SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0708/92

Applicant: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Agent: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Description: Change of use to coal yard

Location: 309 Bridge Road
Sutton Bridge
Spalding
Lincs

Type: FULL

Date received: 26-JUN-92

08-JUL-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

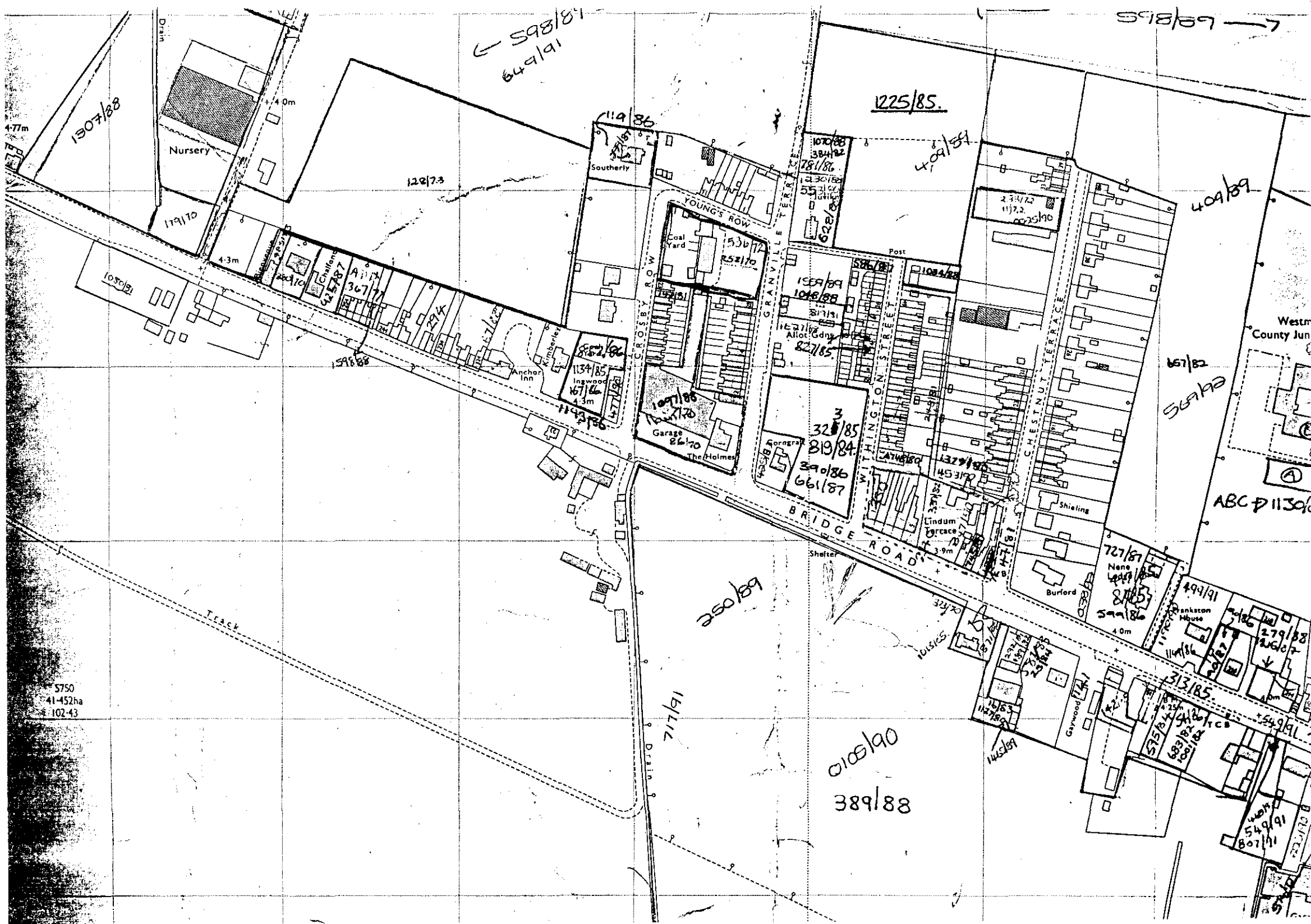
Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

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)


598/89
649/91
1225/85.
1307/88
Nursery
Drain
+4.0m
4.77m
179/70
4.3m
128/73
Southerly
119/86
YOUNG'S ROW
Coal Yard
536/72
552/70
CROSBY ROW
GRANVILLE TERRACE
Post
1084/88
1046/88
827/85
WHITTINGTON STREET
CHESTNUT TERRACE
409/89
Westm
County Jun
667/82
569/93
ABC
1130/
1050/91
1598/88
Anchor Inn
Kimberley
1134/85
Ingwood
467/66
4.3m
1143/86
1077/86
Garage
861/70
The Holmes
Garage
3
329/85
819/84.
390/86
661/87
1379/86
Shieling
Lindum Terrace
3.9m
BRIDGE ROAD
Shelter
727/87
Nene
4.0m
Burford
494/91
Frankston House
279/88
313/85.
Track
350/89
Drain
1611/71
0105/90
389/88
S750
41-452ha
102-43
549/91
807/91

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/0708/92

Date Registered 26 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S.E. WARNER + SON,
2, YOUNG'S ROW,
SUTTON BRIDGE,
SPALDING, LINCS PE12, 9SS.

Tel. No. 0406 - 350440.

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

309 BRIDGE ROAD, SUTTON BRIDGE, SPALDING, LINCS PE12, 9.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO COAL YARD AT 309 BRIDGE ROAD, SUTTON BRIDGE, SPALDING, LINCS

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Signed.... S.E. Warner..... Date.... 22.05.92..... 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 c. 0.7 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete ~~Part~~ 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	NO (eventually probably)
(ii) Alterations or extension	NO
(iii) Change of use	YES

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

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

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

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

RESIDENTIAL PROPERTY AND ITS CURTILAGE

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: BRIDGE RD
Will there be — Individual access(es)
New estate road

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

EXISTING SHEDS.

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 — SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓ AS NOW,

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.	YES → Date: 27.05.92 Consultee(s): BRAD. & BING. B.S.
Is this application related to a previous submission	NO → Application No.: —

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

ACCOMPANYING LETTER.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please ⌒ **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 ____ sq. m. Previous total gross floorspace ~~____ sq. m.~~

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ 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?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed	PROPOSAL INVOLVES A RELOCATION OF EXISTING YARD		
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		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No		
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No		
What provision is being made for access to the premises for the disabled?			

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 SUBJECT TO CONTRACT.

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 .....

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: BRADFORD + BINGLEY B.S.

State Date notice served: 22.05.92

Signed E.D. Warner (Applicant/~~Agent~~) Date 22.05.92

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 E.D. Warner Applicant/~~Agent~~ Date 22.05.92

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

State Name and address of ~~tenant~~:

State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: MG
date: 8/7

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

DMG 5/7

~~Refuse~~ Withdrawn

Recommended approvals –

Departure from policy — Yes ---- / No ----

Ward member request — Yes ---- / No ----

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / 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.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

A..LICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 1/7 PR 3/7.

Publicity : General
Departure
Setting of LB Viz 307 Bridge Rd
The Spinney Bedford Rd
✓DONE 9/7 ARB

Residents (Postal):
Residents (Delivery):

Dan's & have had previous discussions with Applicant. + See earlier correspondence

Consults : Dept of Transport
Env Health ✓DONE 9/7 ARB
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110...

Receipt Issued ..... No. P1356

Date First Received 26 JUN 1992

REGISTRATION

REFERENCE ...H18/0708S/92...

Cross-Ref ...n/A.....

Date 29/6/92

VALIDATION Date 26/6/92

Type ...Full..... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 30.6.92

Index Sheets 231... OS Nos ..... Grid Ref 546000 132000

Ward ..V..... Parish Sutton Bridge.

Inside IDD N.D. Inside LP Area. Yes.

TR Rural	Yes	CA		Grade
TR Bypass		LB		
Level crossing		TPO		
Footpath		Other:		

Linked to site.....Ref..... Linked to property.....Ref. 0258537

Planning Records: 532/91
Earlier apps 1087/90
1456/89
753/89
647/89
252/88

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0708/92 Type: FULL

Applicant: S E Warner & Son
Tel: 0406 350440

Agent: S E Warner & Son
0406 350440

Description: Change of use to coal yard

Location: 309 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date: 26-JUN-92
Target dates:
To case officer 01-JUL-92
Inspected by 06-JUL-92
Extra contacts 11-JUL-92
Report if not clear by 31-JUL-92

Terminal date: 21-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C J T H Brewis	0406 350818	01-JUL-92	15-JUL-92
Cllr D Dewsberry	0406 350947 (Of	01-JUL-92	15-JUL-92
Clerk to Sutton Brid		01-JUL-92	15-JUL-92
Owner/Occupier 307 Bridge Road		09-JUL-92	23-JUL-92
Owner/Occupier The Beeches	"	"	"
Dir of Environmental		09-JUL-92	23-JUL-92

L.C.C - Obs Attached Jacs 9/7/92

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

Telephone: (0775) 761161
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Report if not clear by 31-JUL-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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Category: Change of use only
Listed building:
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Cllr D Dewsberry	0406 350947 (Of	01-JUL-92	15-JUL-92
Clerk to Sutton Brid		01-JUL-92	15-JUL-92

L.C.C. – plan taken as 2/7/92

599. PLANNING APPLICATIONS (Continued)

Plan No and Applicant	Proposal
H18/0708/92 S E Warner and Sons	Change of use to coalyard at 309 Bridge Road, Sutton Bridge.

RESOLVED: Subject to (a) the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 requiring (i) the occupation of the existing house on the site to be restricted to the owner, manager or an employee of the proposed coalyard and (ii) the discontinuance of the use of the land at Youngs Row, Sutton Bridge as a coalyard upon commencement of the proposed use of the application site, and (b) receipt of a satisfactory block plan showing the proposed layout of the site and screening arrangements, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation.

H14/0576/92 David Parker Homes Ltd	19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, and a report be submitted to the next meeting formalising the reasons for refusal in line with the Sub-Committee's views.

(Councillor T. Bray declared an indirect interest in the above application, and left the meeting during consideration thereof. Councillor W.D. Skells took the Chair.)

(Councillor C.J.T.H. Brewis left the meeting following consideration of the above application.)

600. FLEET ROAD, HOLBEACH - COMPLAINTS RE ALLEGED UNAUTHORISED ACTIVITIES (592/92)

Further to the above Minute, prior to the meeting the Sub-Committee inspected various properties at Fleet Road, Holbeach following complaints from a neighbouring occupier that unauthorised activities were being carried out at the properties.

RESOLVED:

a) The Director of Planning & Building Control Services' findings that no unauthorised activities were being carried out at the properties the subject of the complaints be endorsed and no further action be taken in this matter; and

b) The complainant be advised accordingly.

601. PLANNING APPLICATIONS

The following applications were determined as indicated following a previous inspection of each site:-

Plan No and Applicant	Proposal
H02/0439/92 Mr G Flecknor	Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

APPLICATION REFERENCE: H18/0708/92 DATE RECEIVED: 26 06 92

APPLICANT: S E Warner & Son
2 Youngs Row
Sutton Bridge
Spalding
Lincs
PE12 9SS

AGENT:

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

TYPE: Full

DESCRIPTION: Change of use to coal yard

LOCATION: 309 Bridge Road, Sutton Bridge

Parish Council: Agreed providing suitable screening is supplied for the perimeter of the site.

Ward Member 1: Wish Committee to see present site in Youngs Row before site visit to applicants proposed site on Bridge Road, as it is open countryside.

Ward Member 2: No objections at all. Will improve Youngs Row area.

County Highways: Request conditions.

Environmental Services: The site comprises semi-detached properties and as such is therefore fundamentally unsuitable for such an activity, which by its very nature will give rise to dust and noise. The applicant has not indicated and I am unable to comprehend how such problems will be overcome on such a site and notwithstanding the obvious planning gain, I am therefore unable to support the application.

Information From Applicant: Summarised:-

- Aware that site is in open countryside and would therefore be agreeable to any conditions with regard to suitable screening.
- Also agreeable to any reasonable conditions relating to highway matters. New access would be used and there would be a fairly small number of vehicle movements anyhow.
- Feel that the proposal would represent a distinct "planning gain" for Sutton Bridge, in that a non conforming use in Youngs Row would be removed from an area which is primarily residential. In the event of permission being granted I will be happy to enter into an agreement,

whereby on relocation to the new site, I would forego the existing use on the site in Youngs Row.

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policies 18 and 97.
Long Sutton and Sutton Bridge Local Plan Policy ID6.

PREVIOUS DECISIONS
H18/0532/91 - Change of use to riding school - Refused.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal is acceptable on policy grounds, having regard to such matters as visual amenity, residential amenity and highway considerations.
2 The site is currently vacant and has a site area of approximately 0.65 hectares (1.6 acres). Its last use was residential with associated stables.
3 The site is located in open countryside, but a semi-detached dwelling is located immediately to the east.

CONCLUSIONS
1 Structure and Local Plan Policy states that there should be a presumption against new industrial development in the open countryside except where it can be shown that the proposed development is essential in that location and would be acceptable in terms of impact on the environment and the level of traffic movement.
2 Notwithstanding that the Youngs Row area would benefit from the relocation of the coal yard, nevertheless the site as proposed is not totally satisfactory. It is in an exposed location in open countryside and in the absence of any details it is difficult to envisage how the site could be screened effectively to ensure that it was not detrimental to the visual amenities of the rural locality.
3 Further, Environmental Services have stressed that the neighbouring semi-detached dwelling may well be adversely affected by the activity which by its very nature gives rise to dust and noise.
4 The County Highways Authority have raised no objections subject to, inter alia, the repositioning of the existing access further to the west.

RECOMMENDATION - Refuse Permission.

1 The site is outside the confines of the settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new industrial development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of the case are not sufficient to justify permission which would be contrary to Structure Plan Policies 18 and 97, plus Long Sutton and Sutton Bridge Local Plan Policy ID6. These policies are in accordance with national planning policies and are aimed at, inter alia, the preservation of the character of the countryside and the conservation of agricultural land. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this

policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would then be difficult to resist.

2 In the opinion of the Local Planning Authority the proposed development would adversely affect the residential amenity of the neighbouring property immediately to the east by reason of noise, general disturbance and dust.

---

587. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred

Plan No. and Applicant	Proposal
H16/0656/92 Mr & Mrs J E Dickinson	Reserved matters relating to proposed bungalow with detached garage, plot adjacent 108 St Thomas's Road, Spalding.

(Pending a site inspection in order to assess the suitability of the site for the proposals.)

H13/0749/92 Mr M Wilson	Cottage at High Road, Moulton

(Pending a site inspection in order to assess the suitability of the site for the proposal in view of its size.)

(It was also noted that the parish council had now indicated that they did not support the application. The receipt of two late letters of objection was also noted.)

H16/0566/92 W J Mumford & Sons Ltd	O.A.	Fourteen 1 bed apartments including details of siting, design and means of access at 4 Woolram Wygate, Spalding

(Pending a site inspection in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

(The Director of Planning and Building Control Services also reported the receipt of late correspondence from the applicants.)

H14/0660/92 Mr K Robertson	Steel framed M.O.T. workshop at Flemming Road, Pinchbeck.

(Pending a site inspection at the meeting already arranged for the 7th August, 1992 in order to assess the suitability of the site for the proposal, following which the application be referred to the Planning Committee for determination.)

H18/0708/92 S E Warner & Sons	Change of use to coal yard at 309 Bridge Road, Sutton Bridge.

(Pending a site inspection of both the application site and the applicants' existing premises in order to consider the proposal in further detail.)

H14/0576/92 David Parker Homes Ltd	19 houses and 16 flats with access road on land off Rose Lane, Pinchbeck.

(Pending a site inspection in order to assess the suitability of the site for the proposal).

(Councillor T Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(d) Application Approved Subject to Planning Obligation

Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that only one commercial vehicle is parked on the site, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

S.E.WARNER
Solid Fuel Merchant

2 Youngs Row
Sutton Bridge
Spalding
Lincs
PE12 9SS

Tel; (0406) 350 440

Mr. D.M. Gedney
Planning Dept.,
South Holland District Council
Spalding.

19th February 1993

Dear Sir,

Planning Application H18/1228/92.

In reply to your letter of 15-2-93 we can confirm that we do agree to the conditions stated in that letter.

Yours faithfully

S.H.D.C. PLANNING DEPT.
RECEIVED
23 FEB 1993 DG

Action by: DPO MPM DoPO GS JC ACP
File Nos.
Acknowledge YES/NO
By
Date
Discuss with
Copy to

T.R. Warner
S.D. Warner

D M Gedney

DMG/SAH
H18/0708/92

S E Warner & Son
2 Youngs Row
Sutton Bridge
Spalding
Lincs PE12 9SS

15 February 1993

Dear Sir

Change of Use to Coal Yard at 309 Bridge Road, Sutton Bridge
H18/0708/92

I refer to my letter dated 8 January 1993.

The above stated that at the Planning Committee meeting held on 5 January 1993 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to:

a) Yourselves entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 requiring,

1 The occupation of the existing house on the site to be restricted to the owner, manager or an employee of the proposed coal yard.

2 The discontinuance of the use of the land at Youngs Row, Sutton Bridge, as a coal yard upon commencement of the proposed use of the application site.

b) The withdrawal of planning application H18/0708/92.

Could you please confirm (or otherwise) as soon as possible that you are prepared to enter into such an Agreement so that it can be prepared.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Meeting held with Mr Warner 25/11

In the process of submitting new application incorporating different site area.

DMG

S & Warner & Son
2 Youngs Row
Sutton Bridge
Spalding
Lincs
PE12 9SS

Mr D M Gedney

DMG/LAB
H18/0708/92

17 November 1992

Dear Sirs

Planning Application H18/0708/92 - Change Of Use To Coal Yard, 309 Bridge Road, Sutton Bridge.

I refer to my earlier letter dated the 26 August 1992 (copy enclosed) in respect of the above and look forward to a response in due course.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

Discussed with Mr Warner 18/11 and 20/11. He stressed that he wished to amend the site boundary. Advised him that new application would be required for that. We is giving it consideration and will inform us in due course.

DMG 20/11

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H18/0708/92

Your Ref:

Date: 19 Oct 1992

H18/0708/92 - S E WARNER & SONS
CHANGE OF USE TO COALYARD AT 309 BRIDGE ROAD, SUTTON BRIDGE.

Further to my earlier memo dated 2nd October 1992, I enclose a further set of plans as requested, showing the curtilage of Youngs Row Coal Yard edged blue.

G Smith
Technical Assistant

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H18/0708/92

Your Ref:

Date: 02 Oct 1992

H18/0708/92 - S E WARNER & SONS
CHANGE OF USE TO COALYARD AT 309 BRIDGE ROAD, SUTTON BRIDGE.

With reference to the above it was resolved at the Plans Sub-Committee that planning permission be authorised subject to the applicant first entering into a planning obligation under the provisions of Section 106.

In order that you may prepare the necessary documentation, please find enclosed:-

a) Six 1:2500 site location plans indicating the curtilage of the existing house edged red, to be restricted to the owner, manager or an employee of the proposed coalyard, with the surrounding coalyard edged blue.

b) A copy of the planning application form.

Confirmation that the applicant is willing to enter into the above agreement will be forwarded when received. There may well be a delay as there are other matters to be cleared up in respect of the minutes.

G Smith
Technical Assistant

Enc.

S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincolnshire
PE12 9SS

D M Gedney

DMG/SJS H18/0708/92

26 August 1992

Dear Sirs

Planning Application H18/0708/92 - Change of use to coal yard - 309 Bridge Road, Sutton Bridge

I refer to the above planning application submitted by yourselves.

I would like to inform you that at the Plans Sub-Committee Meeting held on the 17 August 1992 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to:

(a) The applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 requiring:

(i) The occupation of the existing house on the site to be restricted to the owner, manager or an employee of the proposed coal yard.

(ii) The discontinuance of the use of land at Young's Row, Sutton Bridge as a coal yard upon commencement of the proposed use of the application site.

(b) The receipt of a satisfactory block plan showing the proposed layout of the site and screening arrangements.

Cont/...

Pursuant to the above, therefore, I will be pleased to receive confirmation that you are prepared to enter into such an agreement, and the receipt of a satisfactory block plan showing the proposed layout of the site, and also screening arrangements, so that I am in a position to proceed with the application.

I look forward to your response as soon as possible.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

BRI.. 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

-2 JUL 1992

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0708/92

Applicant: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Agent: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Description: Change of use to coal yard

Location: 309 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 26-JUN-92

01-JUL-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 16-JUL-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

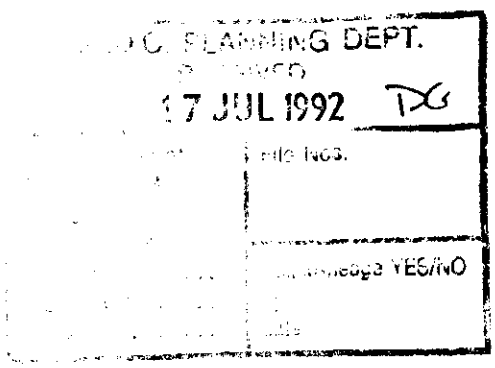
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:
Agreed - providing suitable screening is supplied for the perimeter of the site.

Signed:
H Summerton. Clerk.
16th July '92.



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES DATE : 14.7.92

OUR REF : JC/JMC/PC

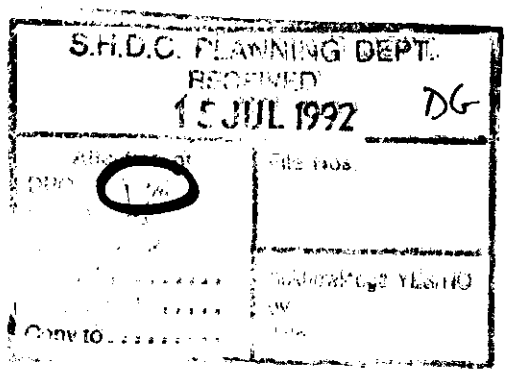
TO : DIRECTOR OF PLANNING SERVICES YOUR REF :

Planning Application H18/0708/92
Coalyard, 309 Bridge Road, Sutton Bridge

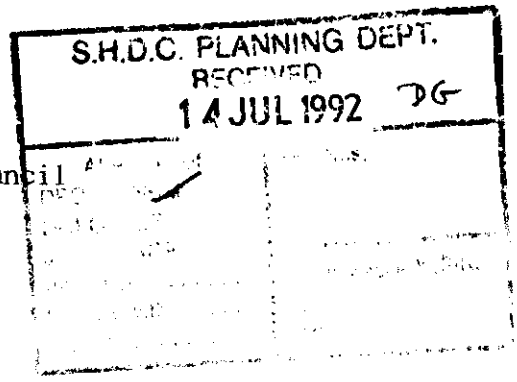
The site comprises semi detached properties and as such is therefore fundamentally unsuitable for such an activity which by its very nature will give rise to dust and noise.

The applicant has not indicated and I am unable to comprehend how such problems could be overcome on such a site and notwithstanding the obvious planning gain, I am therefore unable to support the application.

Director of Environmental Services



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



NRA

National Rivers Authority
Anglian Region

10 July 1992

Our ref.GT/92/1/SH/0189

Dear Sir

PLANNING APPLICATION NO. H18/0708/92
PROPOSED CHANGE OF USE TO COAL YARD AT 309 BRIDGE ROAD, SUTTON BRIDGE, BY S.E. WARNER & SON.

With regard to the above-mentioned application received on 3 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Any fuel storage and refuelling facilities shall be constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land or underground strata and bunding.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

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

Yours faithfully

R F Morgan
Planning Engineer

VJC

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUL 1992 DO

Attention of	File Nos.
DPO NEM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to.....	Your Ref. Acknowledge YES/NO By Date

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/708/92/JAM

Date 2 July 1992

Dear Sirs,

FULL PLANNING APPLICATION - CHANGE OF USE TO COAL YARD
309 BRIDGE ROAD, SUTTON BRIDGE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above proposed development but unfortunately the submitted plans etc were not available at the Planning Department for my inspection. I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the intended means of storm and foul water disposal.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

S.E. Warner & Son,
2 Youngs Row,
Sutton Bridge,
Spalding,
Lincs. PE12 9SS

ENGINEER TO THE BOARD

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0708/92

Applicant: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Agent: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Description: Change of use to coal yard

Location: 309 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 26-JUN-92

01-JUL-92

Dear Cllr D Dewsberry

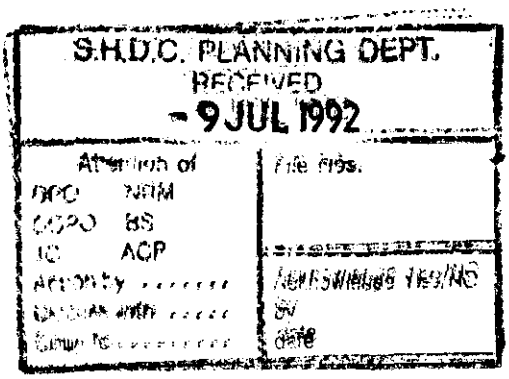
NOTIFICATION TO WARD MEMBER

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 11-JUL-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 wish Committee to see present site in Youngs Row before site visit to applicants proposed site on Bridge Road as it is in open countryside.

Signed:

9/7/92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 18/0703/92.

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

309 Bridge Road, ~~Fens~~ Sutton Bridge

3. Name, classification and number of road

A17

4. Date application referred 2-7-92

5. State whether outline, detailed application etc.

Full

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

Change of use to Coal Yard

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: 9-7-92 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) B3 ... western ... Bridge Road

2) ~~B10~~ B11 ... 7.5m ... Bridge Road

... 6m.

3) F5

4) F6 ... Coal Yard.

5) B20 ... Bridge Road

Delete as appropriate

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

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

(1) B1

(2) B6

(3) F5

4) F6

5) B7 ... Class III ...

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

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

Telephone (0775) 761161
Fax (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0708/92

Applicant: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Agent: S E Warner & Son
2 Young's Row
Sutton Bridge
Spalding
Lincs, PE12 9SS

Description: Change of use to coal yard

Location: 309 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 26-JUN-92

01-JUL-92

Dear Cllr C J T H Brewis

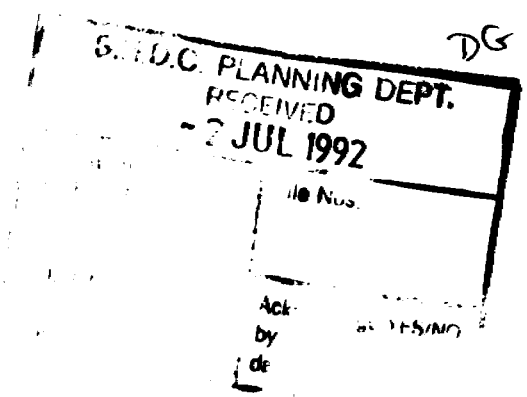
NOTIFICATION TO WARD MEMBER

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As applications can be determined under delegated powers in many cases, please let me know by 11-JUL-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 C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF



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

No objections at all.
Will improve Young's Row area

Signed: Chris Brewis

1.7.92

Mr E Warner,
2 Youngs Row,
Sutton Bridge,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ DC 1870.18

24th February 1992

Dear Mr Warner,

POSSIBLE SITES FOR COAL YARD, 309 BRIDGE ROAD, SUTTON BRIDGE.

Further to your recent visit to my offices where you met with Mr Roberts of my Department and Mr Briggs of the County Council. The proposed site at Bridge Road has now been inspected and I can comment as follows.

i) As the site is in open countryside clearly visible for some distance from both direction of Bridge Road, the question of site screening will be of utmost importance.

ii) I understand that you are proposing to construct a new access into the site further away from the dwelling. Mr Briggs indicated that this would be acceptable but mentioned his concern over lorries entering and leaving the site along this fast section of highway.

iii) Concern was expressed over the affect of the proposal on the amenities of the adjoining dwelling. In this respect any proposal should be designed so as to minimise this.

Generally it was felt that the proposal could be made acceptable but as a matter of principle the development would be contrary to policy and it would be for you to demonstrate why it was essential for you to relocate your business to this location. In this context I appreciate that such action would remove a non-conforming use from a residential area.

I hope this is of assistance but must stress at this stage that any advice has to be given on an informal basis only.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

2, Young's Row,
Sutton Bridge,
Spalding,
Lincs.

22nd June
~~20th May~~ 1992.

Dear Sirs,

I am enclosing my application for change of use to a coal yard at 309, Bridge Road, Sutton Bridge.

In so doing, I am aware following my discussions with both Mr. David Roberts of the South Holland District Council planning department, and Mr. Chris Briggs of the Lincolnshire County Council Highways department, that there are several issues which need to be addressed.

I am aware that the site is in the open countryside, and has clear visibility from both directions on the former A 17 (now de-trunked). I would be agreeable to any conditions with regard to suitable screening works which the District Council may wish to impose, and to undertake to do those within a reasonable period of time.

Having talked to Mr. Briggs of County Highways, I would be agreeable to any reasonable conditions which the county may wish to attach to a permission. Clearly the present access would be inadequate for the purpose, but a new access would overcome that. There would be a fairly small number of vehicle movements anyway.

With regard to siting of the various aspects of my proposal, I acknowledge the need to minimise the impact on the adjacent residential property, No 307. Any matters regarding to siting to achieve this, I will be happy to accede to.

I feel that the proposal, nevertheless, would represent a distinct "planning gain" for Sutton Bridge, in that a non-conforming use in Young's Row would be removed from an area which is primarily residential. In the event of permission being granted, I would be happy to enter into an agreement, whereby on relocation to the new site, I would forgo the existing use on the site in Young's Row,

I hope that this information is helpful to you, and would be glad if you will let me know if you require any further information at this stage, or whether the matters mentioned can be dealt

any necessary buildings, etc.

Yours sincerely,

(E. Warner).

E Warner

If this planning application is accepted

the planning application No H18/0708/92 can be ~~Cancelled~~ withdrawn.

Note:- Application H18/1228/92 approved.

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS.

This permission REF. No. [illegible] 536/72 will lapse if not exercised by .5.10.77...

To Mr R Warner

(per Mr R Lloyd Marsh Road

Terrington St Clement KING'S LYNN)

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 14th day of September 1972 namely:-

House and garage at Youngs Row, Sutton Bridge.

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

1. The development shall be commenced not later than 5.10.77.

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

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

1. In order to comply with the requirements of Section 41/Section 42 of the Town and Country Planning Act 1971

2. To prevent damage to the highway margin.

Dated the 5th day of October 19 72

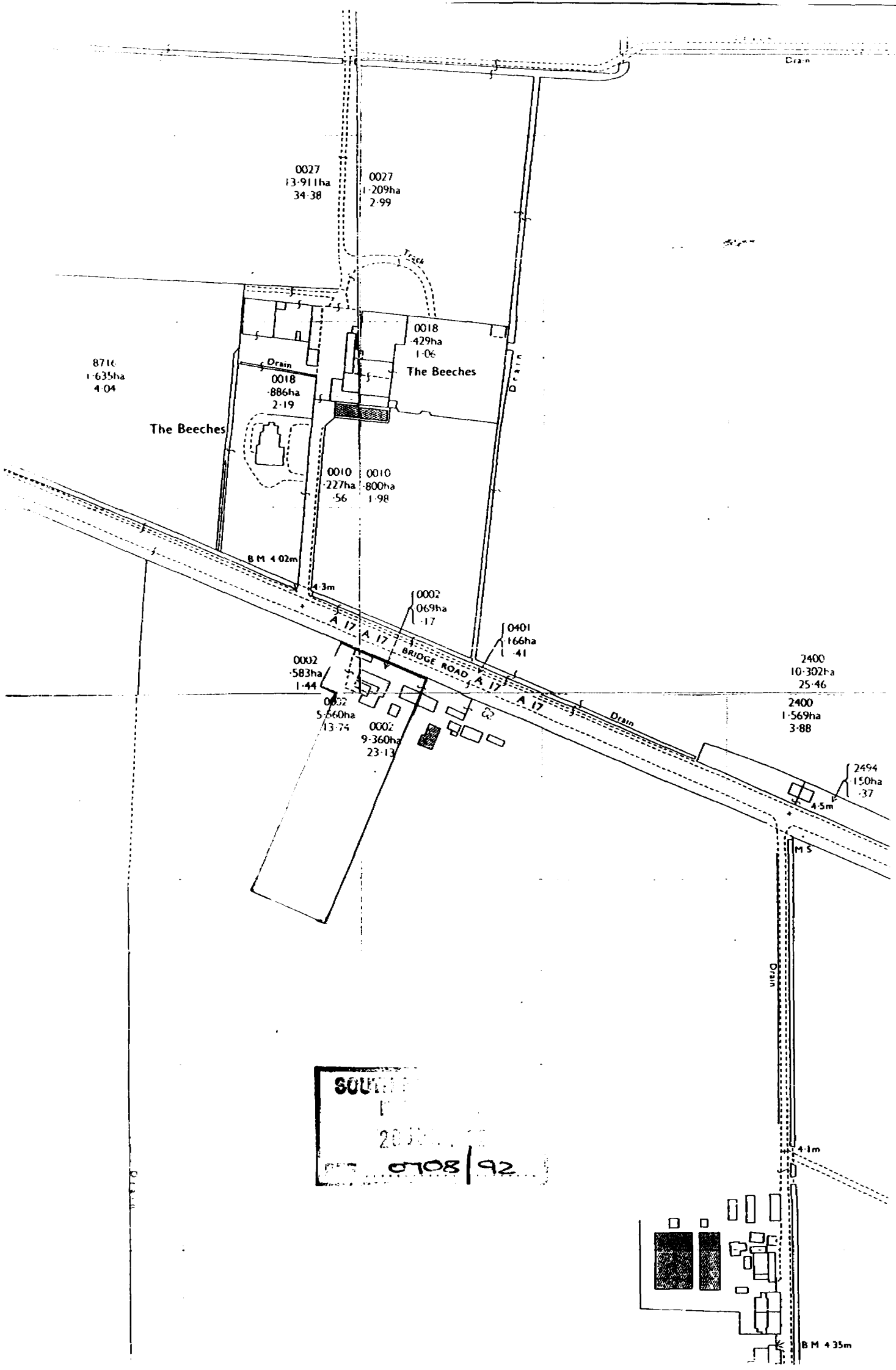
County Hall,
BOSTON.

Signed [illegible]

Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.


Drain
0027
13·911ha
34·38
0027
1·209ha
2·99
Track
0018
·429ha
1·06
The Beeches
Drain
8716
1·635ha
4·04
Drain
0018
·886ha
2·19
The Beeches
0010
·227ha
·56
0010
800ha
1·98
B M 4·02m
4·3m
A 17
A 17
0002
069ha
·17
0401
·166ha
·41
BRIDGE ROAD
A 17
A 17
0002
·583ha
1·44
0002
5·660ha
13·74
0002
9·360ha
23·13
2400
10·302ha
25·46
2400
1·569ha
3·88
Drain
2494
150ha
·37
4·5m
M S
Drain
4·1m
B M 4·35m
SOUTH
0708/92