

APPLICATION NO. : H18... 0620... 92.....

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H18/0620/92

Received: 05-JUN-92 Type: FULL

Name: Roffes Homes
West Bank
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Erection of wall with access doors

Location : Custom House Street Sutton Bridge
Spalding Lincs

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

- 1 The proposed gates onto Custom House Street would, if permitted, allow either vehicles or materials/products to enter and leave the site at this point. This would generate extra traffic (particularly large vehicles) along Lime Street and Custom House Street, which are inadequate in width to allow such vehicles to pass in safety. Also, the junctions of these streets are inadequate in terms of visibility and radii to facilitate such traffic. This proposal therefore could introduce large delivery vehicles onto these roads to the detriment of highway safety and the inconvenience of adjoining residents.
- 2 In the opinion of the Local Planning Authority the proposed access doors would, if permitted, encourage either vehicles or materials/products to enter and leave the site at this point, to the detriment of the amenity of residents in this locality.

Director of Planning and Building Control Services
20-AUG-92 H18/0620/92

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

MESSRS
TRAVIS
& ARNOLD
WAREHOUSES

GOLF CLUB

TRAILER

PARK

ROADWAY

TRACTOR UNIT PARK

PROPOSED EARTH BANK

RAMP UP

N°52
MENE MEADOWS

PROPOSED 3M HIGH FENCE

ALLOTMENTS

WASH RAMP

DIESEL TANKS

WORKSHOP

OPEN WORK

N°39

N°37

N°35

UNMADE ROAD

CUSTOM HOUSE ST

DIS-USED
JOINERY
WORKSHOP

MESSRS. MENE

SITE PLAN 1/1250.

PLANNING APPLICATION

For office use only

Application No. H18/0620/92

Date Registered 05 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Roffes Homes
West Bank
Sutton Bridge
Spalding
Lines

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 princes Street
Holbeach
Spalding Lines PE12 7BB

Tel. No. 0406 24343
(Personal contact name)

M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Custom House Street, Spalding, Lines

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of wall with access doors

Please complete

I attach

* Four copies of all plans

*an ownership certificate (see back page)

*a fee of £55.00

4th June 1992

If you consider no fee is payable include a written explanation instead.

Signed

Date

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 worksor This is an **outline** applicationPlease 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

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

OFFICE
COPY

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:

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

4.0

sq. metres

(b) max. length:

13.0

metres

(c) max. width:

337.0

metres

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

See enclosed drawing

D. Please state type and colour of roofing materials.

N/A

E. Has a survey of the site been undertaken? State Yes or No

☒ Yes**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

Transport Yard

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. There will be **no** new access to a public road and **no** alteration to any existing access to a public road☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be —

Individual access(es)

New estate road

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

N/A

TREES Please tick **one** boxA. 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

N/A

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

NO

C. Please state whether a land drain will be affected

NO

D. Foul sewerage will be disposed of to: N/A

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

☐ 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.

☐ N/A

Date:

Consultee(s):

Is this application related to a previous submission

☐

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.

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

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

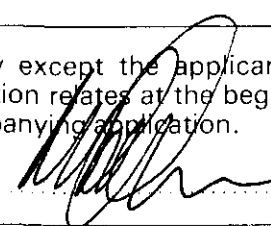
2. OWNERSHIP OF THE SITE

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**. 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 4th June 1992

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 _____

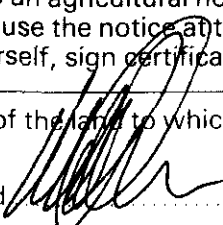
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 4th June 1992

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: DNG
date: 17/6

Road cutting with construction. New
Drainage to S. Ruffo yard to north.
Residential opposite.

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against
material objection

Yes

Any objection received?	No	☐
If yes, is any obj. material?	No	☐
	Yes	☒

No

(Reason:

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer	Signed
---------------------------	--------------

No

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No

Nil fees (not first Submission)	☒
Other info. viz:	Signed

Yes

ANY ONE
OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced

APPLICATION REF:

rt 7 (Outlines)

RM Checklist:

[illegible]

Siting	Design	Ext	App	Access	Lands
--------	--------	-----	-----	--------	-------

Reg 4

Scale drawing

Highway S/W

Agric appraisal

[Indicate
if other
Reqs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB

Viz

Residents (Postal):

25 - 39, Cynthia Hanks SL
(odd) ✓ DONE 18/6
LAB

Are Health involves
with this?
check past history

Residents (Delivery):

Consults : Dept of Transport

Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II*

Setting I. II*

Major C.

Consultant : Name

Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory

Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/ Reception

Town and Country Planning Act etc

DRAFT DECISION

Reference: H18/0620/92

Received: 05-JUN-92 Type: FULL

Name: Roffes Homes
West Bank
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Erection of wall with access doors

Location : Custom House Street Sutton Bridge
Spalding Lincs

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

- X
- 1 The proposed gates onto Custom House Street would, if permitted, allow either vehicles or materials/products to enter and leave the site at this point. This would generate extra traffic (particularly large vehicles) along Lime Street and Custom House Street, which are inadequate in width to allow such vehicles to pass in safety. Also, the junctions of these streets are inadequate in terms of visibility and radii to facilitate such traffic. This proposal therefore could introduce large delivery vehicles onto these roads to the detriment of highway safety and the inconvenience of adjoining residents.
 - 2 In the opinion of the Local Planning Authority the proposed access doors would, if permitted, encourage either vehicles or materials/products to enter and leave the site at this point, to the detriment of the amenity of residents in this locality.

Authorised to issue:

19-AUG-92

H18/0620/92

AD. *SP* DC. *SP*

1918

APPLICATION REFERENCE: H18/0620/92 DATE RECEIVED: 05 06 92

APPLICANT: Roffes Homes
West Bank
Sutton Bridge
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

TYPE: Full

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
- 5 AUG 1992
Date

DESCRIPTION: Erection of wall with access doors

LOCATION: Custom House Street, Sutton Bridge

APPLICATION REFERENCE: H18/0736/88/C2 DATE RECEIVED: 27 07 90

APPLICANT: Roffes Homes
West Bank
Sutton Bridge
Spalding
Lincs

AGENT: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

TYPE: Condition Compliance

DESCRIPTION: Proposed Wall

LOCATION: Custom House Street, Sutton Bridge

Parish Council: H18/0620/92 - Parish Council and local tenants express two major concerns:-
(a) Doors in wall should be used for emergency purposes only and not as a general right of way.
(b) Wall should have acoustic requirements necessary to retain noise.

Ward Member: H18/0620/92 - Request that it be considered by Planning Committee because of the nature of the proposal, or if possible a site visit.

County Highways: H18/0620/92 - Request refusal.

Environmental Services: H18/0620/92 - No objections in principle.

Public Objections: Received from Owner/Occupiers of 35 and 39 Custom House Street (summarised):-

- Concerned about access doors. Should not

be allowed to use them for access to his transport yard by his workforce at all times of the day. Cause noise and traffic pollution.

- Therefore suggest that any doors allowed should be hand doors only.

PREVIOUS DECISIONS

H18/0736/88 - Full - Residential Development (7 bungalows with garages including vehicular accesses) - Permitted.

Condition 5..."Before the dwellings allowed by this permission are occupied a wall shall be erected across the existing access to the adjoining haulage yard and henceforth maintained in position."

Reason:- In the interests of road safety and to protect the amenities of the residential properties on Custom House Street.

Condition 6..."Details of the wall, required by the above condition, shall be submitted to and approved by the Local Planning Authority before its erection."

Reason:- To safeguard the visual amenities.

PLANNING ISSUES

- 1 The determining issues in this particular case are (a) whether the proposed wall will safeguard the residential amenity of neighbouring property to a satisfactory degree. (b) Is it acceptable in terms of appearance? (c) Highway considerations.
- 2 The requirements of Conditions 5 and 6 of planning permission H18/0736/88 are stated above. The applicants originally submitted an application for Condition Compliance (H18/0736/88/C2) and this was considered at the Planning Committee meeting held on 14 April 1992, when it was resolved that the application be deferred to enable the Director of Planning and Building Control Services to consider the application more fully in view of concern as to whether or not the proposed development would comply with the requirements of planning permission H18/0736/88. It is now my opinion that the proposal can only be considered as a new application due to the intention to incorporate access doors and a new application has now been received to this effect (H18/0620/92).
- 3 The applicants propose to erect a wall with 2.5 metre access doors. The wall would be constructed from facing brickwork to match the adjoining bungalows and would be 4 metres in overall height. The access doors would be of solid timber of 50 mm framing with 40 mm solid timber infill panels and would be fully rebated to provide a dense structure to reduce sound transmissions from the transport yard.
- 4 Existing residential properties are located on the eastern and western sides of Custom House Street.

CONCLUSIONS

- 1 The wall would be constructed in matching brickwork with the existing bungalows and there are consequently no objections on visual amenity grounds.
- 2 Environmental Services have informally stated that the construction and height of the wall and gates would afford

- adequate protection to the dwellings opposite (providing they are closed).
- 3 The main point of concern, is that the proposal incorporates access doors (which according to the applicants are required to gain access to the rear of the existing buildings for maintenance purposes, etc). Notwithstanding the applicants comments, however, the gates could be used at any time to gain access to the site via Custom House Street. It is considered that this should be discouraged on the basis that the latter is unsuitable in terms of width and visibility at the junction further along is also poor. Additionally, use of this access for whatever purpose would be detrimental to the residential amenity of existing properties in the immediate locality.

RECOMMENDATION -

H18/0736/88/C2 - Non Determination.

H18/0620/92 - Refuse Permission.

- 1 The proposed gates onto Custom House Street would, if permitted, allow either vehicles or materials/products to enter and leave the site at this point. This would generate extra traffic (particularly large vehicles) along Lime Street and Custom House Street, which are inadequate in width to allow such vehicles to pass in safety. Also, the junctions of these streets are inadequate in terms of visibility and radii to facilitate such traffic. This proposal therefore could introduce large delivery vehicles onto these roads to the detriment of highway safety and the inconvenience of adjoining residents.
- 2 In the opinion of the Local Planning Authority the proposed access doors would, if permitted, encourage either vehicles or materials/products to enter and leave the site at this point, to the detriment of the amenity of residents in this locality.
-

PLANNING COMMITTEE - 5th August, 1992

587. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H02/0018/91 David Wilson Homes	O.A. Two dwellings at 2A and 2B Barbers Drove, Crowland.
H16/0333/92 Jenemi Associates	O.A. Residential building plot and town house on land off Pinchbeck Road, Spalding.
H06/0537/92 D J Edgeley	Two dwellings at Main Road, Gedney Drove End.

(It was also noted that the agent in respect of this application sometimes acted as a consultant for the District Council.)

H06/0571/92 Mrs D Reeder	O.A. Residential development for 3 dwellings at Main Road, Gedney Drove End.
-----------------------------	--

(It was also agreed that an additional reason recommended by the highway authority would be added to the notice of refusal.)

DG H18/0620/92 Roffes Homes	Wall with access doors at Custom House Street, Sutton Bridge.
H15/0637/92 Mr J Grant	O.A. Dwelling and garage at Bareham Lane, Quadring.
H23/0641/92 A Naylor	Condition compliance (means of access, footpaths and landscaping) Washway Road, Saracens Head.

(Councillor A E Naylor declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H16/0693/92 Mrs D M Teet	O.A. Bungalow at the rear of 55 Love Lane, Spalding.
H09/0597/92 D R Wheatley	O.A. Residential development at Cranmore Lane, Holbeach.

(c) Applications Deferred

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

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H02/0521/92 Mr C Adams	O.A. Residential development, including details of means of access at Jareys Yard, South of 38/40 West Street, Crowland.

(Pending a site inspection in view of the siting of the proposed development in a conservation area and to assess the impact of any access onto West Street.)

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



Application no: H18/0620/92

Type: FULL

Applicant: Roffes Homes
Tel:

Agent: Status Design
0406 24343

Description: Erection of wall with
access doors

Location: Custom House Street
Sutton Bridge
Spalding
Lincs

Valid date: 05-JUN-92

Terminal date: 31-JUL-92

Target dates:

Target Committee: 14-JUL-92

To case officer 10-JUN-92

Report deadline: 30-JUN-92

Inspected by 15-JUN-92

Extra contacts 20-JUN-92

Case Officer:

Report if not clear by 10-JUL-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:

Category: Misc works

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton Brid	10-JUN-92	24-JUN-92
Cllr C J T H Brewis 0406 350818	10-JUN-92	24-JUN-92
Cllr D Dewsberry 0406 350947 (Of	10-JUN-92	24-JUN-92

LCC - [Signature] 9/9/92
See H/11/23 dated 1/1/92

SITE DETAILS

Grid ref: 548200 321370

OS Sheets: 232

Parcel:

status design

Planning Department
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mr B Smith

Our Ref: 771238/BG/AEW
Your Ref: H18/0620/92

LATE OBS: Offr. *P.M.* Date. *5-8.*
Salient points highlighted

S.H.D.C. PLANNING DEPT. RECEIVED 31 JUL 1992	
Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

ARCHITECTURAL &
BUILDING DESIGN
CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
Lincs. PE12 7BB
Tel. Holbeach (0406) 24343

Date 31st July 1992

The person dealing with this matter is:

B. Gilham

Dear Sir,

Re: ERECTION OF WALL WITH ACCESS DOORS AT CUSTOM HOUSE STREET, SUTTON BRIDGE
FOR ROFFES HOMES

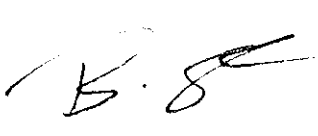
In respect of the above Condition Compliance planning application and the concern mentioned in the planning committee agenda for the 5th August 1992 meeting that the access gates could be used for vehicles to enter and leave the site, it has never been my client's intention for these gates to be used for any other purpose than gaining access to maintain his buildings the other side of this wall. To show how adamant he is of this fact he is proposing to erect a 1.8m high chain-link fence with barbed wire to the top to the perimeter of the Custom House Street turning bay. This will then serve two main purposes:-

1. Give security to Roffes Transport buildings and yard.
2. Prevent any possibility of the proposed gates being used by any person or vehicle entering the yard area from Custom House Street.

I would be grateful if this additional information could be voiced at the 5th August 1992 meeting.

Enclosed are 4 No. revised copies of drawing no. 771128/21a showing the proposed 1.8m high chain-link fence.

Yours faithfully


B. Gilham F.F.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



Com

Application no: H18/0620/92

Type: FULL

Applicant: Roffes Homes
Tel:

Agent: Status Design
0406 24343

Description: Erection of wall with
access doors

Location: Custom House Street
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Terminal date: 31-JUL-92

Target dates:

Target Committee: 14-JUL-92

To case officer 10-JUN-92

Report deadline: 30-JUN-92

Inspected by 15-JUN-92

Extra contacts 20-JUN-92

Case Officer:

Report if not clear by 10-JUL-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:

Category: Misc works

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier 25 Custom House Street	18-JUN-92	02-JUL-92
The Occupier 27	"	"
The Occupier 29	"	"
The Occupier 31	"	"
The Occupier 33	"	"
The Occupier 35	"	"
The Occupier 37	"	"
The Occupier 39	"	"
Dir of Environmental	18-JUN-92	02-JUL-92
Clerk to Sutton Brid	10-JUN-92	24-JUN-92
Cllr C J T H Brewis 0406 350818	10-JUN-92	24-JUN-92
Cllr D Dewsberry 0406 350947 (Of	10-JUN-92	24-JUN-92

Let - No Objections Feb 11/6/92.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



SITE DETAILS

Grid ref: 548200 321370

OS Sheets: 232

Parcel:

Applicant: Roffes Homes

Tel:

Agent: Status Design

0406 24343

Description: Erection of wall with
access doors

Location: Custom House Street
Sutton Bridge
Spalding
Lincs

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D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:

Category: Misc works

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Status Design
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB

Mr D M Gedney
DMG/LAB
H18/0620/92
771238/MRG/AEW

19 August 1992

Dear Sirs

Planning Application H18/0620/92 - Erection Of Wall With Access
Doors, Custom House Street, Sutton Bridge.

I refer to the above planning application submitted by yourselves on
behalf of Roffes Homes.

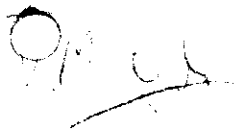
I would like to inform you that at a recent Planning Committee Meeting
it was resolved that permission be refused on highway grounds and also
because the proposed access doors would encourage either vehicles or
materials/products to enter and leave the site at this point, to the
detriment of the amenity of residents in this locality. You will of
course be receiving a decision notice to this effect in due course.

During discussion of the above, reference was made to the possibility
of the wall being realigned alongside the turning head (perhaps in a
similar position to the barbed wire fence shown on your most recent
plans). No doors would then be required since access could be gained
to the rear of the existing buildings for maintenance purposes.
However, such a scheme would also need to make provision for similar
walling along the boundary of the adjacent bungalows.

Alternatively, if such a scheme is unacceptable, it is suggested that
the wall remain in the same position as originally but that the access
doors be deleted. This matter could then be dealt with as a
"condition compliance".

I hope the above information is of assistance to you.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'N R Midlen', with a horizontal line drawn underneath the name.

N R Midlen
Principal Planning Officer
Development Control

S.H.D.C. PLANNING DEPT.	
RECEIVED	
30 JUN 1992	
Attention of	File Nos.
DPO ☒ NPM	
DOPO ☒ BS	
JC ☒ ACP	
Action by	Acknowledge YES/NO
Discuss with	by ☒ 30/6
Copy to	

Mr. Morley
 35 Custom House Str
 Sutton Bridge.

Mr. Spalding

PE 129US.

June 24th 1992.

Application No H18/0620/92

D M Gedney

Dear Sir,

CAUTION

I'm reply to your letter dated June 18th 1992, concerning Roffe's Homes. I am concerned about the access doors, what are they for. A door half the size would be adequate. Mr Roffe is not allowed to use Custom House Street for access to his Transport suite, I will be grateful if you will take my comments into consideration

Yours faithfully
Mr. Morley.

Roffeo Homes.
REF.H18/0620/92.

Mr. Morley
35 CUSTOM HOUSE STR
SUTTON BRIDGE
NR. SPALDING

PE 1290J

Aug 24th 1992
Tel. 0406350664.

OBJECTION

Mr B. Smith MRTPI
Dear Sir.

We the undersigned wish to complain about the path from the end of 35, Custon House Sts to 39 Custon House Strel. It's not been safe to walk on for several weeks now. The entrance to 35 and 37 as'nt been tarmaced, we understood both sides of the road would have a tarmac path. The Highway dont take over until the work is finished. I rang Mr Gedney he told me to write to you.

Yours faithfully
A. A. Peake. A. Peake. Truett Morley
A. Peake.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

H18/OB 20/92

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

Custom House Street Sutton Bridge

3. Name, classification and number of road

UC

4. Date application referred

9 - 7 - 92

5. State whether outline, detailed application etc.

Full

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

Wall + Gates

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:

9 - 7 - 92

Signed:

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 gates onto Custom House Street would, if permitted, allow either vehicles or materials/products to ~~be~~ enter the ~~and~~ leave the site at this point. This would generate extra traffic, particularly large vehicles along Lime Street and Custom House Street which are inadequate in width to allow such vehicles to pass in safety. Also the junction of these Streets is inadequate in visibility and radius to facilitate such traffic. This proposal therefore ~~could~~ introduce large delivery vehicles on these roads to the detriment of highway safety and the inconvenience of adjoining residents.

Note: use continuation sheet(s) as necessary.

BRIAN TH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Tel. : (0775) 761161
Fax: (0775) 710772



S.H.D.C. PLANNING DEPT.	
RECEIVED	
21 JUL 1992	
AMOUNT OF	File Nos.
WORK	
Knowledge YES/NO	

Application no: H18/0620/92

Applicant: Roffes Homes
West Bank
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Erection of wall with access doors

Location: Custom House Street Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 05-JUN-92

10-JUN-92

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 25-JUN-92. 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 D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

The Parish Council & Local Tenants express 2 major concerns.
a) That the door in the wall is used for emergency purposes only and not a general right of way.

Signed:

b) That the wall has the acoustic requirements necessary to retain noise, as with the original specifications

MR H V SUMMERTON BA
64 LOWGATE
LUTTON
SPALDING
Lincs PE12 9HP

H. Summerton
Clerk. 26.6.92

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 25.6.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL

YOUR REF:

Planning Application H18/0620/92
Wall and access doors, Custom House Street

I write with reference to the above and would confirm that I have no objections in principle to this revised proposal.

Thompson
Director of Environmental Services

14/7 the

S.H.D.C. PLANNING DEPT.	
RECEIVED	
26 JUN 1992 DG	
APPROVED	FILED
☒ YES	
☐ NO	
Acknowledged YES/NO	
by	
date	

BRIAN SMITH, Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
T one: (0775) 761161
Fax: (0775) 710772



Application no: H18/0620/92

Applicant: Roffes Homes
West Bank
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Erection of wall with access doors

Location: Custom House Street Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 05-JUN-92

10-JUN-92

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 D M GEDNEY

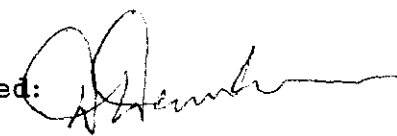
As applications can be determined under delegated powers in many cases,
please let me know by 20-JUN-92 if you feel that this proposal should
be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH

Director of Planning and Building Control Services

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

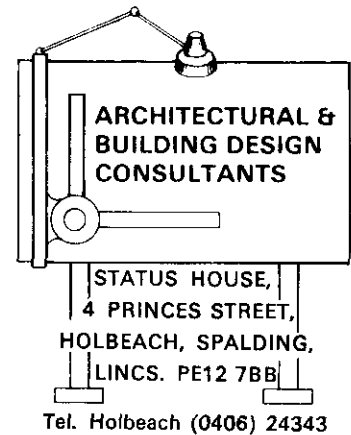
I request that this application be
considered by Planning Committee,
because of nature of proposal.
or if possible a site visit.

Signed: 

S.H.D.C. PLANNING DEPT.	
RECEIVED	
17 JUN 1992	
Attention of	File nos.
DDO NRM	
DDPD BS	
JC ACP	
Action by	Ag. knowledge YES/NO
Processed by	by
Checked by	date

status design

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



Date 4th June 1992

The person dealing with this matter is: M. Glauser

Our Ref: 771238/MRG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED ERECTION OF WALL WITH ACCESS DOORS AT CUSTOM HOUSE STREET
SUTTON BRIDGE FOR ROFFES HOMES - TOWN AND COUNTRY PLANNING APPLICATION

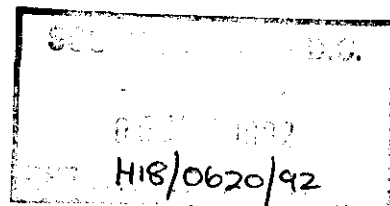
In respect of the above, please find enclosed the following:-

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing No. 771128/21.
3. Cheque to the value of £55.00 in respect of submission fee.

This application is being made in response to your letter to Bowser and Company, a copy of which is enclosed. My client has instructed me to submit a full planning application for the erection of this wall with access doors and we have taken your advice and reduced the width of the access doors from 4m down to 2.5m. The wall will be constructed from facing brickwork to match the adjoining residential development of bungalows and is to be 4m in overall height. The access doors are of solid timber of 50mm framing with 40mm solid timber infill panels and the doors are fully rebated to provide a dense structure to reduce sound transmissions from the transport yard to the bungalow development adjacent.

Yours faithfully

M. R. Glauser



Enc.

S O U T H



PLANNING & BUILDING
CONTROL DEPARTMENT

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

Bowser & Company
Solicitors
15 South brink
Wisbech
PE13 1JL

Your Contact: Mr D Gedney

Our Ref: DMG/WL
H18/0736/88/C2

Your Ref:

Date: 20th May 1992

Dear Sirs,

Planning Application H18/0736/88/C2 - Proposed
Wall (Condition Compliance) - Custom House Street,
Sutton Bridge (Roffes Homes)

Thank you for your letter dated 8th May 1992 in respect of the
above.

I have now given the matter further consideration, but regret to
inform you that my comments remain the same as stated in my letter
dated 8th May 1992 to Status Design.

Notwithstanding the information submitted by yourselves, I would
like to reiterate that when the application was considered by the
Planning Committee it was resolved that a condition be imposed for a
wall on both amenity and traffic safety grounds. Since this
condition would supersede the original plans showing a 4 metre high
barrier with access doors and since it was for a wall only (with no
reference being made to access), the matter cannot technically be
dealt with as a condition compliance.

Accordingly, it is suggested that one of two courses of action be
undertaken. Firstly, an application could be submitted under
Section 97 of the Town and Country Planning Act 1990 for the
modification of conditions 5 and 6 of planning permission
H18/0736/88. However, it may be preferable to submit a planning
application for the erection of a wall with access doors. This
would then be considered by the Planning Committee in due course
and it may also be advisable to reduce the width of the access
doors from that shown on drawing number 771128/20 (4 metres).

Finally, whilst it is noted that there is a covenant within the
Deeds of Grant that states that neither your client nor his
successors in title to the transport yard and the application site
will use or allow to be used the roadway by heavy goods vehicles,

Cont/d.....

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

is considered to be a legal matter that falls outside the jurisdiction of the Local Planning Authority.

I hope the above information is of assistance to you.

Yours faithfully,

DN Gid

N R Midlen
Principal Planning Officer
(Development Control)

39 Custom House Street

Sutton Bridge

29-6-92

Mr. D. M. Lydney:

DG

Dear Sir.

Re application by Roffes Home.
to build walls between new bungalows
and Haulage yard.

We are concerned ~~over~~ over the
access doors within these walls and
fear that they may be used as an
entrance to the Haulage yard by
Roffes workforce i.e. to arrive at
all times ^{DAY & NIGHT} in their cars, motorcycles
etc. via High Street, Lime Street, Wolf
Street, Custom House Street. All narrow
streets of predominantly residential nature.

This would cause both noise and traffic
pollution in this area.

We therefore respectfully suggest

S.H.D.C. PLANNING DEPT. RECEIVED 30 JUN 1992	
Attention of (Signature)	File Nos.
DRD (Signature) (Signature) (Signature) (Signature) (Signature)	(Signature) YES/NO 306

S.H.D.C. PLANNING DEPT. RECEIVED 30 JUN 1992	
Attention of (Signature)	File Nos.
DRD (Signature) (Signature) (Signature) (Signature) (Signature)	(Signature) YES/NO (Signature) 306

ENFORCEMENT INVESTIGATION

RECEIVED DATE 3-10-89REVIEW REFERENCE E18/1956/89ACK. BY DATE ADDRESS/LOCATION ROFFES TRANSPORT, WEST BANK, SUTTON BRIDGE.SUBJECT CONDITION COMPLIANCE.INFORMATION FROM MR. ROBERTS, CUSTOM HOUSE STREET, S/BRIDGE.OBJECTIONS? USE OF WASH DOWN MACHINE OUTSIDE PERMITTED HOURS.

RELEVANT APPLICATIONS H18/438/85.
H18/1779/88
H18/1780/88.

OTHER AUTHORITIES/DEPARTMENTS INFORMED

TODATEBY

RESULT OF INVESTIGATION

Is there a breach of planning control?

Explanation:- 3.11.89 Letter to Roffes outlining complaint.
16.11.89 Letter from Roffes denying allegation of breach
1-2-90 Memo from Env. Health re Fence, parking & Wash
down unit.
6.2.90 - Inspected - fence now repaired.

Recommended Action:- No refrigerated lorries parked near Nine Meadows.
Brick wall will be built to protect residents
from Washdown Area per 1780/88 - confirmed
by Agent M. Glaser, Status.

INVESTIGATING OFFICER _____
DATESENIOR OFFICER _____
DATE

OBJECTORS NOTIFIED BY _____ DATE _____

SUBSEQUENT ACTION RECORDED OVERLEAF

QUESTION 1

1. The following table shows the number of people who attended the 2010 World Cup in South Africa, categorized by country and gender.

Country | Male | Female | Total

South Africa | 1200 | 800 | 2000

England | 1500 | 1000 | 2500

Germany | 1800 | 1200 | 3000

France | 1600 | 1100 | 2700

Italy | 1400 | 900 | 2300

Spain | 1300 | 850 | 2150

United States | 1100 | 700 | 1800

Sweden | 900 | 600 | 1500

Denmark | 800 | 500 | 1300

Belgium | 700 | 400 | 1100

Netherlands | 600 | 300 | 900

Portugal | 500 | 200 | 700

Greece | 400 | 100 | 500

Switzerland | 300 | 50 | 350

Costa Rica | 200 | 0 | 200

Chad | 100 | 0 | 100

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 24.7.90
OUR REF: JC/SS.
TO: PLANNING OFFICER YOUR REF:

Roffes Transport, West Bank, Sutton Bridge
Vehicle washdown operations

I write with reference to the above and would wish to inform you that following a further complaint from Mrs. Roberts on Monday, 23rd July, 1990 an Officer witnessed overspray from the vehicle cleaning operation falling on their property albeit the amount of spray was slight and in his opinion did not constitute a statutory nuisance.

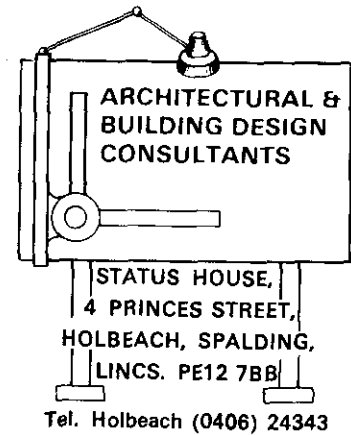
The noise from the cleaning operation was however deemed to be excessive and I have arranged for further monitoring to be undertaken with a view to the service of a statutory noise nuisance notice.

In the circumstances I should be obliged if you could confirm what the current position is with regards to screening proposals for this area in accordance with the recent planning consent.

Chapman
for Chief Environmental Health Officer

S.H.D.C. PLANNING DEPT	
RECEIVED	
25 JUL 1990	
Attention of	KRW
DPO ☒ NRM	
UOPO ☐ BS	
JC ☐ ACP	
Action by	known
Discuss with	on
Copy to	date

status design



District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

Date 25th July 1990

The person dealing with this matter is: M. Glauser

Our Ref: 771238/MRG/AEW
Your Ref: NRM/JJ/E18/1956/89

Dear Sir,

Re: Roffes Transport Ltd, Sutton Bridge

In respect of the above, I am in receipt of your letter to Roffes Transport dated 16th July 1990.

I must say that I have not seen your letter to which you refer dated 23rd May, 1990, nor was I present when your enforcement officer met my client on 21st May.

I am advised that my client is not implementing the planning consent under reference 1780/88 because he does not have in use on the site any more tractor or trailer units than he was approved to operate on the site by previous permission and he is of course governed by his operators licence which bears this out. I believe the numbers are 35 tractor and 50 trailer units.

Yours faithfully

M. R. Glauser F.F.B

S.H.D.C. PLANNING DEPT.	
REC	
26 JUL 1990	
Attn:	NEW
MR	BS
DOPO	ACP
IC	
Action by	
Discuss with	
Copy to	

Handwritten notes: "KW?" and "26/7" are visible on the right side of the form.

NRN/33
E13/1956/89

Messrs. Keffas Transport Ltd,
West Bank,
Sutton Bridge,
Spalding.
Lincs.

16th July 1990

Dear Sir,

PLANNING APPLICATION E13/1780/88
CONDITION COMPLIANCE.

I refer to my letter dated the 23rd May 1990 and the visit by my Enforcement Officer on the 21st May when the question of replacing the existing fence to the washdown area with a wall in accordance with Condition no. 2 of the above application was discussed.

Complaints in relation to the use of the washdown bay are still under investigation and it would assist me greatly if you could inform me of the number of tractor units and trailers currently being operated from your site so that I can determine whether the planning permission granted to the above application on the 10th August 1989, which contained the condition requiring the wall, has yet been implemented as a similar inquiry with your agents in February 1990 revealed that at that time the planning permission had not been implemented.

An early reply to my request would be very much appreciated.

Yours faithfully

B. Smith

B Smith MRTPI
District Planning Officer

SUTTON BRIDGE PARISH COUNCIL

J. F. PRESTON
Clerk

Telephone: Holbeach 350502

268, Bridge Road,
SUTTON BRIDGE,
Spalding,
Lincs
PE12 9SH.

3rd July 1990

B. Smith Esq., M.R.T.P.I.,
District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs.

kw

S.H.D.C. PLANNING DEPT. RECEIVED - 5 JUL 1990	
DATE	FILE
DPO <u>NHM</u> <u>kw</u>	
DOPO <u>BS</u>	
JC <u>ACP</u>	
Action by	Acknowledge YES/NO
Discuss with	by <u>BS</u>
Copy to	date <u>5/7</u>

Dear Mr Smith,

Roffe Transport Site Sutton Bridge.

I have been requested by my Council to write to you regarding Messrs Roffes Transport and their site at West Bank Sutton Bridge.

The main concern is for the residents of Custom House Street and the affect that the lorries and the side issues, such as the steam cleaner has on them.

With this in mind I have been instructed to ask if, yourself and the Environmental Health Officer would be prepared to attend a meeting at Sutton Bridge to discuss this very serious problem

I have also written to Mr Ridgeway on this matter and if it is possible for you both to suggest a suitable date it would be most helpful.

I look forward to hearing from you in due course.

Yours sincerely,



Clerk.

as receiving
attention (copy of
letter to
Joyce)

REF. KW/JJ E12/192/89 35 CUSTOM HOUSE STR
SUTTON BRIDGE
NR SPALDING
PE129UJ

23rd JUNE 1990

MR B SMITH MR TPI
DISTRICT PLANNING OFFICER
CHATTERTON TOWER
WINFREY AVENUE
SPALDING PE11 1DB

SH.D.C. PLANNING DEPT.	
RECEIVED	
27 JUN 1990	
Attention of	
DPO	☒ NPM
DCFO	☐ BS
JC	☐ ACP
Action by	
Discuss with	
Copy to	
Acknowledge YES/NO	
By <i>[Signature]</i>	
Date <i>27/6</i>	

Dear Sir,

Roffes Transport West Bank Sutton Bridge
In reference to your letter dated 23rd May 1990
concerning freezer units, we still get noise
20th of June 1990. I rang Mr Chapman Environmental
Health Officer to complain about the noise. He came
to see me, when he got here it was quiet, the

P.T.O.

noise stop at 8 a.m. He saw three freezer units facing Custom House Sts. We can't have our windows open at night because of the noise, and wake in the morning with bad heads from lack of fresh air. The steam cleaner is a nuisance and I am sure a brick wall won't solve the problem as it comes over the top of the fence now, and the fumes from this and lorries are unbearable. You won't give permission for a steam cleaner at Long Sutter away from houses, so why should we put up with it. We want it moved. I am appealing to you for your help as we can't tolerate any more. It's been going on since 1924. we have children living in the street who are suffering through lack of sleep and colds. I hope you will give this your kind consideration and help us to get this problem sorted out

Yours faithfully
Mr. Morley (Imp)

SUTTON BRIDGE PARISH COUNCIL

J. F. PRESTON

Clerk

Telephone: Holbeach 350502

268, Bridge Road,
Sutton Bridge
Spalding,
Lincs.
PE12 9SH.

6th June 1990

B. Smith Esq., M.R.T.P.I.,
District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs.

S.D.C. PLANNING DEPT. RECEIVED - 7 JUN 1990	
	File No. <i>KW</i>
Acknowledged YES/NO	
By	
Date	

Dear Mr Smith,

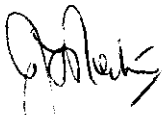
Roffes Transport Site West Bank Sutton Bridge.

As you may know the Parish Council have recently been requested to help the neighbouring properties, with regards to the lorry noise that is alleged to come from this site, particularly at night times and weekends

It would be of some considerable help if you could forward to me as soon as possible a copy of the restrictions and regulations etc that were imposed when the planning applications were finally approved.

Your help in this matter would be greatly appreciated.

Yours sincerely,


Clerk.

DONE 13/6/90

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: District Planning Officer

TO: Chief Executive and Health Officer

REF: E19/1989-89
KW110

REF: 10 VMB

DATE: 24th May 1990

DOFFES TRANSPORT LTD., TUTTON BRIDGE

Enclosed is a report dated 14th May 1990 and forwarded with copies of a Enforcement Officer's report and letters to the complainant which are self-explanatory.

B. Smith

R. SMITH, MBE
District Planning Officer

EW:BJ
P13/1436/89

Mrs. B. Morley
35 Custom House Street,
Sutton Bridge,
Spalding,
Lincs.
PE12 9SJ.

23rd May 1990

Dear Madam,

ROVERA TRANSPORT, WEST LANE, SUTTON BRIDGE.

I refer to your letter dated the 21st May 1990 in which you complain of noise from lorry movements and nuisance caused by lorry drivers' vehicles using the above transport depot.

These two aspects are being dealt with by the Environmental Health Department but an Enforcement Officer has also visited the site and made the owners aware of these complaints.

It is their intention in the very near future to remove the existing fence along side the washdown bay and replace it with a wall in accordance with the requirements of planning application E18/1780/88 which received approval on 10th August 1989. It is hoped that this wall will provide adequate protection from your dwellings from the point of view of both noise and fumes.

Your reference to the gravel road intended to serve the 7 new bungalows on Custom House Street is subject of a current application which is still to be determined and all observations submitted in relation to this application will be taken into consideration.

Yours faithfully

B. Smith

B. Smith MBE
District Planning Officer

KW JJ
E12/1956/29

Mr Roberts,
19 Custom House Street,
Sutton Bridge,
Spalding,
Lincs.

23rd May 1990

Dear Sir,

ROFFES TRANSPORT LTD WEST BANE, SUTTON BRIDGE.

Your complaint to the Chief Environmental Health Officer regarding the use of the washdown bay outside the hours permitted by a condition of planning permission has been drawn to the attention of the owners of the site who have assured me they will endeavour to comply with this condition in future.

Should you have any further trouble in relation to this particular aspect it would be helpful if you could keep a log of times of the alleged breaches which would assist me in taking the appropriate action if the breach persists.

An inspection of the earth road screening on the site reveals that it is in accordance with the approved plans.

Yours faithfully

B Smith

B Smith MRTPI
District Planning Officer

PL 13
818/1048/89

Messias Police Transport,
West Bank,
Gutton Bridge,
Spalding,
Lincs.

21st May 1990

Dear Sir,

PLANNING APPLICATION H18/108/87 AND H18/1780/88 CONDITION COMPLIANCE

I refer to the visit by my Enforcement Officer to your premises on Monday 21st May 1990 when it was drawn to your attention that a complaint had been received that the wash down bay was in use at 7.05 am on Saturday the 12th May 1990 in contravention of condition No 2 of application H18/1780/88 which restricts the use of the washdown bay from 7.30 am to 3 pm Mondays to Saturdays inclusive.

The provision of an appropriately designed wall to replace the existing fence to the washdown area in accordance with condition No 2 of application H18/1780/88 was also discussed.

I appreciate the difficulties this would cause to the present development of bungalows in Gutton House Street but at the same time feel that the provision of this wall instead of the existing fence would considerably reduce the amount of noise from your depot to dwellings in Gutton House Street and therefore ask that you give this matter your attention as soon as the present residential development permits.

In view of the complaints received in relation to the washdown bay I would ask you to confine its use strictly to the hours permitted by the condition in order to eliminate any further similar complaints.

I must also draw your attention to Section 57 of the Town and Country Planning Act 1971 which empowers the Council to take proceedings against any breach of planning control.

Yours faithfully

B Smith

B Smith MRTP
District Planning Officer

KW/JJ
E18/1956/89

23rd May 1990

ROFFES TRANSPORT WEST BANK, SUTTON BRIDGE, CONDITION COMPLIANCE

On Monday 21st May 1990 I visited the above premises as a result of a letter of complaint from Mr Roberts of 39 Custom House Street, Sutton Bridge to the effect that the washdown unit was being used at 7.05 am on Saturday 12th May in breach of the planning condition which restricts the use of this unit between the hours of 8pm and 7.30 am Mondays to Saturdays inclusive. He also alleges that the height of the earth bund screening the site is not in accordance with planning conditions.

A letter had also been received from Mrs M Morley 35 Custom House Street, Sutton Bridge alleging nuisance from noise and fumes from the site and fumes from the lorries when using the washdown bay.

I spoke to Mr Owen Roffe at the time of my visit and together did a site inspection.

I established that the earth bunds screening the site from Custom House Street, which are required to be maintained at height of 2 metres, are in accordance with the planning condition.

I drew Mr Roffes attention to the complaint in relation to the use of the washdown bay outside permitted hours and he stated his intention of rectifying the matter by drawing it to the attention of his employees.

In relation to the complaint of fumes from lorries using the washdown bay I drew Mr Roffes attention to condition no. 2 of planning permission H18/1780/88 granted on the 10th August 1989 which requires the existing fence to the washdown area to be replaced by an appropriately designed wall which shall extend beyond the existing fence to join up with the south west corner of the workshop building.

Mr Roffe pointed out that this project would be the next item to be undertaken but to install the wall at present would restrict the use of building contractors vehicles who are presently using the rear access from the transport yard to the site of new bungalows along Custom House Street and subsequently reducing the risk of additional traffic and noise for this development which would affect residents of Custom House Street.

He stated it was their intention to engage the present contractors to build a concrete block wall as shown on the approved plans which would help to reduce both noise and fumes from the residents of Custom House Street. He anticipated that this work would be undertaken in approximately 1 months time.

Letters to this affect will be sent to both complainants and to Environmental Health Department for their information.

N. Bullock 23.5.90

ENFORCEMENT OFFICER

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER

DATE: 14.05.90

OUR REF: JC/YMW

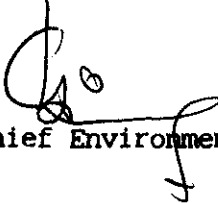
TO: DISTRICT PLANNING OFFICER

YOUR REF:

Roffes Transport (Ltd)

I am in receipt of a complaint from Mr. Roberts of 39 Custom House Street concerning the hours of use of the vehicle washdown unit. It is alleged that activities commenced at 7.05 am on Saturday 12th May. He also alleges that the height of the earthbund screening is not in accordance with the planning condition.

I trust you will look into these matters and advise accordingly.


Chief Environmental Health Officer

S.H.D.C. PLANNING DEPT. RECEIVED 14 MAY 1990	
Attention of DPO <u>NHM</u> <i>KW</i> DPO <u>BS</u> JC <u>ACP</u>	File Nos. <i>KW</i>
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

S.H.D.C. PLANNING DEPT. RECEIVED - 8 MAY 1990	
Attention: <i>KW</i> DPO <i>3</i> DPO <i>BS</i> JC <i>ACP</i> Action by Discuss with Copy to	File Nos. <i>35 9/5</i> <i>Said copy to</i> <i>Ka H. H. H.</i> Acknowledge YES/NO by <i>P. T. O.</i> date <i>25</i>

KW
35 9/5
 Mr. Morley (Mrs)
 35. CUSTOM HOUSE STR
 SUTTON BRIDGE
 NR SPALDING

PE1290J

Mr B. Smith M.R.T.P.I District Planning Officer.
 Dear Sir,

I am writing to complain about noise from Roffe's Transport West Bank Sutton Bridge. Most week-ends we have noise from freezer units. It as been reported to the environmental officers on a number of occasions, we've got no where. Last week-end April 27th 28th 29th until monday morning April 30th there was six freezer units running all day and night. we have witnesses who heard for themselves, also saw the fumes from the lorries. They were District councillors C. Brewis and D. Dewsberry. two

P.T.O

parish councillors Mr A Games Mr B Games
and a police officer. we get fumes from a
long wash. It's no joy when you can't have
your windows open at night because of
noise and fumes. How would you like to
live in this environment. We have children
who can't get a good nights sleep because of
noise it will effect their education. This has
been going on long enough we can't endure
it any longer.

Mr Refe also wants a gravel road instead
of tar mac to seven bungalows which will
mean more noise. We have been fobbed off
long enough and we intend to fight. We
will be consulting our solicitor on this matter

Yours faithfully
Mr. Proley

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: District Planning Officer

TO: Chief Environmental Health
Officer

REF: EIS 1558/89
KW/31

REF: 10/YMW

DATE: 5th February 1990

RE: ROBERTS TRANSPORT WEST BANK, SUTTON BRIDGE.

I refer to your memo dated the 1st February 1990 drawing my attention to complaints received in relation to an insecure corrugated fence surrounding the wash down area, the parking of refrigerated vehicles adjacent to Kew Meadows, and the use of the high pressure water unit.

An inspection of the site revealed that the corrugated area fence, which was damaged in the recent storm, has now been repaired.

As to the parking of refrigerated vehicles adjacent to Kew Meadows, the concerned planning application HIC 077/89 gave approval for the change of use of land to the North of the site in order that such vehicles can be parked well away from residential developments. This provision has not yet been implemented although materials are on site for the parking area to be extended. Hopefully this will then resolve the situation in which your complainants refer.

Planning application HIC 11780/89 gave approval on the 10th August 1989 for the continuation of use of the site for up to 70 tractor units and 100 trailers. This provision included a condition that the fence to the wash down area shall be replaced by an appropriately designed wall which shall extend beyond the existing fence to make up with the South West corner of the workshop building and details of the wall, including its construction, materials, height, elevations and section shall be submitted to and approved by the Local Planning Authority.

It is noted by the applicants agent that, although this provision has not yet been implemented, it is the applicants intention to erect this wall to replace the existing fence as, not only will it help to alleviate a nuisance to existing residents of Sutton House Street, it will also help him to sell the new dwellings on the adjoining site once they are completed. I understand that the bricks have already been acquired for this wall and that the agents are submitting the necessary details in the course of the next few days.

B Smith

B Smith MBTPI
District Planning Officer

National Transport & Infrastructure
 East of London
 Sutton Lane
 Spelthorpe
 Middlesex

10-11-68

A contribution has been received, a Federal Government grant, for the purpose of carrying out the work planned in connection with the study of the effects of the use of the atomic bomb on the environment.

B. Smith,

THE UNIVERSITY OF CHICAGO PRESS

MEMORANDUM

YOUR REF:

Chief Environmental Health Officer

SHDC PLANNED OFF
R
- 1 1990
APR 1990
BS
ACP
with



South Holland District Council

G. RIDGWAY, M.I.E.H., M.I.W.M.
CHIEF ENVIRONMENTAL HEALTH OFFICER

Council Offices
Chatterton Tower
Winfrey Avenue,
Spalding,
Lincolnshire PE11 1DB
Telephone Spalding
(0775) 761161
Fax Spalding
(0775) 791105

My Ref. JC/YMW

Your Ref.

When calling or telephoning
please ask for Mr J. Chapman
on extension 349

1st February, 1990

Dear Sir,

Control of Pollution Act 1974

I write with reference to a recent complaint concerning a continuing noise disturbance caused by the unsecured corrugated fence along your Custom House Street boundary.

In the circumstances I should be obliged if you would arrange for such works as are necessary to secure the said fence forthwith.

Yours faithfully,

Chief Environmental Health Officer

Company Secretary,
Roffes Transport Ltd.,
West Bank,
SUTTON BRIDGE,
Spalding,
Lincs.

Registered Office:
West Bank,
Sutton Bridge,
Spalding, Lincs.

VAT Reg. No 287 8392 94

Registered in England No. 1303593

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 NOV 1989	
FROM: <i>W</i> TO: <i>W</i> CPO BC cc ACP	FILE NO.
Action by Discuss with Copy to	Acknowledge YES/NO by date

South Holland District Council,
Planning Department,
Council Offices,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs,
PE11 1DB

14th November, 1989

Dear Sirs,

In reply to your letter dated 3rd November 1989, reference KW/LAB/E18/1956/89.

Yes, I am fully aware of the planning condition as mentioned.

With regard to your alleged complaint, which as far as I am concerned has no foundation or credibility whatsoever.

But, if this cleaning has taken place, would you please be so kind as to let either myself or the police know who the culprits are, because, no consent has been given by me to anyone for the use of the wash, ramps or electric. However, if these persons can be found and reported to the police, appropriate action can then be taken.

I might also add that our cleaner is stored away in the workshop every Saturday when the washing is finished. My manager is at work in our office from approximately 9.15am Sunday until mid-day, and sometimes visits our depot in the course of the afternoon.

So, if you could find the alleged culprits and let me know, I would be very grateful, for reasons as mentioned above.

Yours faithfully,
Roffes Transport Ltd.,

T.M. Roffe.

"All work is undertaken and is subject to the RHA 1967 Amended Conditions of Carriage and, when applicable, CMR"

Directors : Mr. T. M. Roffe . Mrs. J. Roffe

NRM(KW)

SOUTH HOLLAND DISTRICT COUNCIL

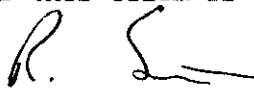
M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 2.10.89
OUR REF: RS/SS
TO: PLANNING OFFICER YOUR REF:

Roffes Transport, Sutton Bridge

We have received a complaint from Mr. Roberts of Custom House Street, Sutton Bridge alleging annoyance by noise from the use of the HGV steam cleaning machine on Sunday. Mr. Roberts claims that the activity of using this machine on a Sunday is contrary to planning permission.

Will you please advise me if this claim is correct.


Chief Environmental Health Officer

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

TO RETAIN BUILDINGS OR CONTINUE USE OF LAND

REFERENCE : H18/1780/88

DATE RECEIVED : 18 11 88

APPLICANT : Roffes Transport Ltd AGENT : Status Design
West Bank 4 Princes Street
Sutton Bridge Holbeach
SPALDING SPALDING
Lincs Lincs

TYPE : Sec 32 GRID REF : 543250 321500

DESCRIPTION : Continuation of Use of site for upto 70 tractor
units & 100 trailers

LOCATION : West Bank, Sutton Bridge

The 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 site shall be used as a haulage depot for the parking (and ancillary activities) of a fleet of not more than 70 tractor units and 100 trailers.
2. Before the development, as proposed, is commenced the existing fence to the washdown area shall be replaced by an appropriately designed wall which shall extend beyond the existing fence to join up with the south west corner of the workshop building, and details of the wall including its construction, materials, height, elevation and section shall be submitted to and approved by the Local Planning Authority.

Reason: To safeguard the residential and visual amenities of the locality.



District Planning Officer
10 August 1988 (C)

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

Cont/...

SOUTH HOLLAND DISTRICT COUNCIL

NOTES TO APPLICANT

1. The applicants' are advised that vehicles should be parked, as far as possible facing away from residential properties, in order to minimise the risk of any noise nuisance.
2. The applicants' are advised that all the conditions on planning permission H14/0433/85, with the exception of Condition 7, remain in force.
3. The applicants' are advised that this permission has been granted on the basis that the business will be operated in accordance with the information set out and the letters received by Kenneth Bush & Co, Solicitors, and as reaffirmed in the letter from Status Design, dated 13 February 1980; and that any change in working practice, which causes nuisance to residential properties may result in action being taken under the relevant sections of the Public Health Act.
4. The applicants' attention is also drawn to the possible noise nuisance arising from the use of the Karcher 76 water heater unit, and he is advised to discuss the carrying out of appropriate remedial works with the Chief Environmental Health Officer.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H13/1770/33

DATE RECEIVED : 13 11 83

APPLICANT : Roffes Transport Ltd AGENT : Status Design
 West Bank 4 Princes Street
 Sutton Bridge Holbeach
 SPALDING SPALDING
 Lincs Lincs

TYPE : Full GRID REF : 549250 321500

DESCRIPTION : Change of Use of land to extend tractor unit & trailer packing facilities

LOCATION : West Bank, Sutton Bridge

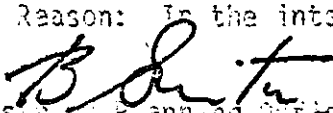
The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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

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

2. Before the site is brought into use it shall be hard surfaced in accordance with details to be submitted and approved by the Local Planning Authority and made available for the parking of vehicles at all times.

Reason: In the interests of safeguarding residential amenity.


 District Planning Officer

10 August 1983 (C)

NOTE TO APPLICANT

1. The applicants' are advised that vehicles should be parked, as far as possible facing away from residential properties, in order to minimise the risk of any noise nuisance.
2. The applicants' are advised that all the conditions on planning permission H14/0433/85, with the exception of Condition 7, remain in force.

Cont/...

IMPORTANT NOTE

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

SOUTH HOLLAND DISTRICT COUNCIL

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

TELEPHONE: SPALDING 761161

1770/80

The applicants' are advised that this permission has been granted on the basis that the business will be operated in accordance with the information set out and the letters received from Kenneth Bush & Co, Solicitors, and as reaffirmed in the letter from Status Design, dated 20 February 1982; and that any change in working practice, which causes nuisance to residential properties may result in action being taken under the relevant sections of the Public Health Act.

- 4 The applicants' attention is also drawn to the possible noise nuisance arising from the use of the Karcher HDS 75 water heater unit, and he is advised to discuss the carrying out of appropriate remedial works with the Chief Environmental Health Officer.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H11/1004/82

13 10

DATE RECEIVED: 20/12/82

APPLICANT: Messrs N C & O C Roffe
 T W Roffe & Sons
 Franville
 Station Road
 Sutton St James

AGENT: Roythorne & Co
 Pinchbeck Road
 Spalding
 Lincs

TYPE: Full

GRID REF: 5409000 319800

DESCRIPTION: Change of use of part of premises from agricultural (with associated haulage) to agricultural/general haulage

LOCATION: Part of 'Franville', Sutton Road, Sutton St James (Parish of Long Sutton)

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

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

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

- 2 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.
- 3 The access and the lorry parking area shall be laid out in accordance with the amended details on the plan dated 6 October 1983 within a period of three months from the date of this permission.

Reason (2 and 3): In the interests of the safety and convenience of traffic using the adjacent road.

- 4 The whole area of yard shall be concreted to the reasonable satisfaction of the Local Planning Authority within a period of three months from the date of this permission.

Cont/

IMPORTANT NOTE

This permission refers only to that required by the Town and Country Planning Acts.

If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

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

TELEPHONE: SPALDING 61161

/1004/82

Reason: In the interests of amenity and road safety.

Note You are advised to contact the Divisional Road Engineer of the County Highways and Planning Department concerning the construction of the access.

B. Smith

13th February 1984

SOUTH HOLLAND DISTRICT COUNCIL

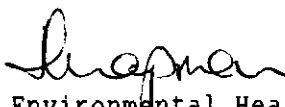
M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 3.7.91
OUR REF: JC/SS.
TO: DISTRICT PLANNING OFFICER YOUR REF:
(f.a.o. Mr. K. Woods)

Roffe Transport Ltd. Sutton Bridge

Further to our recent discussion I attach for your information a copy of the Noise Abatement Notice relating to the refrigerated trailer units which the Company are now appealing against.

This potential problem was highlighted upon consideration of the previous planning consent ref. H18/1779/88 and I would therefore appreciate copies of any relevant documents concerning the matter.


Chief Environmental Health Officer

SHDC
- 2 JUL 1991

ALL
DFO ☒
DOPD
JC
Action by
Discusses with
Copy to

ST saw copy of
report & Dec letter
done
2/7
5/7

Abatement Notice in respect of Noise Nuisance

To The Company Secretary,
Roffes Transport Ltd.,
West Bank, SUTTON BRIDGE, Spalding, Lincs.

TAKE NOTICE that under the provisions of the Environmental Protection Act 1990 the *
South Holland District Council
being satisfied of the ~~existence~~ [likely ~~occurrence~~] [recurrence] of noise amounting to a statutory
nuisance under section 79(1)(g) of that Act at Transport Depot Yard, West Bank, Sutton Bridge
[within the district of the said Council] arising from
operation of refrigerated trailer power units

[HEREBY REQUIRE YOU as the ~~person responsible for the said nuisance~~] [owner] [occupier] of the
premises from which the noise is or would be emitted] within 28 days
from the service of this notice, ~~to abate the same~~ [and also]
[HEREBY PROHIBIT] ~~RESTRICT~~ the ~~occurrence~~ [recurrence] of the same] [and for that purpose
require you to:]

(a) position the said units so that the directivity of the noise source is
away from residential properties,

and/or (b) provide sufficient connections for the operation of the said units by
mains electric power

and/or (c) take such other steps as are practicable.

IN the event of an appeal this notice shall NOT be suspended until the appeal has been
abandoned or decided by the Court, as, in the opinion of the Council,

~~[the noise to which this notice relates is] [injurious to health] [likely to be of a limited duration] [such
that suspension would render the notice of no practical effect]~~

~~[the expenditure which would be incurred by any person in carrying out works in compliance with
this notice before any appeal has been decided would not be disproportionate to the public benefit
to be expected in that period from such compliance]~~

IF without reasonable excuse you contravene or fail to comply with any requirement of this
notice you will be guilty of an offence under section 80(4) of the Environmental Protection Act 1990
and on summary conviction will be liable to a fine not exceeding level 5 on the Standard Scale**,
together with a further fine of an amount equal to one-tenth of that level for each day on which the
offence continues after conviction. A person who commits an offence on industrial, trade or
business premises will be liable on summary conviction to a fine not exceeding £20,000.

The Council may also take proceedings in the High Court for securing the abatement, prohibition or
restriction of the nuisance. Further, if you fail to execute all or any of the works in accordance with
this notice, the Council may execute the works and recover from you the necessary expenditure
incurred.

DATED 22nd May,

19 91

(Signed)

CHIEF ENVIRONMENTAL HEALTH OFFICER
(The officer appointed for this purpose)

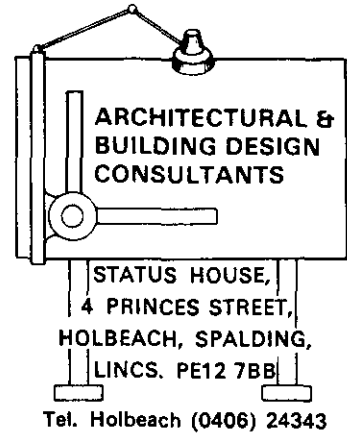
(Address to which all communications should be sent)

N.B. The person served with this notice may appeal against the notice to a magistrates' court within twenty-one days
beginning with the date of service of the notice. See notes on the reverse of this form.

* Insert name of local authority. † Describe the cause of the nuisance. ** Currently £2000, subject to alteration by Order.
‡ State specific works to be done or action to be taken. § Insert title of proper officer.

status design

District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB



Date 6th April 1990

The person dealing with this matter is: M. Glauser

Our Ref: 771128/MRG/AEW

Your Ref: H18/0736/88

Dear Sir,

Re: Roffes Homes - Residential Development, 7 No. Bungalows and Garages at Custom House Street, Sutton Bridge Plan. Ref. H18/0736/88

In respect of the above approved planning application dated 5th October, 1988. I am writing to you in connection with conditions no. 5 and 6 on the permission.

These relate to the erection of walls outside the parameters of the site, but clearly indicated on the enclosed plan. It is the client's proposals to erect two sections of walling between A-B and C-D, 4m high, with a structure not less than 337mm overall thickness with suitable foundations, using facing brickwork on the southern and western elevations. The top of the wall is proposed to be capped with a precast concrete double weathered coping stone or brick-on-edge engineering brickwork. The facing brick proposed is Belton Multi Purple, which is that used on part of the adjacent development of 7 bungalows and garages.

To this end, it is requested that this letter be accepted and that you may give your consent in order that these works can be put in hand.

Yours faithfully

A. Waterhouse

AP M. R. Glauser F.F.B.

Enc.

*File made up for Land Comp
as this also refers to H18/0736/88.*

24/4/90

S.H.D.C. PLANNING DEPT. RECEIVED - 9 APR 1990	
Attention of DPO (NAM) DOPO (BB) JC (ACP)	File No:
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H19/1081/87

DATE RECEIVED : 1 10 87

APPLICANT : Roffes Transport Ltd AGENT : Kenneth Bush & Co
 West Bank 11 New Conduit Steet
 Sutton Bridge King's Lynn
 SPALDING Norfolk
 Lincs PE30 1DG

TYPE : Full GRID REF : 548250 321480

DESCRIPTION : Continuation of use of site, for up to 35 tractor units and 50 trailers

LOCATION : Roffes Transport Limited, West Bank, Sutton Bridge

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

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

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

2. The site shall be used as a haulage depot for the parking (and ancillary activities), of a fleet of not more than 35 tractor units and 50 trailers.

Reason: In the interests of safeguarding residential amenity.

3. Before the increased number of vehicles hereby approved is allowed onto the site, the area hatched green on the submitted plan shall be hard surfaced in accordance with detailed to be submitted and approved by the Local Planning Authority and made available for the parking of vehicles.

Reason: In the interests of safeguarding residential amenity.

Cont/....

IMPORTANT NOTE

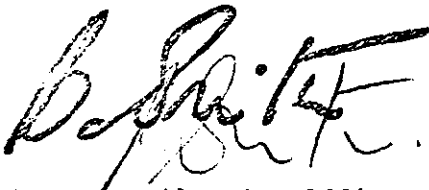
This permission refers only to that required by the Town and Country Planning Acts.

If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

NOTE TO APPLICANT

1. The applicants are advised that vehicles should be parked, as far as possible, facing away from residential properties, in order to minimise the risk of any noise nuisance.
2. The applicants are advised that all the conditions on planning permission H18/0438/85, with the exception of condition 7, remain in force.
3. The applicants are advised that this permission has been granted on the basis that the business will be operated in accordance with the information set out in the letters received from Kenneth Buch & Co, Solicitors, and any change in working practice which causes nuisance to residential properties may result in action being taken under the relevant sections of the Public Health Act.



District Planning Officer (C)
27th April 1988

PLANNING PERMISSION

APPLICATION NO: H18/438/85

5 V

DATE RECEIVED: 01/05/85

APPLICANT: Roffes Transport Limited
West Bank
Sutton Bridge
Spalding
Lincs

AGENT: Metcalfe Copeman & Pettefar
25 Priestgate
Peterborough
Cambs
PE1 1JL

TYPE: Full

GRID REF: 548250 321550

DESCRIPTION: Use of land as haulage depot office workshops

LOCATION: Land on the west side of Bank Road, Sutton Bridge

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

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

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

- 2 No vehicle servicing or maintenance, washing or cleaning shall take place between the hours of 8 pm and 7.30 am Mondays to Saturdays inclusive, nor at any time on Sundays, other than within the workshop building. No vehicles shall be driven on or off the vehicle wash ramp during the above times.

Reason: In the interests of residential amenity.

- 3 The earth bank between points A and B on the submitted plan shall be maintained at a minimum height of 2 metres above the level of the surface upon which it stands.

Reason: In the interests of residential amenity.

- 4 The 3 metre high fence between points X and Y on the submitted plan shall be constructed in accordance with the specifications set out in the applicants' letter dated 18th July, 1985, and thereafter maintained as an effective barrier to noise and spray.

Reason: In the interests of residential amenity.

Cont/

IMPORTANT NOTE

This permission refers only to that required by the Town and Country Planning Acts.

If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

H18/438/85

- 5 The blocks to be used for the soundproofing of the workshop shall be laid on full width mortar beds, with well filled vertical joints.

Reason: To provide effective soundproofing.

- 6 The works specified in conditions (4) and (5) above shall be completed to the satisfaction of the District Council within 3 months of the date of this permission.

Reason: In the interests of residential amenity.

- 7 The site shall be used as a haulage depot for parking (and ancillary activities) for a fleet of no more than 26 vehicles and 29 trailers.

Reason: In the interests of residential amenity.

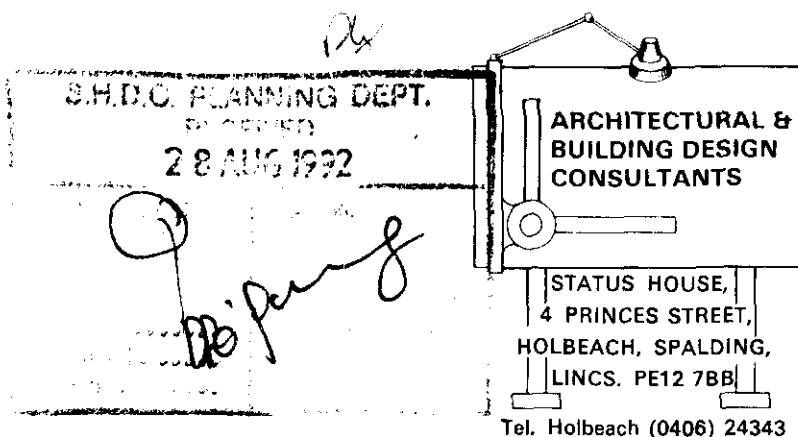
NOTES TO APPLICANTS

1. This permission relates only to the area of land shown on the amended plans received by the District Council on 19th July, 1985.
2. The Council will be prepared to review condition 7 in the event of a Haulage Operator's Licence being granted for a greater number of vehicles and trailers.

B. Smith,

District Planning Officer (C)
30th July, 1985

status design



South Holland District Council
Planning department
Priory road
Spalding
Lincs
PE112XE

Date 27th August 1992

The person dealing with this matter is: Brian Gilham.

Our Ref: 771238/BG/GLN

Your Ref: H18/0620/92

*2 Aug B. Gilham
14/9 to discuss
make. Allow to have
until 17/9 apparently
NB. Could not respond
earlier since J. Chapman
away on leave.*

Re: Erection of wall with access doors at Custom House Street, Sutton Bridge for Roffes Homes.

Dear Sir,

In respect of your letter dated 19th August 1992 and the subsequent telephone conversation on the 24th August 1992 between my clients Mr Roffe and Mr B. Smith, it was discussed during this telephone conversation that the proposed wall be moved to the rear of the turning bay, and tapered in height to suit the junction, with the existing 6'-0" substantially constructed vertical close boarded fence along the boundary of the adjacent bungalows. The road side of the wall would be made up and grassed to enhance its appearance.

The area within the wall would be generally left clean and used for storage of odds and ends. It is stressed that no nuisance would be caused in this area to affect adjacent residents.

I would be very grateful to receive your comments on this suggestion before an application is submitted, as it seems rather incongruous to have to erect a 4.0m high wall adjacent to the existing bungalows as suggested in your recent letter.

As suggested by Mr. D. Gedney, I enclose a copy of drawing No. 771128/21 showing the suggested position of this wall in red. Also enclosed are 4 No. photographs of the area showing the existing vertical close boarded fence adjacent to the bungalows. the reason there is a small gap in the fence is because this was necessary to have removed to undertake the correct radius measurements for the turning bay. It will obviously be replaced in the near future.

I look forward to receiving your early response on this matter.

Yours faithfully

Mr. B. Gilham.

Enc.

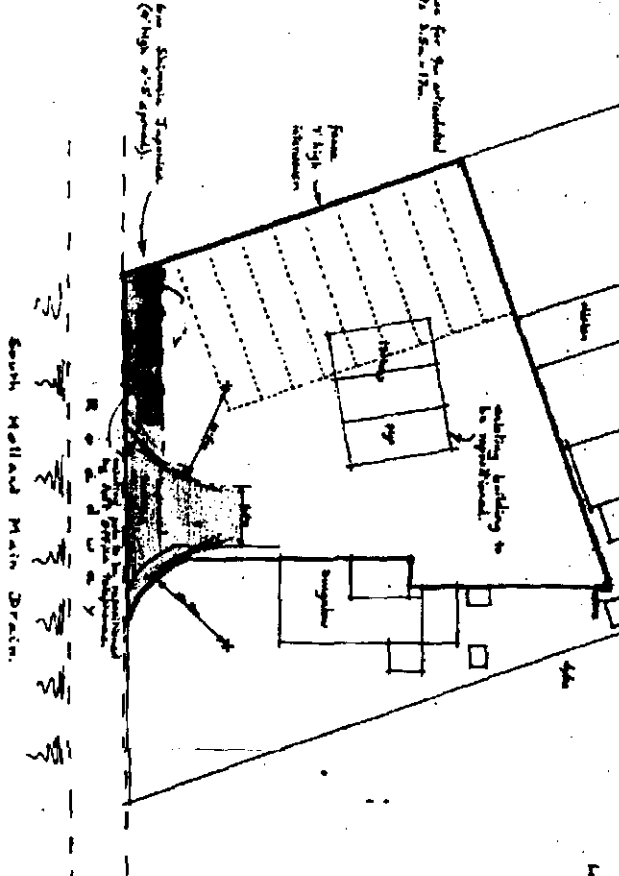
*Discussed with
Brian Gilham 17/9. Will
be submitting application
shortly. DMG 17/9.*

H/1004/82

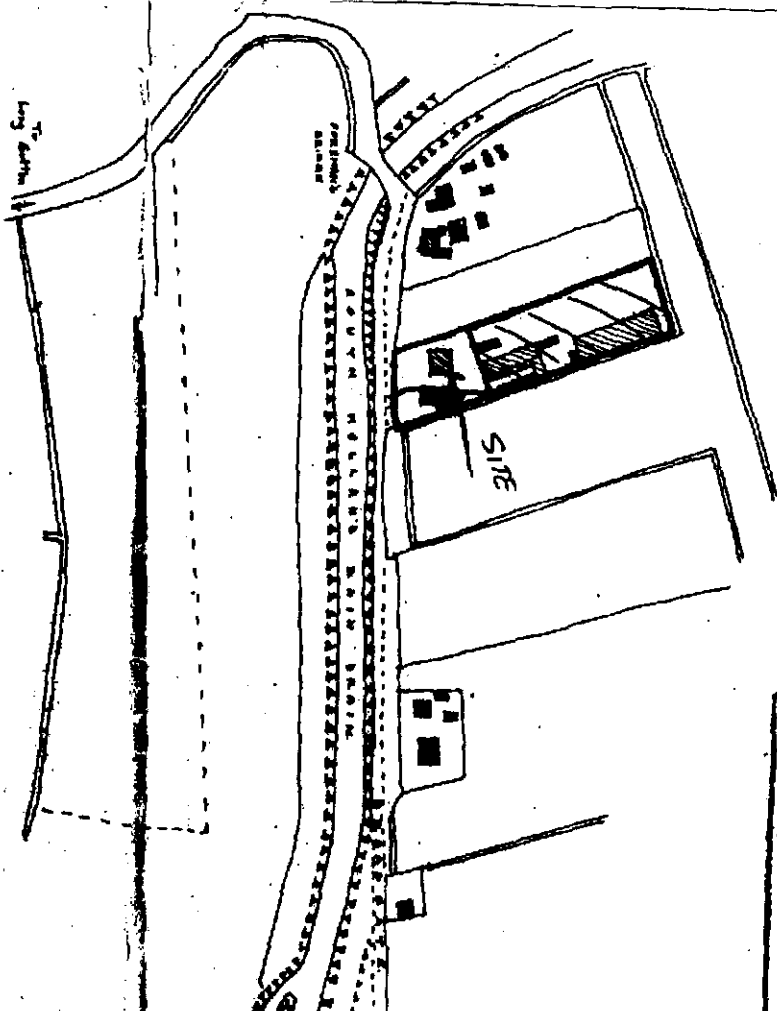
0/1004/82

BLOCK PLAN
approx 11800

17 Parke
S Howard
+ 2 ?

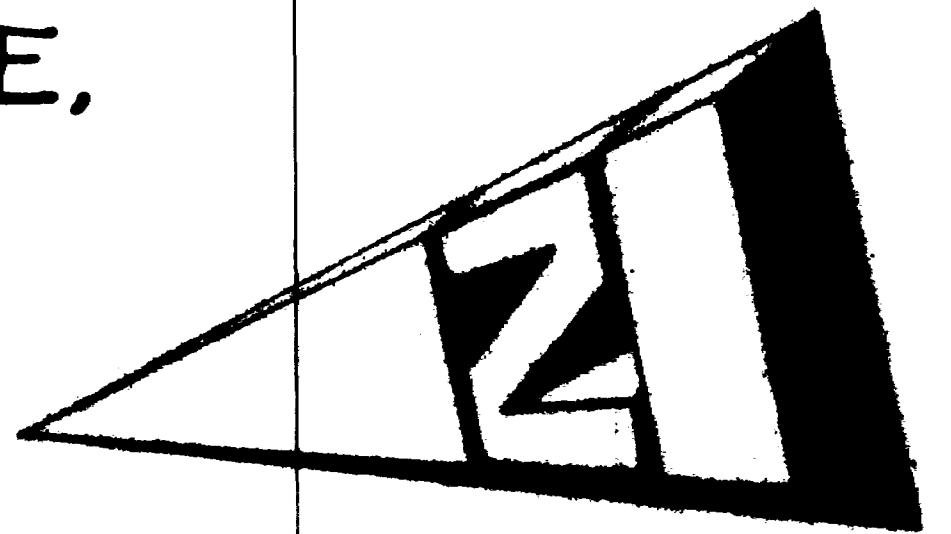
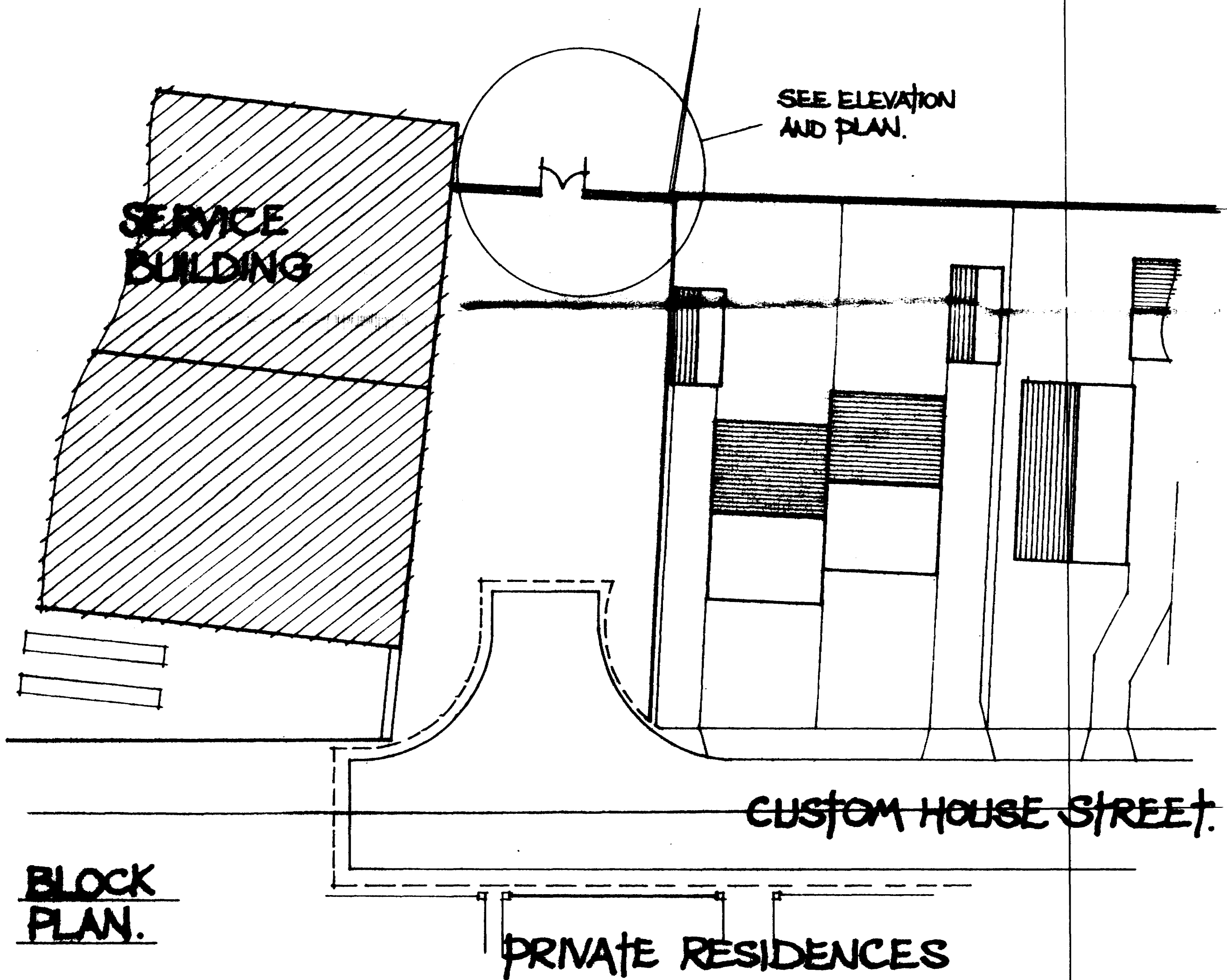


LOCATION 1:2500
A.M. map scale: 1:2500 (1940/19)



General Layout:
"Frankville", Sutton Road, Sutton SA 7165

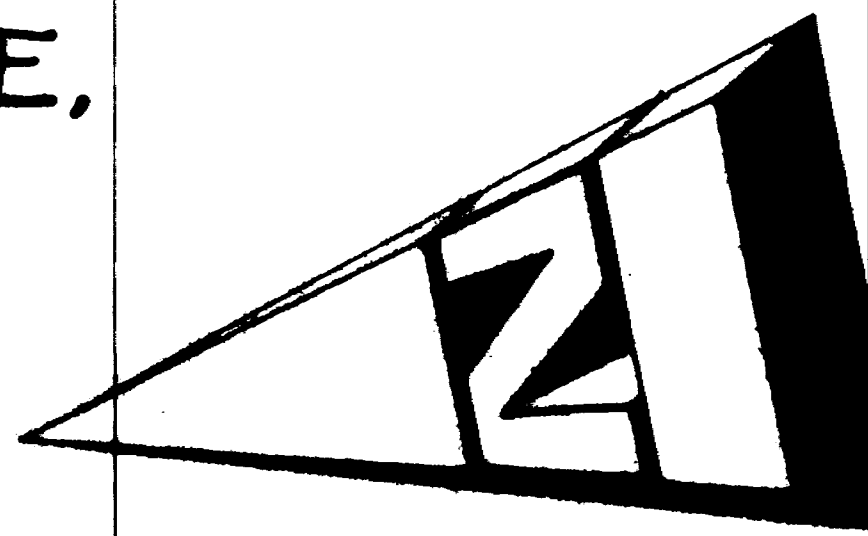
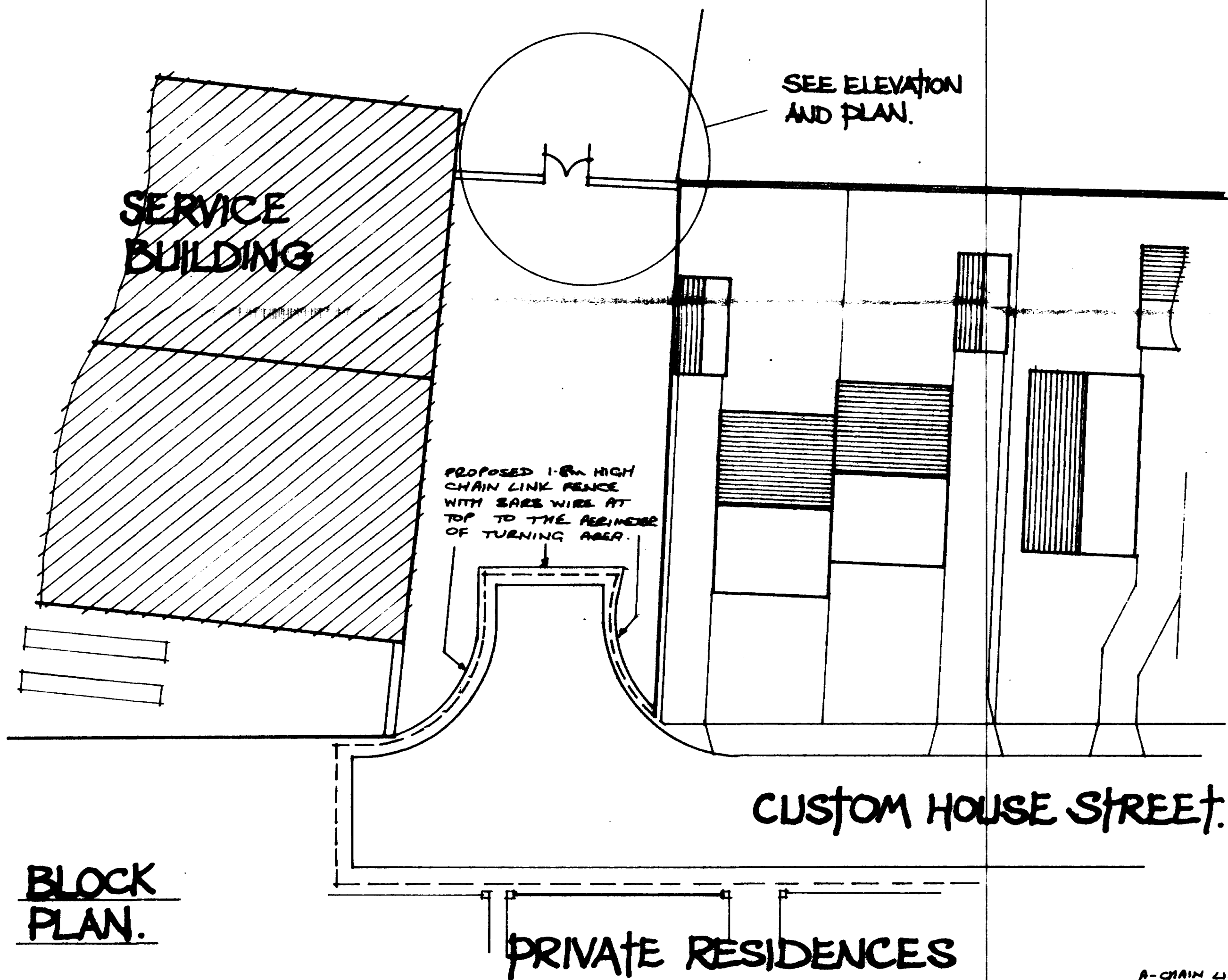
ERECTION OF WALL AND DOORS AT
CUSTOM HOUSE ST., SLITTON BRIDGE,
FOR ROFFES HOMES.



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4
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ERECTION OF WALL AND DOORS AT CUSTOM HOUSE ST., SUTTON BRIDGE, FOR ROFFES HOMES.



BLOCK
PLAN.

A-CHAIN LINK FENCE ADD

ERECTION OF WALL AND DOORS AT CUSTOM HOUSE ST., SUTTON BRIDGE, FOR ROFFES HOMES.

