



Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H18/1050/91

Received: 14-NOV-91 Type: OUTLINE

Name: Cooper Architectural Design
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Agent: Cooper Architectural Design
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Erection of 6 (2 bed) and 14 (1 bed) apartments including details of siting, means of access and landscaping

Location : West Bank Sutton Bridge
Spalding Lincs

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

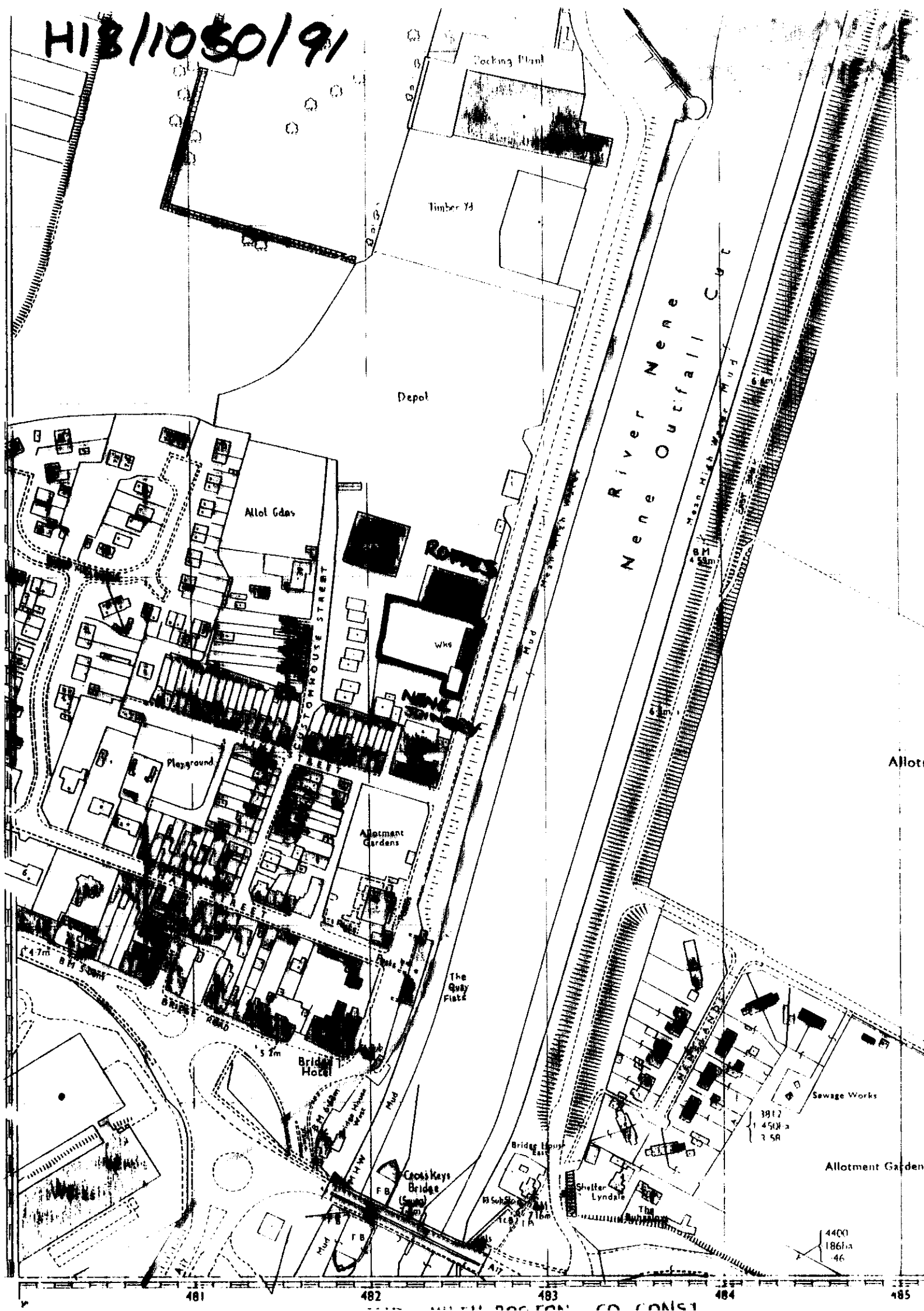
- 1 In the opinion of the Local Planning Authority, the proposal would create an undesirable form of development to the extent that the residential amenities of future occupants of the proposed development would be adversely affected by the proximity of the site to established joinery premises to the south, a haulage yard to the north and the road serving the port to the east. As such, the proposal is considered to be contrary to advice contained within Department of the Environment Circular 10/73 (Planning and Noise).
- 2 The proposed access to this development has inadequate visibility, particularly to the north. Vehicles using this access would have to edge out onto the public highway before being able to see (or be seen by) oncoming traffic, to the detriment of highway safety. This is particularly bearing in mind the type of vehicles using this highway to the port and other industrial sites.



Director of Planning and Building Control Services
24-JAN-92 H18/1050/91

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

H1B/1030/91



Depot

Allot Gds

WHS

Playground

Allotment Gardens

Bridges Hotel

The Quay Flats

Cross Keys Bridge

Sewage Works

Allotment Garden

3812
14508.2
3.58

4400
186ha
46

481

482

483

484

485

PLANNING APPLICATION

For office use only

Application No.

H18/1050/91

Date Registered

01 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE
LONG SUTTON
LINCS. PE12 9JF
0406 362982
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST BANK, SUTTON BRIDGE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT OF
6 N° 2BED APARTMENTS 14 N° 1.BED APARTMENTS
including details of siting means of access + landscaping.

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of 276.00... If you consider no fee is payable include a written explanation instead.

Signed...

Date...

24/10/91

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

or This is an **outline** application

(✓)

☐

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

☒

Please state Site Area

0.207 (Hectares)

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

Siting

☒

Design

☐

External Appearance

☐

Means of Access

☒

Landscaping

☒

Now complete Parts 3 and 5 and an Ownership Certificate.

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

☐

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use.

☒

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

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

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

sq. metres

(b) max. length:

metres

(c) max. width:

metres

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.

BUILDERS YARD

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

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

☐

or

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

☒

If so, name of road: WEST BANK

Will there be —

Individual access(es)

☐

New estate road

☒

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

PARKING AREA 27 SPACES

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

MAINS SYSTEM

— " — " —

NO

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

☐

→ If so, please give details in Part 6

☐☐☐☐

→ If so, please complete Part 7

☐

Date:

Consultee(s):

☐

Application No.:

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

Continue on separate sheet if necessary.

ALL APARTMENTS WILL HAVE FITTED KITCHENS INCLUDING AUTOMATIC WASHER DRYERS

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please completePlease tick **one** box and complete B if necessary

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

☐B. The proposal involves the creation of or an alteration in total **gross** floorspace☐Proposed total gross floorspace 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 processes to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☐		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐		
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).

AGENT

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.

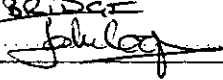
Signed (Applicant/Agent) Date

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:
GADFREY CONSTRUCTION LTD.
WEST BANK
SUTON BRIDGE

State Date notice served:

24/10/01

Signed  (Applicant/Agent) Date 24/10/01

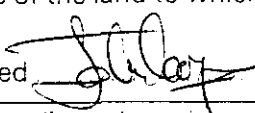
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 24/10/01

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 276,...

Receipt Issued No. P163

Date First Received 01.11.91

REGISTRATION

REFERENCE H18/1050/91

Cross-Ref

Date 4/11/91

VALIDATION

13.11.91

Date 4/11/91

Type OUTLINE Earliest permission date (Cert B)

Site area 0.207... No. of dwellings 20 Floorspace

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

Earlier permission ref

RM:- Siting Design Ext app Access Lands

Previous
Current

Description Erection of six (2 bed) and fourteen (1 bed) apartments incl. details of siting, means of access + landscaping

Technical:

Certificate
Site plans
Description

Accuracy
Incomplete form

S65 Advert required

--

Expiry date

Fees:

Nil fee - previous app
- type
Discounted fee

Ref

Reason

Correct fee £ 276... Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 14/11/91

Index Sheets 233 OS Nos

Grid Ref 548250 321310

Ward N.... Parish S. BRIDGE

TR Rural

CA

LB

TPO

Other:

Grade

Inside IBD YES Inside LP Area YES

TR Bypass
Level crossing
Footpath

Linked to site.....Ref...95.... Linked to property.....Ref.....

Planning Records:

Earlier apps

210/89

730/84

861/85

B Reg Records:

Already submitted Ref.....

Requested

355/86

515/85

811/85

Inputs completed.....

Consultations

Nere Joinery, West Bank, - Post.

Raffes Transport, West Bank - Post.

Site Notes

DMS

5/12

Currently builders yard. Raffes to N.

Nere Joinery to S. Essentially an industrial area. Within 100. Dwellings at mt. Also seen

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

(or equiv)

Scale drawing Highway S/W Agric appraisal

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB Viz

Consults : Dept of Transport

Env Health

Conservation consults

- 27/11

Local

Local & National

English Heritage

LBC I, II*

Setting I, II*

Major CA

Consultant : Name

Order No:

Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception/Filesheet

Consultation

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



Comm

Application no: H18/1050/91

Type: OUTLINE

Applicant: Cooper Architectural Design
Tel: 0406 362982

Agent: Cooper Architectural Design
0406 362982

Description: Erection of 6 (2 bed) and 14
(1 bed) apartments including
details of siting, means of
access and landscaping

Location: West Bank
Sutton Bridge
Spalding
Lincs

Valid date: 14-NOV-91

Terminal date: 09-JAN-92

Target dates:

Target Committee: 02-JAN-92

To case officer 19-NOV-91

Report deadline: 19-DEC-91

Inspected by 24-NOV-91

Extra contacts 29-NOV-91

Case Officer:

Report if not clear by 19-DEC-91

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .21 HA

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton Brid	18-NOV-91	02-DEC-91
Cllr C J T H Brewis 0406 350818	18-NOV-91	02-DEC-91
Cllr D Dewsberry 0406 350947 (Of	18-NOV-91	02-DEC-91
Dir of Environmental	27-NOV-91	11-DEC-91

L.C.C. - ~~plan taken~~ OBS ATTACHED *fecr* 12/12/91

Nene Journey, West Bank
Roffes Transport, " "

06-DEC-91 20-DEC-91
06-DEC-91 20-DEC-91

SITE DETAILS

Grid ref: 548250 321370

OS Sheets: 232

Parcel:

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



Application no: H18/1050/91

Applicant: Cooper Architectural Design
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Agent: Cooper Architectural Design
36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Residential development of
6 two bed apartments, 14
one bed apartments

Location: West Bank
Sutton Bridge
Spalding
Lincs

Type: OUTLINE

Date received: 01-NOV-91

05-NOV-91

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID

Requirement for additional information, fees etc

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

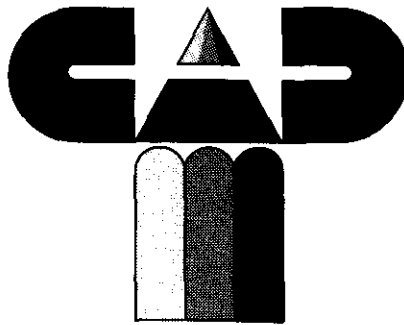
The application has been submitted with full details and needs to be for full permission. The forms need to be amended accordingly and returned with the additional fee.

There does not appear to be a public footpath within the site area as stated on the form - please confirm.

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

Yours faithfully

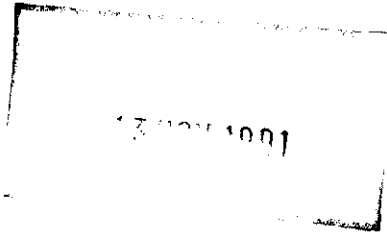
Principal Administrative Officer



**COOPER
ARCHITECTURAL
DESIGN**

36a MARKET PLACE, LONG SUTTON, Lincs. PE12 9JF TEL: 0406 362982 FAX: 0406 364391

South Holland District Council.
Planning Dept.
Council Offices,
Priory Road
Spalding,
Lincs.



11th November 1991.

F.A.O. Mrs Maxwell.

Dear Mrs Maxwell,

Re: Proposed Residential Development. Weat Bank, Sutton Bridge.
H18/1050/91.

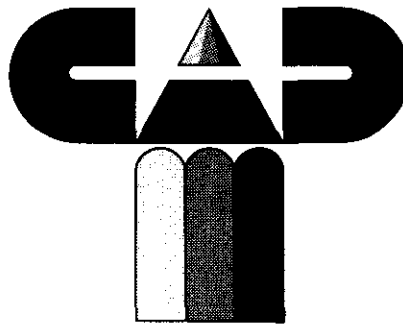
Further to our recent telephone conversation we would confirm that the details submitted with this outline application are indicative only. We would also confirm that a Public footpath will not be affected. To this end please find enclosed revised forms.

We trust this meets with your approval and remain.

Yours Sincerley.

John Cooper.
COOPER ARCHITECTURAL DESIGN.

Confirmed by telephone 14.11.91
That design & external
appearance are indicative only
(letter to follow)



**COOPER
ARCHITECTURAL
DESIGN**

36a MARKET PLACE, LONG SUTTON, Lincs. PE12 9JF TEL: 0406 362982 FAX: 0406 364391

South Holland District Council.
Planning Dept.
Council Offices,
Priory Road
Spalding,
Lincs.

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

14th November 1991.

F.A.O. Mrs Maxwell.

Dear Mrs Maxwell,

Re: Proposed Residential Development. Weat Bank, Sutton Bridge.
H18/1050/91.

Further to our recent telephone conversation we would confirm that the design and external appearance submitted with this outline application are indicative only. We would also confirm that a Public footpath will not be affected. To this end please find enclosed revised forms.

*No
Enclosure*

We trust this meets with your approval and remain.

Yours Sincerley.

John Cooper.
COOPER ARCHITECTURAL DESIGN.

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



Application no: H18/1050/91

Applicant: Cooper Architectural Design

Agent: Cooper Architectural Design

36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

36a Market Place
Long Sutton
Spalding
Lincs PE12 9JF

Description: Erection of 6 (2 bed) and 14 (1 bed) apartments including details of siting, means of access and landscaping

Location: West Bank Sutton Bridge
Spalding Lincs

Type: OUTLINE

Date received: 14-NOV-91

18-NOV-91

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 28-NOV-91 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

2/11 cllr

S.H.D.C. PLANNING DEPT. RECEIVED 21 NOV 1991	
Attention of DPO NRM DOPO BS JC ACP Action by Discuss with Copy to	File No.: Acknowledge YES/NO by date

I request that this application be considered by Planning Committee, because *in middle of industrial area this is a no go situation*

Signed:

[Signature]

Inv. cleared

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 29.11.91

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING
CONTROL

YOUR REF:

Planning Application H18/1050/91
Residential Development West Bank, Sutton Bridge

I write with reference to the above and would wish to comment as follows:-

The site is within an established industrial area adjacent to the Port access road, with a woodworking factory to the south and haulage yard to the north. The units would undoubtedly be adversely affected by noise, dust, fume etc., from the road and adjoining industries.

Whilst it would be possible to provide additional soundproofing to the flats such as will achieve a good internal noise standard, i.e., secondary acoustic glazing and mechanical ventilation I remain of the opinion that this is an inappropriate site for residential development.

Shapman
10 Director of Environmental Services.

DC

S.H.D.C. PLANNING DEPT. RECEIVED - 2 DEC 1991	
Attention ☒ NBM	File Nos.
DPO	
DOPO BS	
JC ACP	
Action by	
Discuss with	
Copy to	Acknowledge YES/NO by date

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



*National Rivers Authority
Anglian Region*

6 December 1991

Our ref: GT/91/1/SH/0252

Dear Sir

**PLANNING APPLICATION NO. H18/1050/91
FOR PROPOSED RESIDENTIAL DEVELOPMENT AT WEST BANK, SUTTON BRIDGE BY COOPER
ARCHITECTS.**

With regard to the above-mentioned application received on 28 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul and surface water drainage from the proposed development should be connected to the existing main sewers.

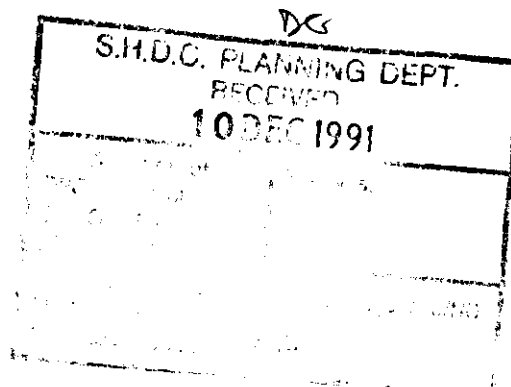
If there is not a foul or surface water sewer available to serve this development then we must be further consulted.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Yours faithfully

R F Morgan
Planning Engineer

CM



DR. KEVIN BOND
Regional General Manager

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

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



Application no: H18/1050/91

Applicant: Cooper Architectural Design Agent: Cooper Architectural Design

36a Market Place
Long Sutton
Spalding
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36a Market Place
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Description: Erection of 6 (2 bed) and 14 (1 bed) apartments including details of siting, means of access and landscaping

Location: West Bank Sutton Bridge
Spalding Lincs

Type: OUTLINE

Date received: 14-NOV-91

18-NOV-91

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 03-DEC-91. 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

S.H.D.C. PLANNING DEPT. RECEIVED 11 DEC 1991	
From: of DPO NIM DPO BS PC ALP	File nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

FOR PARISH COUNCIL USE ONLY

Comments: We object. There will be three sides industrial use, and the possible future residents' amenities would be severely affected. Unsuitable use in this location.

Signed: *[Signature]* 9/12/91



Nene Joinery Limited

The Quay, Sutton Bridge,
Spalding, Lincolnshire. PE12 9UN

Telephones:

Holbeach (0406) 350910 (Joinery) & Wisbech (0945) 780140 (Trusses)

Fax: (0406) 350963

HARDWOOD WINDOWS & DOORS

"TWINAPLATE" ROOF TRUSSES

PURPOSE MADE JOINERY MANUFACTURERS

SOFFIT VENTILATING BOARD

SKIN ROOMS
FITTED KITCHENS
LATE OBSERVATION
S.H.D.C. PLANNING DEPT.

South Holland District Council
Planning Dept.,
Council Offices
Priory Road
Spalding
Lincs.

F.A.O. Mr. Brian Smith

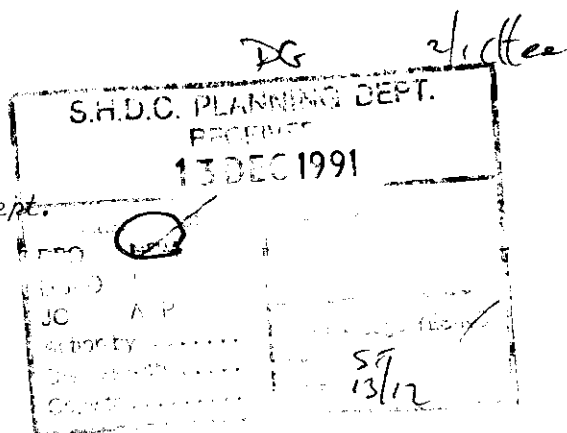
Copy to Mr. R. Sisson - Environmental Dept.

Our Ref:- PEC/LFB.

12 December 1991.

Dear Sir,

Re:- Planning Application No. H18/1050/91



We thank you for your notice regarding the above application for "flat type" residential development on land adjoining our property at West Bank, Sutton Bridge.

May we make the following points/observations and hope you and your planning committee fully understand our feelings regarding this application:-

- a) We have manufactured joinery on our premises for the last 10 years and have always had a "clean sheet" regarding "residential" neighbours in Lime Street and your environmental department.
- b) The last year or so has seen the construction of several bungalows to the west of our property (off Custom House Street) and if you refer to your files you will see we made comments on this application.
- c) It is now proposed to construct some 20 No. "flats" close to our northern boundary; we will then be surrounded by residential properties of one type or another.
- d) We feel that it will become increasingly difficult to keep a "clean sheet" with neighbours regarding noise in particular; and the burning of wood waste to heat our workshops via our existing boiler system.
- e) If you refer to our letter regarding the bungalows in Custom House Street you will note we stated that at sometime in the future we may need further workshops/stores and the only sensible location for this on our present site is in the north-western corner of the yard. This will in fact be in very close proximity to the bungalows and the proposed "flats". We would not want to be compromised in any way whatsoever in the future over the possible building of future structures on our site; bearing in mind we have been in this location for the last 10 years; long before any new residential properties were considered, let alone built.

continued

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H18/1050/91

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		
	4	8	2	2	1	3

2. Address or location

WEST BANK, SUTTON BRIDGE

3. Name, classification and number of road

UC

4. Date application referred

5/12/91

5. State whether outline, detailed application etc.

Q.

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

ERECTION OF 6 (2BED) & 14 (1BED) APARTMENTS

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:

11/12/91

Signed:

J. Emerson
Director of Highways and Planning

CONDITIONS: —

Delete as
appropriate

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

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposed access to this development has inadequate visibility, particularly to the North. Vehicles using this access would have to edge out into the public highway before being able to see (or be seen by) oncoming traffic, to the detriment of highway safety, particularly bearing in mind the type of vehicles using this highway to the port and other industrial sites.

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



Anglian Water

Anglian Water
Services Limited

06.

S.H.D.C. PLANNING DEPT. RECEIVED 23 DEC 1991	
Attention of	
DPO	NHM
ECPO	ES
IC	AT

21/1 chie

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

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557022

Our ref SH/910094
Your ref H18/1050/91

16-DEC-91

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : WEST BANK, SUTTON BRIDGE, SPALDING
Applicant: COOPER ARCHITECTURAL DESIGN

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

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

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

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

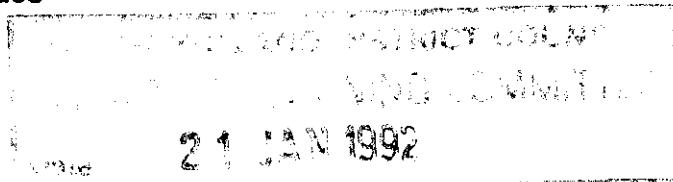
The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer (Development Liaison)

APPLICANT: Cooper Architectural Design AGENT:
36a Market Place
Long Sutton
Spalding
Lincolnshire



TYPE: Outline

DESCRIPTION: Erection of six (two-bedroomed) and fourteen (one-bedroomed) apartments including details of siting, means of access and landscaping

LOCATION: West Bank, Sutton Bridge, Spalding, Lincolnshire

Parish Council: Object. Industrial use on three sides and the possible future residents amenities would be severely affected. Unsuitable use in this location.

Ward Member: In the middle of industrial area. This is a no go situation.

County Highways: Request refusal.

Environmental Services: The site is within an established industrial area adjacent to the Port access road, with a woodworking factory to the south and a haulage yard to the north. The units would undoubtedly be adversely affected by noise, dust, fumes etc, from the road and adjoining industries.
Whilst it would be possible to provide additional soundproofing to the flats such as will achieve a good internal noise standard (ie, secondary acoustic glazing and mechanical ventilation), remain of the opinion that this is an inappropriate site for residential development.

Public Objections: Letter received from Owner/Occupiers of the industrial site immediately to the south (summarised).

- Manufactured joinery on our premises for the last ten years and have always had a "clean sheet" regarding residential neighbours.
- If development is allowed, we will be surrounded by residential properties. Feel it will be increasingly difficult to prevent complaints regarding noise, burning of wood waste, etc.
- Development may prevent us building future structures on our site, particularly in the north western corner.
- When we first moved here, the area was designated as commercial/light industry.
- Additional vehicular movements on and off the main dock road would prove dangerous.
- Hinder our future development.

PLANNING POLICIES/DOE ADVICE

Inside Long Sutton and Sutton Bridge Local Plan Development Boundary.
PPG 3, 1988 (Land For Housing).
Circular 10/73 (Planning and Noise).

PREVIOUS DECISIONS

H18/0215/89 - Proposed extension to existing workshop and offices,
West Bank - Permitted.

PLANNING ISSUES

- 1 The determining issues in this particular case are:-
 - (a) Whether the proposal would be acceptable in terms of its relationship with existing development uses in the locality.
 - (b) Highway considerations.
- 2 The site is approximately 0.2 hectares (0.5 acres) in size and is currently a builders yard. A haulage yard is located immediately to the north, a joinery firm to the south and bungalows to the west. Access is off West Bank.
- 3 Plans have been submitted showing a "warehouse" style of development. However, it is stressed that design and external appearance are not included as part of this application.

CONCLUSIONS

- 1 The site is within an area where Long Sutton and Sutton Bridge Local Plan Policy H2 applies. This states that "In Sutton Bridge residential development will be permitted on suitable sites within the boundary of development."
- 2 Circular 10/73 (Planning and Noise) states that "in their planning work authorities should seek to avoid the creation of situations in which...new residential or other noise sensitive development might be subject to noise annoyance from existing industrial or other premises. Local Planning Authorities are urged to consult the appropriate Public Health Authority at an early stage on planning applications where development of these kinds might give rise to a noise problem."
- 3 In the light of the foregoing and after discussions with Environmental Services, it is consequently my opinion that the site is unsuitable for development of the type proposed. It is within an established industrial area adjacent to the port access road, with a woodworking factory to the south and haulage yard to the north. It is consequently that the units would undoubtedly be adversely affected by noise activities associated with the adjoining industries and also by traffic noise generated by vehicles using the port.
- 4 Further, the County Highways Authority have stressed that the proposed access has inadequate visibility, particularly to the north (due to an existing building in particular). As such, vehicles using this access would have to edge out onto the public highway, to the detriment of highway safety. It is stressed, however, that a similar access serves the present use.

RECOMMENDATION - Refuse Permission.

In the opinion of the Local Planning Authority, the proposal would create an undesirable form of development to the extent that the residential amenities of future occupants of the proposed development would be adversely affected by the proximity of the site to an established joinery premises to the south, a haulage yard to the north and the road serving the port to the east. As such, the proposal is considered to be contrary to advice contained within Department of the Environment Circular 10/73 (Planning and Noise).

- 2 The proposed access to this development has inadequate visibility, particularly to the north. Vehicles using this access would have to edge out onto the public highway before being able to see (or be seen by) oncoming traffic, to the detriment of highway safety. This is particularly bearing in mind the type of vehicles using this highway to the port and other industrial sites.
-

PLANNING COMMITTEE - 21st January, 1992

58. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H22/1009/91 Mr M Craig	Change of use to car sales servicing and mechanical repair of cars at 192 Broadgate, Weston Hills.
H18/1050/91 Cooper Architectural Design	O.A. Six two-bedroomed and fourteen one-bedroomed apartments including details of siting, means of access and landscaping at West Bank, Sutton Bridge.
H14/1053/91 Mr J Bryan	O.A. Bungalow in connection with business use at Northgate Farm, Northgate, Pinchbeck.
H14/1060/91 Elsoms (Spalding) Ltd	O.A. Class B1 & B2 industrial distribution units and Class A1 food and non food retail development with garden centre on land off Wardentree Lane, Pinchbeck.
H05/1083/91 Mr & Mrs G W Payne	Change of use of agricultural land to garden area with pond at Washway Road, Fleet.
H09/1092/91 Mr I B McEwan	Block of up to 8 flats and vehicular parking at Fishpond Lane, Holbeach.
H06/1098/91 Kings Quality Homes	19 dwellings including estate road and landscaping on land off Kings Gate, Gedney.
H13/1103/91 G H Myers Ltd	Change of use from barn to residential at Austendyke Road, Austendyke, Moulton.

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

H11/1248/91 Sandra Worts	Listed building consent for a proposed fascia sign with logos at Fenland House, 39-41 Market Place, Long Sutton.
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(It was also agreed that legal proceedings be initiated under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1989 if the unauthorised sign is not removed within a period of one month from the date of the decision notice.)

H18/1050/91

12/11/92. Buildings Yord - West Bank Sutton Bridge

Meeting with Mr J. Cooper and Mr
Goofrey.

Mr Cooper explained his client wanted to know if any alternatives could be put forward for residential development.

Advised :-

- ① acknowledging that C&HO objections might be overcome, there was still a strong planning objection re residential amenity to overcome.
- ② Best alternative (subject to above) proposed was :-
 - ① a frontage block only on east/west orientation with flank gables.
 - ② central part is building for owner to rear
 - ③ reorganised parking to allow for landscaping, earth bunding & acoustic fencing.
 - ④ double / triple glazing for windows of units.

Explained new application had to offer something different to Committee to show the overcome amenity (noise) objection.

Suggested discussions should be had with C&HO.

John Cooper

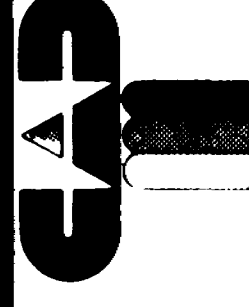
Notes & Schedules

Workshop | Office
To be demolished.

01 NOV 1991

1050/91

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE BEFORE WORK COMMENCES
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COOPER ARCHITECTURAL DESIGN
350 MARKET PLACE, LONG SUTTON,
LINGS PE12 8JF TEL 0406 362962
FAX 0406 364391

client

proposed RESIDENTIAL DEVELOPMENT

6th 2. Bed. Apartments.
14th 1. Bed. Apartments.

WEST BANK
SUTTON BRIDE,
LINCS.

drawing

SITE PLAN EXISTING.

scale	1:100	drawing no	LS 9126:1
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date	OCT. '91	drawn	
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Plant Ht.	No.	Species	Code
1.5 - 2.0 m	2	<i>Pinus glauca</i>	ALG
1.5 - 1.8	2	<i>Pinus Arbores Lutescens</i>	SoAL
1.5 - 1.4	2	<i>Pinus Sargentii</i>	SoAL
1.2 - 1.4	1	<i>Pinus Sprei</i>	Sp
2	1	<i>Betula pendula</i>	Bp
2	1	<i>Salix Aucuparia</i>	SoAL
2	1	<i>Cornus canadensis</i>	CoC
24	24	<i>Berberis 'jellye'</i>	Bej
39	39	<i>Rosa rugosa</i>	Ru
20 m	20 m	<i>Hydrangea</i>	H
16 m	16 m	<i>Pyracantha</i>	Py
30 m	30 m	<i>Pinus strobus</i>	PrC
145 m	145 m	<i>Viburnum tinus</i>	Vt
3 m	3 m	<i>Potentialis red ace</i>	P
3 m	3 m	<i>Sorbus arguta</i>	Sa
11 m	11 m	<i>Rubus</i>	R
34 m	34 m	<i>Prunella laetifolia</i>	PrL
165 m	165 m	<i>Pinus elbae</i>	Pe
28 m	28 m	<i>Berberis</i>	Be
4 m	4 m	<i>Berberis</i>	Be
8 m	8 m	<i>Cornus</i>	Co
165 m	165 m	<i>Viburnum</i>	V
16 m	16 m	<i>Laurel</i>	L

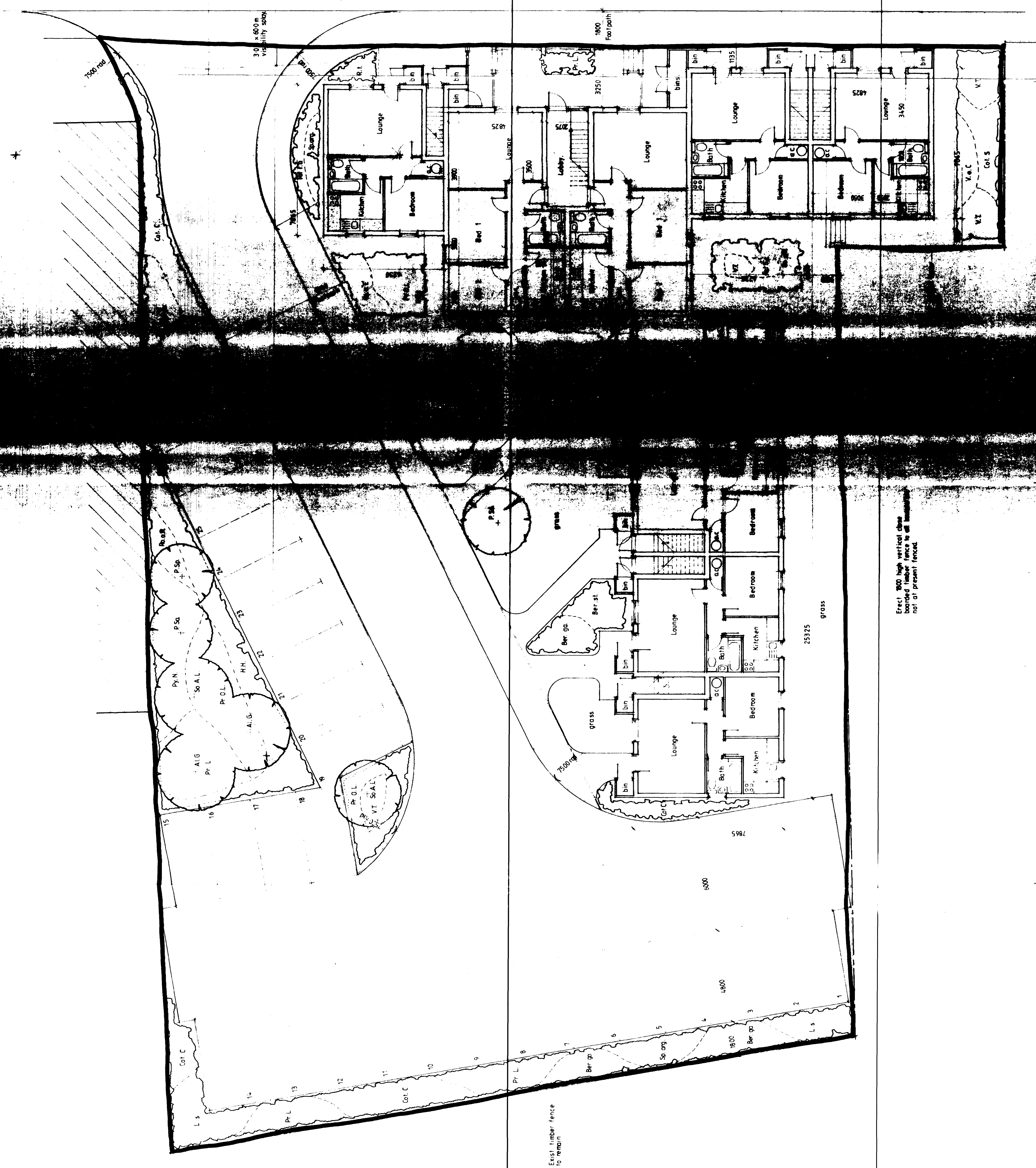
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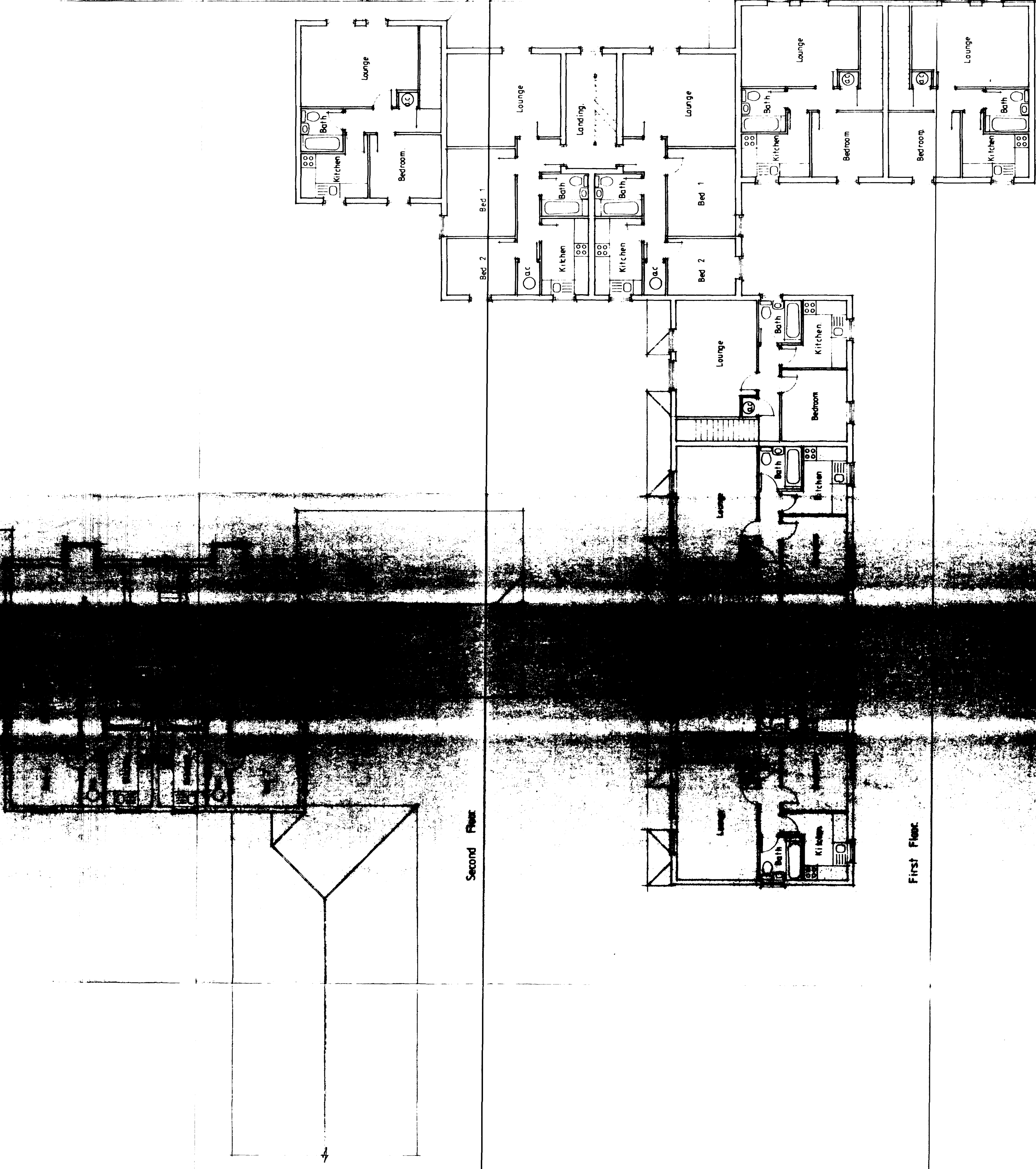
drawing

scale 1:100	drawing no LS 9126: 2
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date OCT. '91 drawn 



Notes & Schedules



01 NOV 1991
1050/91

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[illegible]

client

project	PROPOSED RESIDENTIAL DEVELOPMENT.
	6N° 2 Bed. Apartments.

ON 2 Bed Apartments.
14 No 1 Bed Apartments.
WEST BANK
SUTTON BRIDGE,
LINC'S.

drawing

FIRST & SECOND FLOOR PLANS

scale
1:100

drawing no
LS 9126: 3

date	05/11/91
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drawn

