTTON BRIDGE

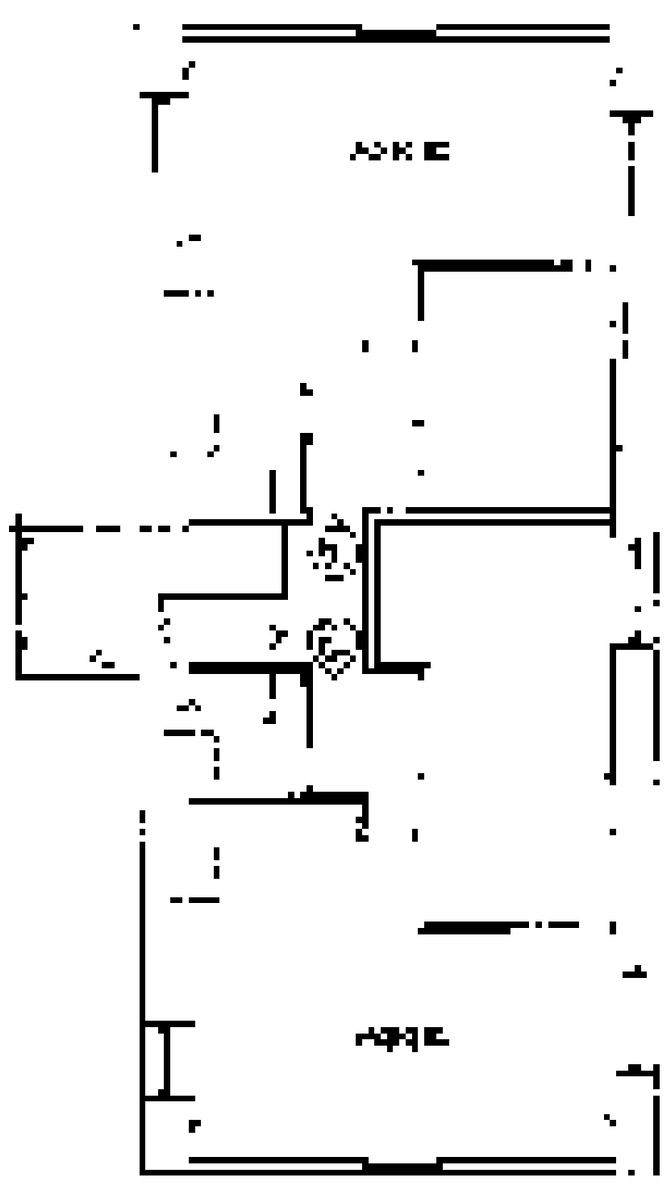
PROPOSED RESIDENTIAL DEVELOPMENT - 1st & 2nd FLOOR PLANS

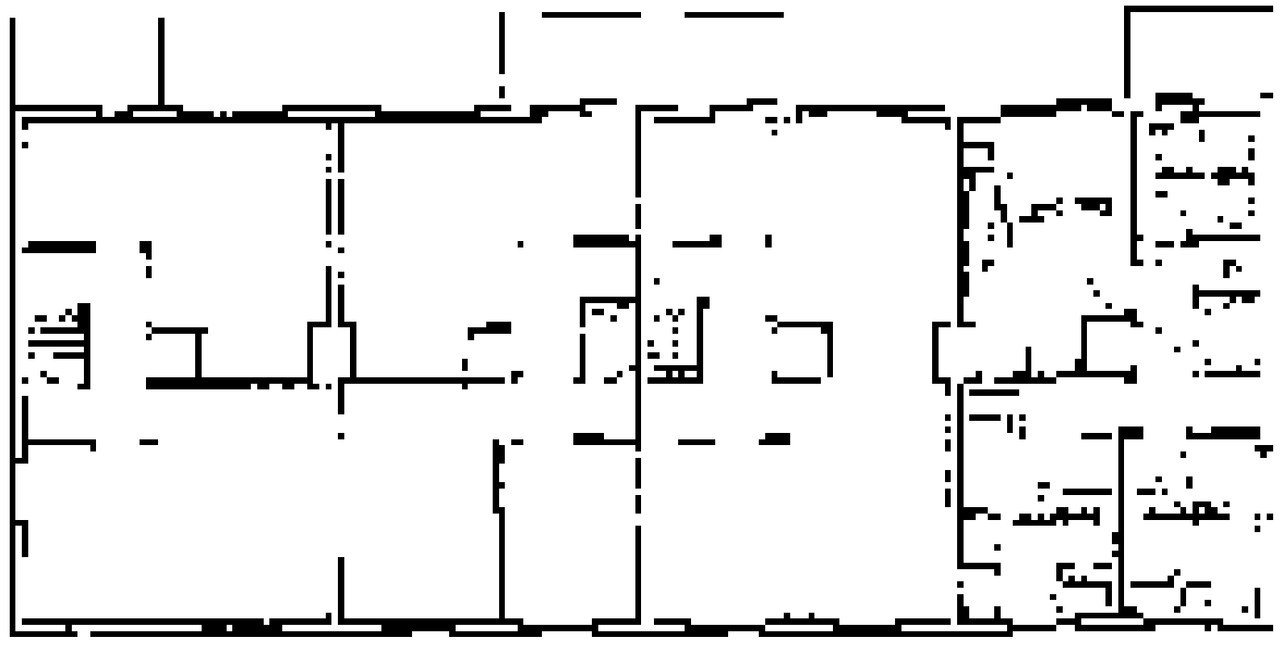
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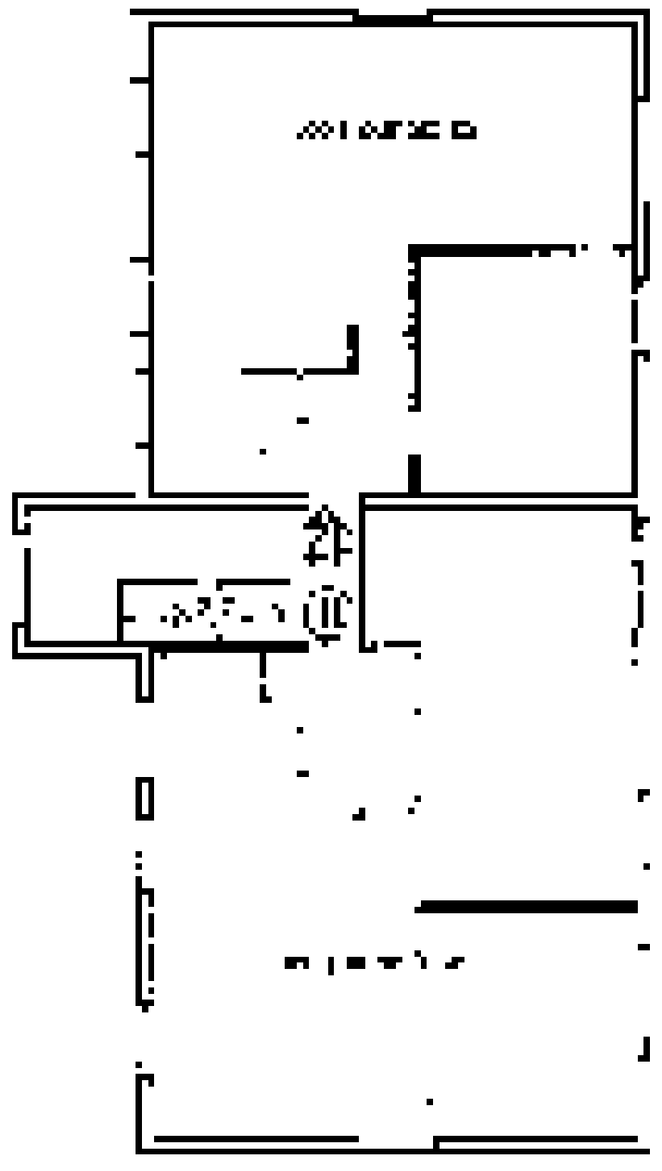
ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055













NORTH ELEVATION to BRIDGE ROAD



SOUTH ELEVATION to adjacant property



WEST ELEVATION to Church Gate

SOUTH ... D.C.
PL... T
06 JUN 1994
REF 0541/94

THE RED GARAGE SUTTON BRIDGE

PROPOSED RESIDENTIAL DEVELOPMENT - ELEVATIONS sheet 1

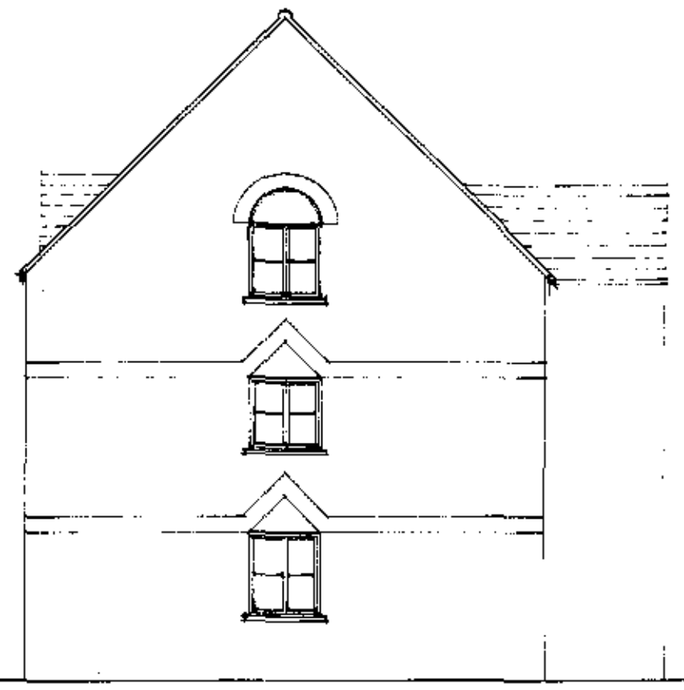
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ROBERT FREAKLEY ASSOCIATES architects
PURFLEET QUAY KING'S LYNN NORFOLK PE30 1HP TEL 0553-762055



NORTH ELEVATION to BRIDGE ROAD

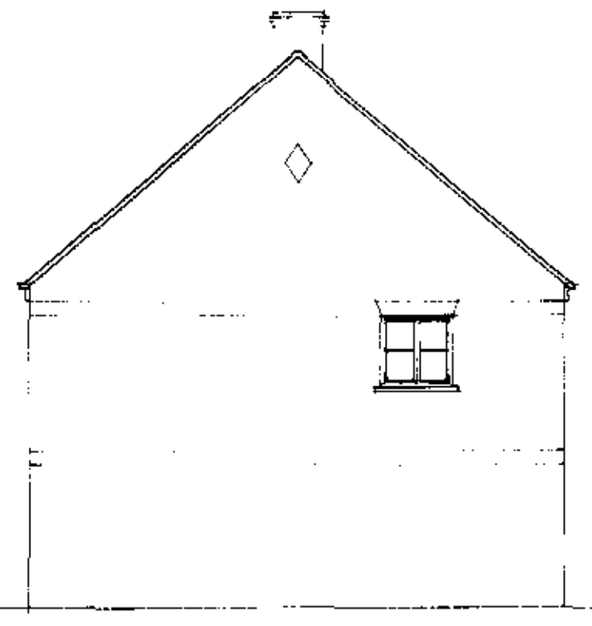






SOUTH ELEVATION to adjacent property





WEST ELEVATION to Church Gate

SOUTH D.C.
PLANNING
06 JUN 1994
REF 0541/94

THE RED GARAGE SUTTON BRIDGE
PROPOSED RESIDENTIAL DEVELOPMENT · ELEVATIONS sheet 1

scale 1:100 drawn: RAF... May 1994 dwg no: 719 / 4

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