SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0604/93 Received:25-JUN-93 Type:FULL

Name: Mr C M Whitby
King John Bank
Walpole St Andrew
Wisbech
Cambridgeshire

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn, PE34 4HE

Description: Proposed extension to joinery works and new vehicular access

Location : King John Bank Walpole St Andrew
Wisbech Cambs

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

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

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

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

4 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing no. WSA/3/93-01 dated March 1993) shall be cleared of all obstructions exceeding 0.6 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.

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

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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 the building is occupied space shall be provided within the site as shown on the submitted plan 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 King John Bank.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. WSA/3/93-02A) received by the Local Planning Authority in March 1993.

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

Director of Planning and Building Control Services
01-SEP-93 H18/0604/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/0604/93

Date Registered 25 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. C.M. WHITBY
KING JOHN BANK
WALPOLE ST. ANDREW

Tel. No.

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

FENLAND DESIGN
ST. HELENS
SUTTON ROAD
WALPOLE CROSS KEYS KINGS LYNN PE34 4HE

Tel. No. 0553 828852
(Personal contact name) MR. BARRY JUDD.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

KING JOHN BANK
WALPOLE ST. ANDREW.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO JOINERY WORKS & NEW VEHICULAR ACCESS.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £20.00. If you consider no fee is payable include a written explanation instead.

Signed.....

Date 18/6/93

Previous application No:

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☑

(iii) Change of use ☐

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 389.934 sq. metres

B. Please state size of any new structure:- (a) max. height: 7.20 metres

(b) max. length: 32.00 metres

(c) max. width: 12.192 metres

C. Please state type and colour of materials for facing external walls: FACING BRICKS TO MATCH EXISTING & DARK GREEN PLASTIC FACED) STEEL CLADDING.

D. Please state type and colour of roofing materials. DARK GREEN PLASTIC FACED) STEEL CLADDING.

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. JOINERY WORKS & RESIDENTIAL DWELLING.

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 YES → If so, name of road: KING JOHN BANK

Will there be --
Individual access(~~es~~) YES
New estate road ☐

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

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 SOAKAWAYS.

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

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☑

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	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 996.72 sq. m. Previous total gross floorspace 606.79 sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office 60.75 sq. m. Industrial 935.97 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?	2/3 1	12 3	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	NONE.		
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	WOODWORKING/JOINERY. WOODWORKING MACHINES ALREADY INSTALLED.		
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	FABRICATION SHOP TO EXISTING JOINERY WORKS.		
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)	SEE DRAWING..		
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)	2 NO. VEHICLES MAXIMUM.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE - TRADE REFUSE IS RE-CYCLED.		
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?	RAMPED ENTRANCES		

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)	owner.

2. OWNERSHIP OF THE SITE

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

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

Certificate A

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

Signed ..... ~~(Applicant~~/Agent) Date 18/6/93.

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 ..... ~~Applicant~~/Agent) Date 18/6/93.

Certificate 2

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

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 Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : EXISTING BUILDING — GREY ASBESTOS SHEETING ON ROOF — LIGHT BUFF BRICK WALLS. — SITE IS OPEN TARMAC AREA

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve ✓ (or equiv)

Refuse (or equiv)

Signed ..... Date 26/8

Notes:

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

Conditions/Reasons: (cont overleaf)

1. STANDARD TIME CONDITION TL1
2. SC 21
3. SC 27 — LANDSCAPING — DEVELOPMENT OF THE LAND.
4. B15 — DRAWING NO WSA/3/93 — 01A — DATED MARCH 93 — 0.6M
5. B22
6. F7 — BUILDING IS OCCUPIED — DRAWING WSA/3/93 — 01A MARCH 93.

REASONS 1) SC
2) SC 21
3) SC 27
4) B 15
5) B 22
6) F7 — KING JOHN BANK ROAD

(7) SN 1 — WSA/3/93 - 02A DATED MARCH 93

DC INSTRUCTION SHEET

APPLICATION REF: H18|0604|93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

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

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

	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/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify: BCKLWN

Case Officer

John Blackwell

Senior Officer Confirmed ..... Date..3.5.26 Recorded DC....

A MIN RECORD SHEET

Initial

Submitted Fee £ 720

Receipt No P2889

Date first Rec'd 25 JUN 1993

Registration

Reference H18/0604/93

Cross-Ref R

Date 28/6

Validation

TYPE FULL

Site area 389.934
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 £ 720
Nil fee
Discounted
Previous app - ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 270
Grid ref 549450 319300

Ward V
Parish S BRIDGE

Inside IBD NO
Inside LP area NO

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 1441
Linked to property Ref

Dist Bound
Other:

Planning Records:
Earlier apps

1201/81
484/85
529/73
782/84
1092/84

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

BR[illegible]N SMITH Dip TP MRTPI
D[illegible]or 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

H18/0604/93
FULL

Applicant: Mr C M Whitby
Tel:

Agent: Fenland Design
0553 828852 Barry Judd

Description: Proposed extension to joinery works and new vehicular access

Location: King John Bank
Walpole St Andrew
Wisbech
Cambs

Valid date: 25-JUN-93
Target dates:
To case officer 02-JUL-93
Inspected by 09-JUL-93
Extra contacts 16-JUL-93
Report if not clear by 30-JUL-93

Terminal date: 20-AUG-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 389.93 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		06-JUL-93	27-JUL-93
Clerk to Sutton Brid		01-JUL-93	15-JUL-93
Dir of Environmental		01-JUL-93	15-JUL-93
West Norfolk District Council		16-JUL-93	30-JUL-93
Cllr C J T H Brewis	0406 350818	01-JUL-93	08-JUL-93
Cllr D Dewsberry	0406 350947 (Of	01-JUL-93	08-JUL-93

SITE RECORD

Grid ref: 549450 319300
OS Sheet: 270 Parcel:
~~LCC Obs Attached for CS~~
LCCC Amended Obs Attached for CS 26/8/93

P[illegible]AN SMITH Dip TP MRTPI
[illegible]ctor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

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Cllr D Dewsberry	0406 350947 (Of	01-JUL-93	08-JUL-93

SITE RECORD

Grid ref: 549450 319300
OS Sheet: 270 Parcel:

LCC. Obs Attached ~~plan taken 8/7/93~~ [illegible] 8/7/93

FORM NO: H/A/3B

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

To: South Holland District Council Application Reference H18/0604/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	9	4	1	9	3

2. Address or location

King John Bank, Sutton Bridge

3. Name, classification and number of road

A17

4. Date application referred (amended) 26 - 8 - 93

5. State whether outline, detailed application etc.

Full.

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

Extension to Joinery works & new access

* This form supersedes H/A/3B dated 8-7-93

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

Delete as appropriate

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

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

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

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

Date: 26-8-93 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) B15 - - - - - (drawing N° WSA/3/93-01A)

- - - - - - 0·6m - - -

(2) ~~F6~~ B21

(3) F7 - - - - (drawing N° WSA/3/93-01A)

Delete as appropriate

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

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

(1) B4

(2) B21

(3) F7

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

Chief Executive:
AL PASK
Borough Planning Officer:
ADRIAN PARKER

My Ref: DC/4/1 BB/MO
Your Ref: H18/0604/93
Please ask for: Mr B Britton
Ext: 2229

Borough Council of
KING'S LYNN & WEST NORFOLK

BOROUGH PLANNING

King's Court
Chapel Street
King's Lynn
Norfolk PE30 1EX
Tel: (0553) 692722
Fax: (0553) 691663
DX 57825 KING'S LYNN

Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

20 July 1993

Dear Mr Smith

King John Bank: Walpole St Andrew:
Proposed extension to joinery works and new vehicular access
Mr C M Whitby

Thank you for your letter dated 16 July 1993, and drawings received 20 July 1993 in respect of the above.

I confirm that my Council has no adverse comments to make regarding this matter.

Yours sincerely

S. E. Britton

for Borough Planning Officer

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1993 -36
Attention of
DPO NBM
DOPO
JC ACP
Action by .....
Discussion .....
Copy to .....
File Nos.

INVESTOR IN PEOPLE

22 July 1993.

Discussion with Mr Fidd (Agent) and Mr Whitby (Applicant)

— Chris Bragg's also present

Raised two issues:-

Highways — 4.5m × 210m visibility splays should be provided & shown on submitted plans.

Agent & Applicant agreed to this. Amended plans to be submitted showing visibility splays in red — No additional fees required.

Landscaping — advised that proposed building should be shortened by enable landscaping against the Northern gable. Without such landscaping building could well be too intrusive.

Agent / Applicant agreed to shorten building by 1m. Amended plans to follow.

Advised that delegated decision likely possibly within last 2 weeks of August.

[signature]

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

Group 4 & 6

12 JUL 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0604/93

Applicant: Mr C M Whitby
King John Bank
Walpole St Andrew
Wisbech
Cambridgeshire

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn, PE34 4HE

Description: Proposed extension to joinery works and new vehicular access

Location: King John Bank Walpole St Andrew
Wisbech Cambs

Type: FULL

Date received: 25-JUN-93

01-JUL-93

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 15-JUL-93. 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
64 Lowgate
Lutton
Spalding, Lincs

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

FOR PARISH COUNCIL USE ONLY

Comments:

The Parish Council have no objections to this application.

Signed: J Hammerton Clerk

13.7.93

12th July 1993

NRA

National Rivers Authority
Anglian Region

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

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUL 1993

Our Ref: 93/1/SH/0190
Contact: J SANDERS

Dear Sir,

Planning Application No. H18/0604/93

PROPOSAL: EXTENSION TO JOINERY WORKS AND NEW VEHICULAR ACCESS
LOCATION: KING JOHN BANK, WALPOLE ST ANDREW,NR SPALDING
APPLICANT: MR C M WHITBY

I refer to your consultation received on 2nd July 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.
REASON: To prevent pollution of the water environment.

CONDITION: No foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent, shall be discharged to the surface water drainage system.
REASON: To prevent pollution of the water environment.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

contd ...

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

CONDITION: All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.
REASON: To prevent pollution of the water environment.

Advice to Applicant

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

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

Yours faithfully

R.Morgan
Planning Manager

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H/18/0604/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	9	4	9	9	3

2. Address or location

KING JOHN BANK, SUTTON BRIDGE.

3. Name, classification and number of road

III

4. Date application referred 1-7-93

5. State whether outline, detailed application etc.

FULL

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

EXTENSION TO JOINERY WORKS & NEW VEHICULAR ACCESS

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: 8-7-93 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

Delete as appropriate

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

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

The proposed access has inadequate visibility in both directions to serve this commercial activity. For such a use PPG 13 recommends visibility splays of 4.5m x 210m which cannot be achieved without crossing land outside the application site. If permitted the proposal would lead to vehicles emerging onto King Johns Bank with inadequate sight of oncoming traffic to the detriment of highway safety. Also an intensification of use of the existing access would also be unacceptable due to the restricted visibility at the existing access

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

fenland design

St. Helens, Sutton Road, Walpole Cross Keys, King's Lynn
Norfolk PE34 4HE.
phone & fax 0553 828852

South Holland District Council,
Council Offices
Priory Road,
Spalding, Lincs PE11 2XE

For the attention of Mr Blacklock - Planning Dept.

27th July, 1993

Dear Sir,

Proposed Factory Extension - King John Bank - Walpole St Andrew

Further to our meeting of Thursday 22nd July 1993 I enclose 3 No. copies of drawings nos. WSA/93/-01 and WSA/93-02 duly amended as you requested.

Yours faithfully,

Barry F. Judd

SD.

SOUTH HOLLAND D.C.
PLAN DEPT
29 JUL 1993
REF 604/93

enc.

Copy to recpt.

CHRIS
COMMENTS PLEASE.

Barry F. Judd.

architectural services

BRIAN SMITH Dip TP MRTPI
tor 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 : P2889
Date received : 25-JUN-93

Received from

Messrs C M Whitby

Address

King John Bank
Walpole St Andrew

Fee paid	£	720.00
VAT	£	0.00
Total received	£	720.00

Cash/Cheque : Cheque

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

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

Telephone: (0775) 761161
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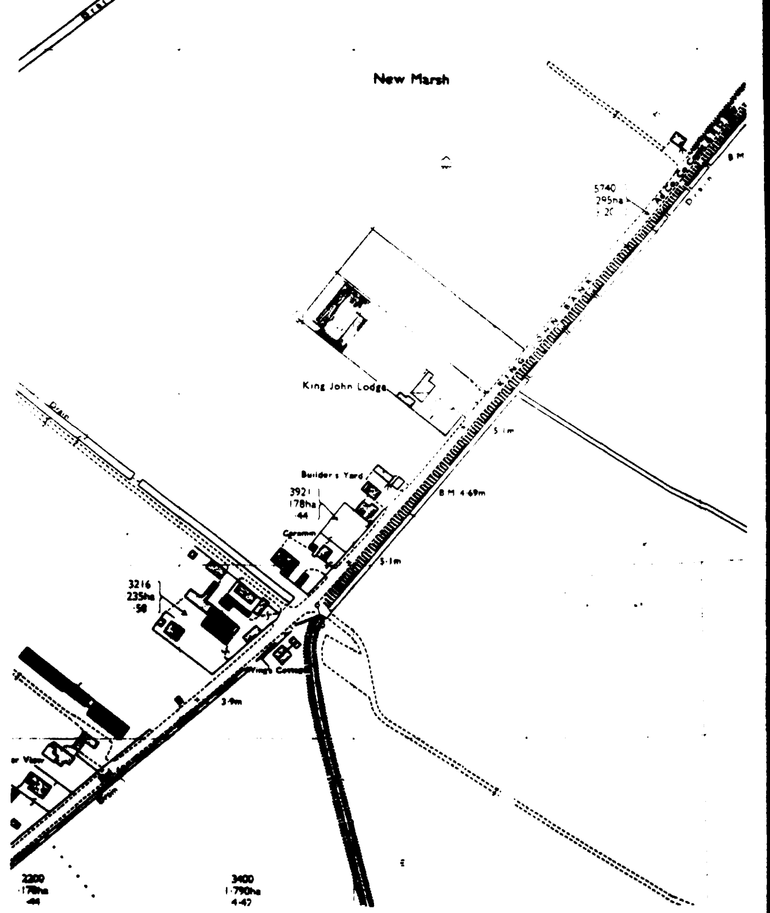
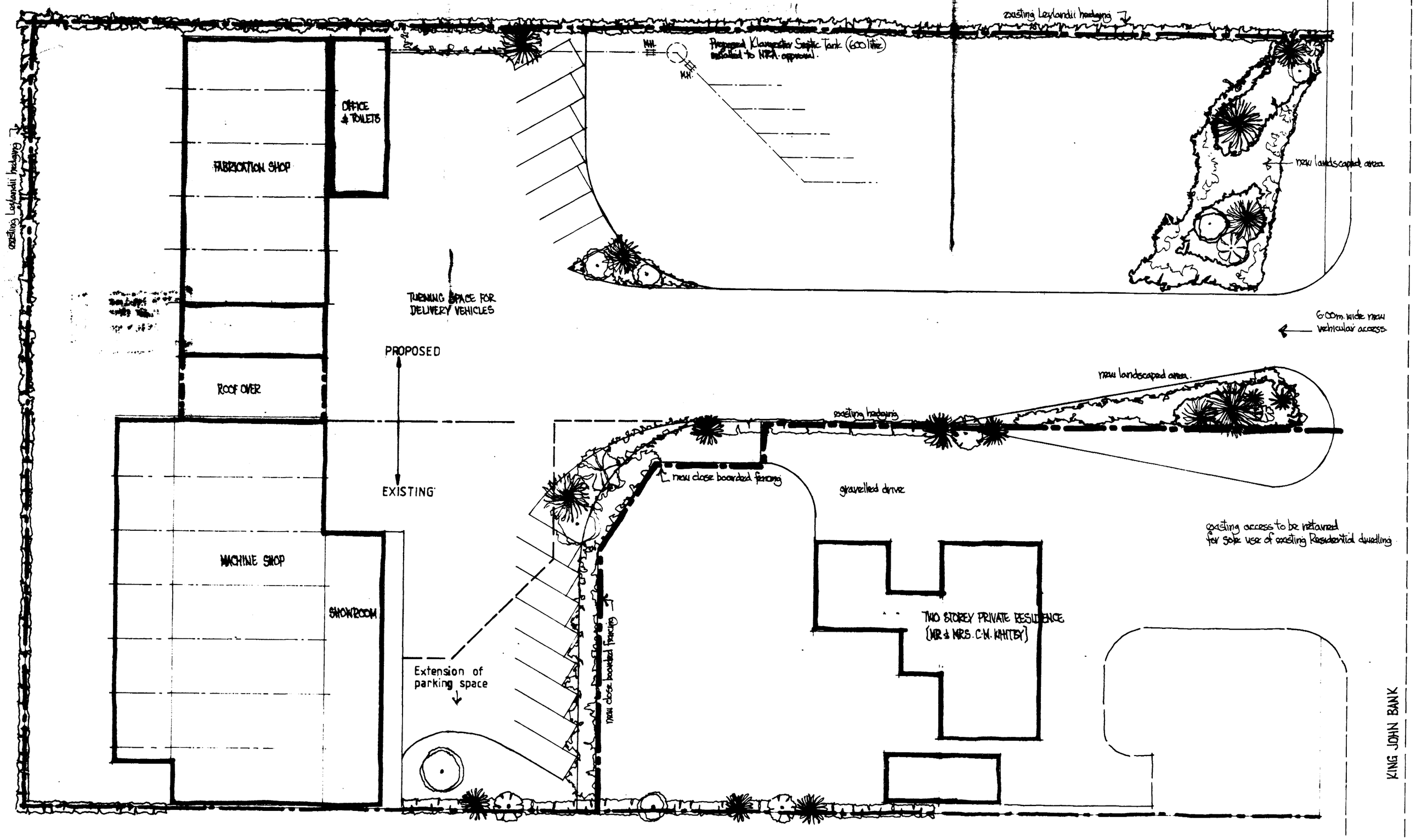
(Authorised Collector)



LOCATION PLAN Scale 1:2500



BLOCK PLAN Scale 1:200

SOUTH HOLLAND D.C.
PLAN DEPT.
25 JUN 1993
REF. 0252/93

fenland design architectural services

title
PROPOSED EXTENSION TO JOINERY WORKS at KING JOHN BANK, WALPOLE ST ANDREW for Mr. CM. WHITBY

scale 1:200	**dwg.no.** WSA/3/93-01
date March '93	
drawn	

SUTTON ROAD = WALPOLE CROSS KEYS
KINGS LYNN = NORFOLK PE34 4HE
tel: 0553 828852

LEAVE 2.00 metre CLEAR STRIP FOR LANDSCAPING FROM BUILDING TO BOUNDARY (WRITTEN DIM. TO TAKE PREFERENCE OVER SCALED DRAWING)

existing Leylandii hedging

Proposed Klargester Septic Tank (600 litre) installed to NRA approval.

existing Leylandii hedging

OFFICE & TOILETS

FABRICATION SHOP

new landscaped area

TURNING SPACE FOR DELIVERY VEHICLES

4.50m

6.00m wide new vehicular access

℄ of proposed access

PROPOSED ACCESS DRIVE

PROPOSED

ROOF OVER

new landscaped area

existing hedging

new close boarded fencing

gravelled drive

existing access to be retained for sole use of existing Residential dwelling

EXISTING

MACHINE SHOP

SHOWROOM

TWO STOREY PRIVATE RESIDENCE (MR & MRS. C.M. WHITBY)

Extension of parking space

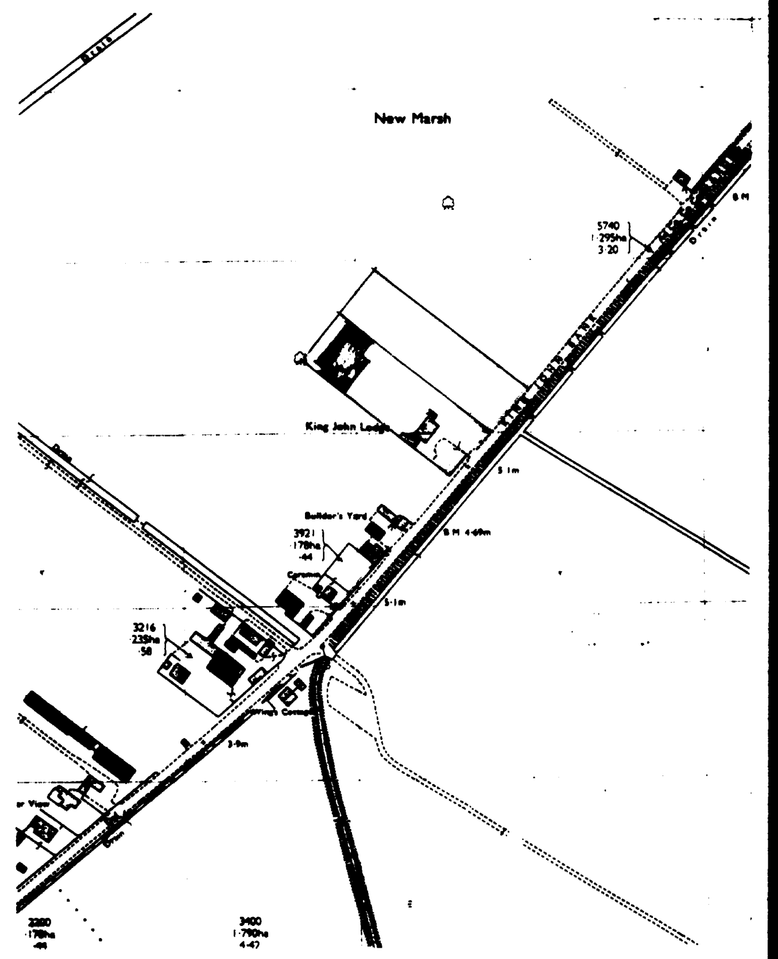
new close boarded fencing

KING JOHN BANK

210 metre to termination of site line

210 metre to termination of site line

BLOCK PLAN Scale 1:200



LOCATION PLAN Scale 1:2500

Shaded area indicated thus is to be free of any site obstruction.

AMENDMENTS
A 26/7/93 Access site lines added - as requested by Highways Authority

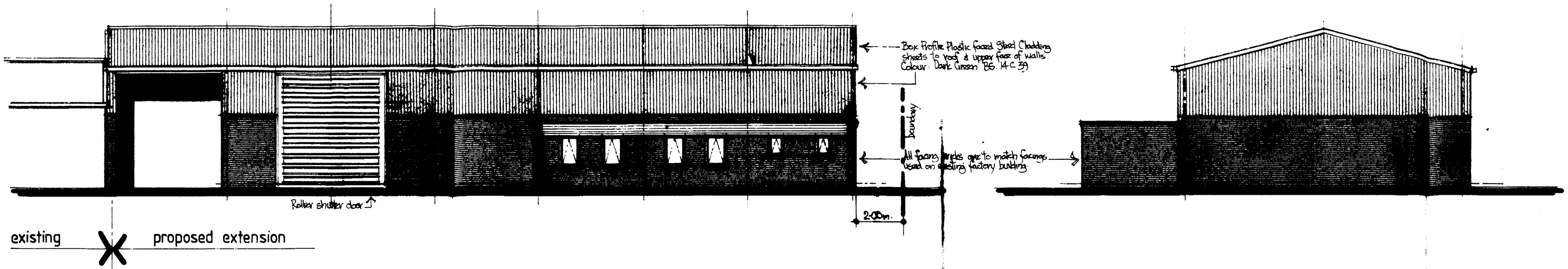
fenland design architectural services

SUTTON ROAD = WALPOLE CROSS KEYS
KINGS LYNN = NORFOLK PE34 4HE
tel: 0553 828852

title
PROPOSED EXTENSION TO JOINERY WORKS at KING JOHN BANK, WALPOLE ST ANDREW
for Mr. C.M. WHITBY

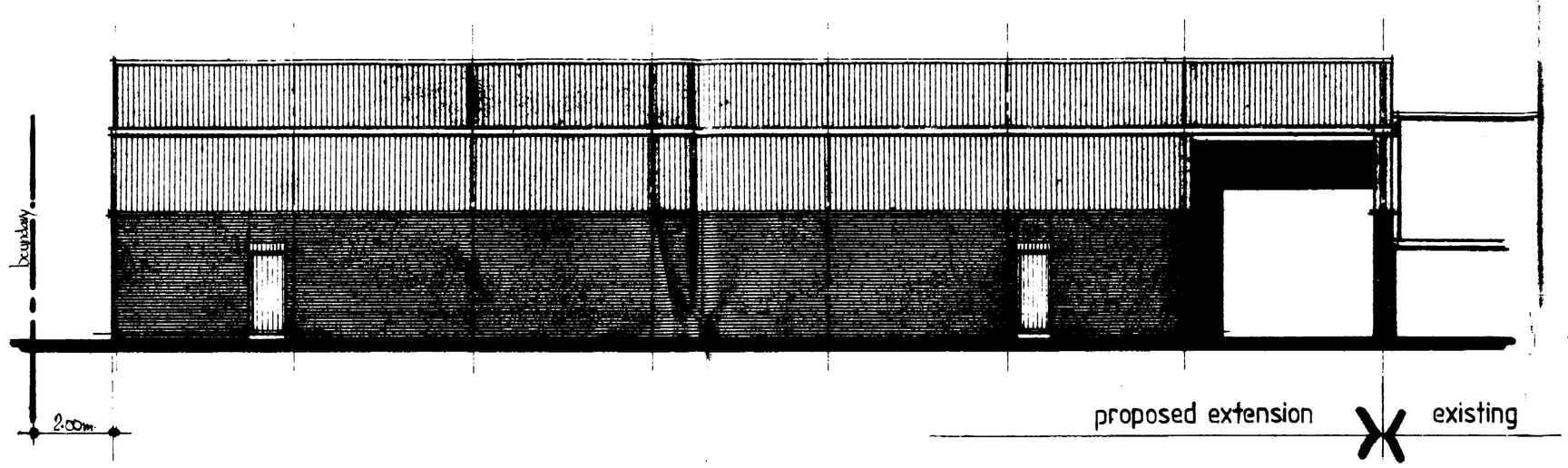
SOUTH HOLLAND D.C.
PLAN DEPT
29 JUL 1993
REF .....

scale 1:200	dwg.no. WSA/3/93-01A
date March '93	
drawn	

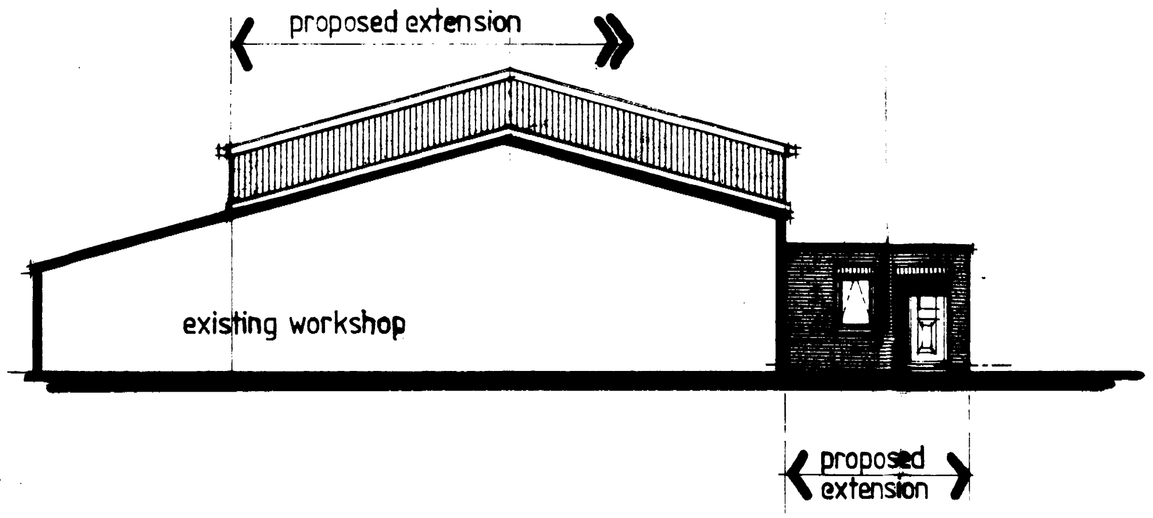


front elevation _____ south east

side elevation _____ north east



rear elevation _____ north west



side elevation _____ south west

AMENDMENTS
A 27/7/93 Distance from north boundary increased to 2·00 metres (as requested by Planning Dept)

fenland design architectural services

title
PROPOSED EXTENSION TO JOINERY WORKS at KING JOHN BANK, WALPOLE ST ANDREW
for Mr. C M WHITBY

SOUTH HOLLAND D.C.
PLAN DEPT
29 JUL 1993
REF .....

scale 1:100
date March '93
drawn
dwg. no. WSA/3/93-02A

SUTTON ROAD = WALPOLE CROSS KEYS
KINGS LYNN = NORFOLK PE34 4HE
tel: 0553 828852