APPLICATION NO. : H18 1104 92

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	3
APPLICATION FORM	4-7
CHECK SHEETS AND FRONT FILE SHEET	8-10
ALL OTHER CORRESPONDENCE	11-64
ALL OTHER DRAWINGS	65-67
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	.....

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H18/1104/92 Received:26-OCT-92 Type:OUTLINE

Name: Marshland & Wingland Ltd
c/o Cork Gully
The Atrium
St Georges Street
Norwich NR3 1AG

Agent: Januarys
Consultant Surveyors
York House, Dukes Court
54-62 Newmarket Road
Cambridge CB5 8DZ

Description: Employment uses within Class B1 Business,B2 General Industrial and B8 Storage/ distribution use.
Location : The Airfield Sutton Bridge
Spalding

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

1 The proposed development, which does not provide for any highway improvements, would give rise to conditions detrimental to highway safety by virtue of the use of a minor side road junction with the A17 (trunk) road with short falls in visibility, thereby resulting in interference to the free and safe flow in trunk road traffic. Moreover, East Bank itself is unsuitable in terms of width and construction to accommodate the traffic likely to be generated by the proposed development.

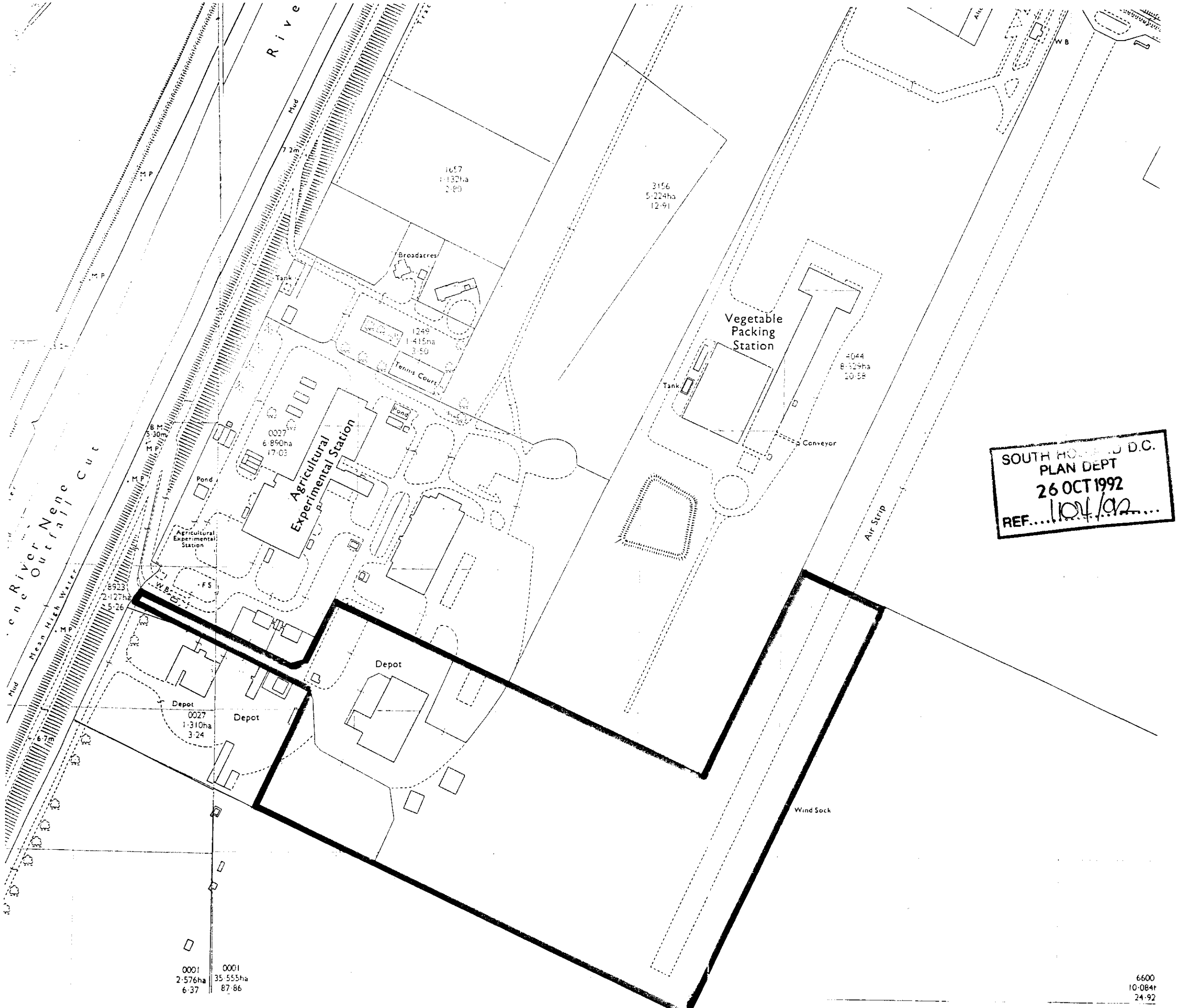
2 As such, the proposed development is contrary to Policy ID2 provisions of the Long Sutton and Sutton Bridge Local Plan (1990) which relate to highway considerations in terms of the industrial development of the former Wingland Airfield.

Director of Planning and Building Control Services
13-OCT-93 H18/1104/92

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

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

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



SOUTH HOLLAND D.C.
PLAN DEPT
26 OCT 1992
REF....1014/92....

Notes

The copyright of this drawing is retained by Januarys Consultant Surveyors.

All dimensions must be checked on site by the contractor.

Written dimensions are to take precedence over scaled dimensions.

Revisions

Januarys
CONSULTANT SURVEYORS
Chequer House
King Street
King's Lynn
Norfolk PE30 1EB
Tel: (01553) 767611
Fax: (01553) 765152

Job title
THE AIRFIELD
SUTTON BRIDGE

Drawing title
LOCATION PLAN
(O.S. BASE 1971)

Scale 1:2500

Date OCTOBER 1992

Drawn by EJVV

Drawing number

Building Surveyors and Architects

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/1104/92

Date Registered 19 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MARSHLAND & WINGLAND LIMITED
(IN ADMINISTRATIVE RECEIVERSHIP),
c/o CORK GULLY,
THE ATRIUM,
ST. GEORGES STREET,
NORWICH. NR3 1AG.
Tel. No. (0603) 619425

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

JANUARYS,
CONSULTANT SURVEYORS,
YORK HOUSE, DUKES COURT,
54-62, NEWMARKET ROAD, CAMBRIDGE. CB5 8DZ.
Tel. No. (0223) 315716
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE AIRFIELD, SUTTON BRIDGE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EMPLOYMENT USES WITHIN B1/B2/B8 CLASSES

Please complete

Signed. JANUARYS CONSULTANT SURVEYORS

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £2760 If you consider no fee is payable include a written explanation instead.

Date. 16TH OCTOBER, 1992.

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 6.57 (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	✓

SEE COVERING LETTER

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	TO BE AGREED AT DETAILED STAGE AND TO BE THE SUBJECT OF SAFEGUARDING CONDITIONS (SEE COVERING LETTER)	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.		

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL
AGRICULTURAL STORAGE

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 ✓ (SEE COVERING LETTER)

or

B. There will be a new or altered access to a public road → If so, name of road:
Will there be --
Individual access(es)
New estate road

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

TO BE AGREED AT DETAILED STAGE

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:

TO THE REQUIREMENTS OF THE WINGLAND INTERNAL DRAINAGE BOARD AND OTHER DRAINAGE CONSULTEES

Mains sewer ☐ Cesspool ☐ Septic tank ☐ AS ABOVE

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture	NO	If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	YES	If so, **please complete Part 7**

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. NO → Date: Consultee(s):

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

Continue on separate sheet if necessary.

SEE COVERING LETTER

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

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

B. The proposal involves the creation of or an alteration in total **gross** floorspace ✓

Proposed total gross floorspace NOT KNOWN sq. m. Previous total gross floorspace 5494 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: SEE COVERING LETTER

	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?	NOT KNOWN	NOT KNOWN	NOT KNOWN
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
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	NOT KNOWN - TO BE AGREED AT DETAILED STAGE		
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	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: 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: 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)	TO BE AGREED AT DETAILED STAGE		
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)	NOT KNOWN		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NOT KNOWN		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NOT KNOWN		
What provision is being made for access to the premises for the disabled?	TO BE AGREED AT DETAILED STAGE IF APPLICABLE		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	OWNER IN ADMINISTRATIVE RECEIVERSHIP

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 JANUARYS CONSULTANT SURVEYORS (Applicant/Agent) Date 16TH OCTOBER, 1992.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

* MESSRS. H & G WHITE
WEST VIEW, WISBECH RD.,
LONG SUTTON

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 .....

Certificate 2 X

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: * X State Date notice served: 16.10.92

Signed JANUARYS CONSULTANT SURVEYORS (Applicant/Agent) Date 16TH OCTOBER, 1992.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

LARGE BUILDING, SCRAP CARS, CORRUGATED IRON BUILDINGS ON PART OF SITE

Inspected by

Date 13/11/92

Notice posted by

Date 13/11/92

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

A/I Attic 8 12/11

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	29/10
Environmental Serv.	.....	29/10
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer JOHN BLACKWOOD **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 2760

Receipt Issued P1816

Date first Rec'd 19 OCT 1992

Registration

Reference H18/1104/92

Cross-Ref N/A

Date 20-OCT-92

Validation

TYPE OUTLINE

Earliest permission

Site area 6.57

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans ✓
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £2760 Maximum

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 391

OS No's

Grid ref 548130 352200

Ward V

Parish S. BRIDGE

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO ✓

Bridleway

Inside IBD NO

Inside LP area YES

Linked to site

Ref 906

Linked to property

Ref

Planning Records:
Earlier apps

778/92
1900/88
1397/87
298/87
195/73

B Reg Records:
Already submitted - Ref
Request
Requested

660. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

H06/0654/93 Long Sutton Motor Co.		Cleaning bay at Gedney Road, Long Sutton.
H09/0718/93 Lincolnshire County Council	O.A.	Residential development at former Highways Sub Depot, Hallgate, Holbeach.

(Subject to a note being added to the permission advising of the need for the design of the development to take account of the existing business development on the southern boundary of the site.)

H09/0719/93 Lincolnshire County Council	O.A.	Buildings for business (B1) use at former Highways Sub Depot, Hallgate, Holbeach.
H08/0724/93 Mr & Mrs A Houghton		Conservatory at 22 Church Street, Gosberton.
H09/0774/93 Mr & Mrs Ladbrook		First floor extension above existing garage at Maltings Place, 5 Damgate, Holbeach.

(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:-

Plan No. and Applicant		Proposal
H18/1104/92 Marshland & Wingland Ltd.	O.A.	Development for uses within Class B1 Business, B2 General Industrial and B8 Storage/distribution use at The Airfield, Sutton Bridge.
H21/0630/93 Mr K Russell		New access at 16 Station Road, Tydd Gote.
H21/0814/93 Mr K Russell		Conservation Area Consent for demolition of wall and railings at 16 Station Road, Tydd Gote.
H05/0687/93 H Whetstone Esq.		Change of use to paddock, holding area, parking with redefined access and exercise area for ponies and horses at Hazelwood Lane, Fleet.
H14/0690/93 Mr J G Sneath	O.A.	Pair of semi-detached Cottages at Glenside North, Money Bridge, Pinchbeck.
H21/0693/93 Mr V Day		4 detached bungalows and construction of private drive at Willows Lodge, Willow Close, Tydd St. Mary.

APPLICATION REFERENCE: H18/1104/92 DATE RECEIVED: 26-OCT-92

TYPE: Outline

DESCRIPTION: Development for uses within Class B1 Business, B2 General Industrial and B8 Storage/distribution use.

LOCATION: The Airfield, Sutton Bridge.

APPLICANT: Marshland & Wingland Ltd AGENT: Januarys

REASON FOR COMMITTEE CONSIDERATION

Refusal recommended.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 6 OCT 1993

RECOMMENDATION

Refuse Permission.

1 *The proposed development, which does not provide for any highway improvements, would give rise to conditions detrimental to highway safety by virtue of the use of a minor side road junction with the A17 (trunk) road with short falls in visibility, thereby resulting in interference to the free and safe flow in trunk road traffic. Moreover, East Bank itself is unsuitable in terms of width and construction to accommodate the traffic likely to be generated by the proposed development.*

2 *As such, the proposed development is contrary to Policy ID2. Provisions of the Long Sutton and Sutton Bridge Local Plan (1990) which relates to highway considerations in terms of the industrial development of the former Wingland Airfield.*

COMMENTS

1 Members will recall that at the meeting of the Planning Committee on 20 April 1993 it was resolved that permission be granted subject to a Section 106 Planning Obligation providing for the closure of the existing access from East Bank; the provision of a new road from the approved road serving the Sutton Bridge Power Station; and necessary foul and surface water disposal works.

2 Whilst the applicant has undertaken preliminary investigations with interested parties a propos a prospective Section 106 Obligation, the uncertainties regarding the eventual construction of the Power Station have entailed a radical re-appraisal: the applicant now wishes the application to be determined as originally submitted as a Section 106 Obligation is no longer considered to be practicable within the time scale provided for by the proposed development.

REPRESENTATIONS

Parish Council: This area is accepted as being available for future industrial development and this application is therefore supported by members of the Council.

Dept. of Transport: The Department is opposed to any intensification of use of the junction of the A17 with East Bank Road. Visibility to the north is severely restricted by the super structure of Cross Keys Bridge and vehicles turning right into East Bank would obstruct the southbound flow of traffic on the trunk road. Under Article 18 of the Town and Country Planning General Developer Order the Department would advise that the application, if including access via the existing A17/East Bank junction, be refused, for the reasons that it would cause an intensification of use of a minor side road junction with short falls in visibility, resulting in interference to the free and safe flow of trunk road traffic.

County Highways: It is accepted that this land is within the area zoned for industrial development. However, access at present is very poor along East Bank and in particular the junction with the A17 close to the Bridge. Any intensification of this road would lead to further highway safety problems. I would not wish to see any further additions to this site in area or new buildings until such time as an alternative access is available. The proposed access to the Power Station would be an ideal alternative access arrangement for this area allowing the access to East Bank to be stopped up.

Env. Services: No objection in principle to the continued use of this site subject to the zoning of the industrial uses such as will protect the adjacent dwellings.

BRIAN ... ITH 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: H18/1104/92 Type: OUTLINE

Applicant: Marshland & Wingland Ltd Agent: Januarys
Tel: 0603 619425 0223 315716

Description: Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/ distribution use.
Location: The Airfield
Sutton Bridge
Spalding

Valid date:	26-OCT-92	Terminal date:	21-DEC-92
Target dates:		Target Committee:	08-DEC-92
To case officer	31-OCT-92	Report deadline:	24-NOV-92
Inspected by	05-NOV-92		
Extra contacts	10-NOV-92	Case Officer:	
Report if not clear by	30-NOV-92	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 6.57 HA
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Sutton Brid		29-OCT-92	12-NOV-92
Cllr C J T H Brewis	0406 350818	29-OCT-92	12-NOV-92
Cllr D Dewsberry	0406 350947 (Of	29-OCT-92	12-NOV-92
Dir of Environmental		29-OCT-92	12-NOV-92
Department of Transp	0602 476121	29-OCT-92	12-NOV-92
Site/Press Advert MAJ		03-NOV-92	24-NOV-92

L.C.C - ~~Plan~~ Obs Attached jc ck 19/11/92.

SITE DETAILS

Grid ref: 548130 320200
OS Sheets: 251 Parcel:

JED

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
SWITCHBOARD 0602 350602
DIRECT LINE 0602 352 464
FAX 0602 799743
GTN 6202

Your Ref: JB/JPH18/1104/92

Our Ref: F479202

Date: 13 September 1993

Director of Planning &
Building Control Services
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mr J Blacklock

Dear Sir

PLANNING APPLICATION FOR CLASS B1, B2 AND B8 DEVELOPMENT, THE AIRFIELD, SUTTON BRIDGE - PLANNING REF: H18/1104/92

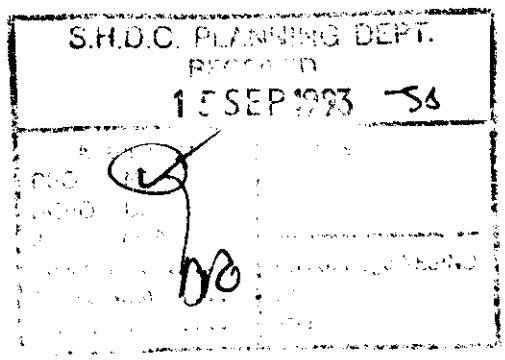
I refer to this planning application originally submitted in October 1992. In our telephone conversation on 10 September you asked for the comments of the Department of Transport on a revised proposal by the applicant, for highway access to the A17 trunk road via East Bank Road.

The Department is opposed to any intensification of use of the junction of the A17 with East Bank Road. Visibility to the north is severely restricted by the super structure of Cross Keys Bridge and vehicles turning right into East Bank Road would obstruct the southbound flow of traffic on the trunk road. Under Article 18 of the Town and Country Planning General Developer Order the Department would advise that the application, if including access via the existing A17/East Bank junction, be refused, for the reasons that it would cause in an intensification of use of a minor side road junction with short falls in visibility, resulting in interference to the free and safe flow of trunk road traffic.

Yours faithfully

J. H Barrett

J H BARRETT
Lincolnshire Area Engineer



10/9/93

Telecon with John Barnett (DOT).

Agreed that as applicant now wished application be determined as submitted, DOT. should revise its original comments & advise / direct refusal.

York House, Dukes Court
54–62 Newmarket Road
Cambridge CB5 8DZ
Tel: (0223) 315716
Fax: (0223) 359477

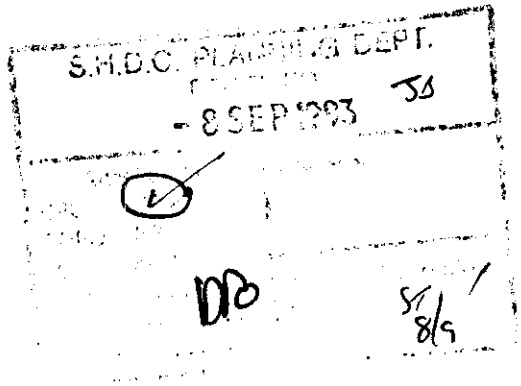
COMMERCIAL PROPERTY & PLANNING CONSULTANTS

Januarys

CONSULTANT SURVEYORS

Our Ref: EJW/SCH/4016A
Your Ref: JB/SJS/H11/0104/92

7th September 1993



Mr. J. Blacklock
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolshire
PE11 2XE

Dear Mr. Blacklock

Re : The Airfield, Sutton Bridge.

I refer to our own telephone conversation of today's date, pursuant to our meeting on 20th May (with Mr. B. Smith) and previous telephone conversations with your Authority the most recent of which was on 29th July 1993 again with Mr. B. Smith.

I understand that you do not now expect the Marshland and Wingland application to be determined at your September Committee meeting and in these circumstances I would urge - on behalf of Messrs Cork Gully (Administrative Receivers) - that the application is determined at the following meeting on 6th October.

Yours sincerely

E.J. Wilson
JANUARYS

10/9/93 TELECON WITH ME WILSON - CONFIRMED NO IMPROVEMENTS ENVISAGED TO EAST BANK. — 106 OBLIGATION NOT FEASIBLE.

D A Dazeley FRICS | C P F Blake BSc FRICS
J D Callin FRICS IRRV | E J Wilson BA (Hons) MRTPI
S J Dazeley BSc ARICS | W K Mooney Dip Est Man ARICS

OFFICES AT: CAMBRIDGE · NORWICH · KING'S LYNN

Januarys – Consultant Surveyors is a trading name for Januarys (Cambridge) Ltd and Januarys (Kings Lynn) Ltd which companies are registered in England Nos. 2604913 and 2604975 respectively. The names of the Directors may be obtained from the registered office at Salisbury House, Station Road, Cambridge CB1 2LA (VAT Nos. 599 3875 56 599 3873 60 respectively)

East Midlands Electricity

Our Ref: ESTS/RAN/CG/HMG
Your Ref: EJW/SCH/KL 40 16 A

If telephoning please ask for: Mr. C. Gell Ext 2604

P O Box 4, North P.D.O., 398 Coppice Road, Arnold, Nottingham NG5 7HX

Tel: (0602) 269711 or 620033
Facsimile: (0602) 209789
Telex: 37424

Mr. E. J. Wilson
Messrs. Januarys
York House
Dukes Court
54-62 Newmarket Road
Cambridge CB5 8CZ

8 March 1993

SUBJECT TO CONTRACT
WITHOUT PREJUDICE

Dear Mr. Wilson

THE AIRFIELD, SUTTON BRIDGE

I refer to our recent telephone conversation and confirm that Ransome Properties are prepared to discuss the provision of a vehicular access from the new access road, when it is constructed, to your site, but, as you will appreciate, it has to be recognised that without the access road, your clients would not be able to proceed with any development. No doubt you will let me have your firm proposals in due course.

You will appreciate that this correspondence is totally confidential between yourselves and Ransome Properties.

Yours sincerely

Colin Gell
Estates Manager

Mrs. C. Dowers,
Secretary,
South Lincs Environmental Group,
14 Charles Road,
SUTTON BRIDGE
PE12 9TA

B. SMITH

DPBCS/CH
E.1720E
H18/1274/91
(See 11.21/92 contains meeting)

7th May 1993

Dear Mrs. Dowers,

RE: PROPOSED POWER STATION, SUTTON BRIDGE:
PLANNING OBLIGATION TO PROVIDE ADEQUATE ACCESS ROAD FOR FUTURE DEVELOPMENT.

I refer to your letter dated 28th April in respect of the recent Press article referring to the proposed access road to serve the Power Station.

I can confirm, following further discussions with representatives of the Company, that they have written to reaffirm their commitment to provide an access road which will be capable of serving other industrial development and satisfy the Department of Transport's requirements at its junction with the Trunk Road A17. The details of that modification to the proposed access road have yet to be submitted and approved, but I am satisfied that the matter will now proceed in accordance with the original undertaking, although as yet the specific time period for that part of the project is still to be confirmed.

For your information, the other undertakings in connection with the provision of sewage disposal facilities, the availability of waste heat and ultimately the marketing and promotion of the area, are also matters which are currently the subject of further discussion between the District Council and the Company.

For the avoidance of doubt, I should also like to take this opportunity of reassuring you and your members that it is the Council's firm intention (endorsed by the Department of Energy at the time the consent was granted), to ensure that those obligations are properly and satisfactorily honoured by the Company. Thank you for your enquiry on this matter, and I trust that my reply helps to allay the understandable concern expressed on behalf of your members.

Yours sincerely,

B. Smith

B. SMITH MRTPI
DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

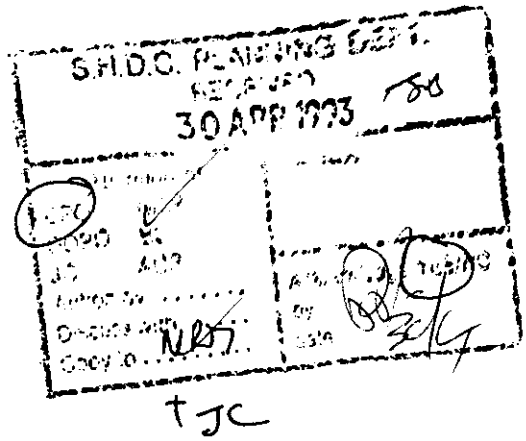
INDEPENDENT POWER GENERATORS LIMITED

IPG

EMPEROR'S GATE 114A CROMWELL ROAD LONDON SW7 4ES ENGLAND
TEL: +44-(0)71-835 2111 FAX: +44-(0)71-370 6953

Our Ref: PG/TRMH150.ltr

29 April 1993



B Smith Esq
Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Dear Mr Smith,

Sutton Bridge Power Station - Access Road

Further to our meeting last week, when you reported to us the concerns of your Planning Committee regarding the status of the Power Station access road, and in particular the junction on to the A17 at King Johns Bank.

I have been investigating the matter and confirm that as part of the agreement with South Holland District Council, "we will undertake to alter the A17/King Johns Bank junction as may be required by the Department of Transport to cater for increased traffic flows on the new access road".

As you will be aware, our consultants have spent a considerable time agreeing a specification for the access road with the Department of Transport, Lincolnshire County Council and South Holland District Council. The issue of an improved junction as part of any further development on the A17 to allow long vehicles to wait in the central area without obstructing the main through traffic lane has only been requested very recently by the Department of Transport, our consultants are aware of the DTP request and have been preparing plans for their approval.

Now that the DTP have clarified their requirements regarding the status of the road, we have asked our consultants to continue discussions to ensure that the junction improvement is included in the original works.

I hope this will reassure your members on the ability of the road to cater for future development on the Wingland Industrial Estate and enable them to determine the application on the Marshland and Wingland site which gave rise this question in the first place.

Yours sincerely,

Michael D Page
Project Development Manger

Mr E J Wilson
Messrs Januarys
York House
Dukes Court
54-62 Newmarket Road
Cambridge
CB5 8DZ

Mr J Blacklock

JM/LAB
H17/1104/92
EJW/SCh/KLJ
4016A
28 April 1993

Dear Sir

Employment Uses Within Class B1 Business, B2 General Industrial and B8 Storage Distribution Use - The Airfield, Sutton Bridge, Spalding, Lincolnshire.

With reference to the above, I write to advise you that at its meeting on the 20 April 1993 the Planning Committee resolved to defer a determination on your client's application to enable further discussions to take place with the Department of Transport and Independent Powergen Ltd on the proposed new access to the A17 trunk road.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

PLANNING COMMITTEE - 20th April, 1993.

267. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

(Councillor Mrs A M Newton declared an indirect interest in the above application and left the Council Chamber during consideration thereof and did not return.)

Plan No. and Applicant	Proposal
J J Van Dok	Garage extension at 4 Pearl Court, Holbeach.

(c) Applications Deferred

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

Plan No. and Applicant		Proposal
H18/1104/92 Marshland & Wingland Ltd	O.A.	Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/Distribution use at the Airfield, Sutton Bridge.

(To enable further discussions to take place with the Department of Transport and Independent Powergen Ltd on the proposed new access to the A17 trunk road.)

H09/1284/92 Murco Petroleum Ltd	Advertisement consent for free standing projecting pole sign at Fen Road, Holbeach.

(Pending a site inspection in order to assess the suitability of a freestanding projecting pole sign at the site.)

H09/0153/93 N E Gray & Sons	Second hand car sales display area including new access at Fen Road Garage, Fen Road, Holbeach.

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

H16/0091/93 Mr & Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

(Pending a site inspection and further investigations to see if the proposal would be acceptable if subject to an appropriate planning obligation.)

(Councillor C F Fisher declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H13/0205/93 Dr & Mrs S Rayner	Condition compliance with landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(Pending a site inspection in view of the representations now received from the Parish Council.)

(Councillor J T Davis left the meeting following consideration of the above application.)

H16/0155/93 Swallow Homes Ltd	Associated landscape to emergency link/footway/cycleway between the site and Woolram Wygate on land west of Woolram Wygate, Spalding.

(Pending a site inspection in view of the objections received from local residents.)

JA

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
SWITCHBOARD 0602 350602 Ext 466
DIRECT LINE 0602 352
FAX 0602 799743
GTN 6202

The Director of Planning &
Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincs PE11 2XE
For the attention of Mr J Blacklock

Your Ref: JB/JP/H18/1104/92

Our Ref: F 479202

Date: 14 April 1993

Dear Sir

PLANNING APPLICATION FOR CLASS B1, B2 AND B8 DEVELOPMENT THE AIRFIELD, SUTTON BRIDGE

I refer to your letter of the 30 March about the proposed highway access to this development.

The Department of Transport has encouraged the proposed access road to the A17 trunk road via King John Bank junction, which has now been adopted as part of the proposals for the power station. There is however, a particular point of concern which has been discussed with your planning officers previously, about the use of the existing A17/King John Bank junction. The current layout is to a design referred to by the Department as "single lane dualling" in which the opposing carriageways on the main road are separated through the junction area. Right turning and crossing vehicles wait in the central reserve carriageway area. This was designed for the uses envisaged at the time, and as the side roads carried only light traffic the separation of the 2 traffic streams on the A17 is insufficient to accommodate long vehicles such as articulated lorries.

The promoters of the power station have been able to demonstrate that their operation will only exceptionally result in long vehicles, which can be in any case controlled to avoid crossing or turning right out of King John Bank. For any further development besides the power station the Department will wish the junction to be modified to allow long vehicles to wait in the central area without obstructing the main through traffic lanes. This is an important safety consideration, and although the Department can only offer advice in this instance, it would wish to be informed if the Council were minded to grant permission without a condition requiring improvement of the junction.

Yours faithfully

J. H Barrett

J H BARRETT
for Director of Network Management & Construction

S.H.D.C. PLANNING DEPT.
RECEIVED
15 APR 1993
DB

Department of Transport
East Midlands Regional Office
Cranbrook House
Cranbrook Street
Nottingham NG1 1EY

Mr J M Blacklock

JB/JP/H18/1104/92

EMRT F 479202

F.A.O. Mr J Bach

30 March, 1993

Dear Sir

Employment Uses Within Class B1 Business, B2 General Industrial and B8 Storage/Distribution The Airfield - Sutton Bridge

I refer to your letter dated 26 November, 1992, in connection with the above and write to advise you that an alternative access has been discussed with the applicant, namely, the proposed access road servicing the approved power station at Sutton Bridge. I enclose correspondence, in this respect, which I trust you will find self-explanatory!

Could you please advise me if this suggested alternative means of access is acceptable to your Department. As I anticipate reporting the application to the Planning Committee Meeting of 20 April, 1993, I would appreciate a reply by that date.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

York House, Dukes Court
54–62 Newmarket Road
Cambridge CB5 8DZ
Tel: (0223) 315716
Fax: (0223) 359477

COMMERCIAL PROPERTY & PLANNING CONSULTANTS

Januarys

CONSULTANT SURVEYORS

Our Ref: EJW/SCH/4016A
Your Ref: JB/SJS H1[illegible]/0104/92

9th March 1993

N.R. Midlen Esq.
Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir,

The Airfield - Sutton Bridge

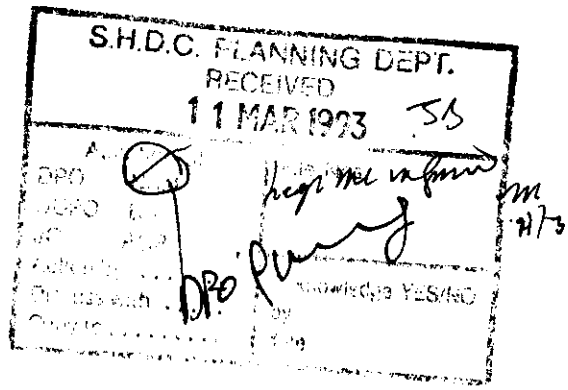
Further to my letter of 18th February 1993 I enclose a copy of a letter received in these offices today. You will note the final phrase of the first paragraph.

I trust this now provides the 'reasonable prospect' for your proposed condition relating to access being implemented.

As regards the comments of N.R.A and Anglian Water,I consider, with respect, that there is "reasonable prospect" of their proposed conditions being implemented and as such normal safeguarding conditions will both suffice and be acceptable to the applicants.

Yours faithfully

E.J. Wilson
JANUARYS



D A Dazeley FRICS
J D Callin FRICS IRRV
S J Dazeley BSc ARICS
C P F Blake BSc FRICS
E J Wilson BA (Hons) MRTPI
W K Mooney Dip Est Man ARICS

OFFICES AT: CAMBRIDGE · NORWICH · KING'S LYNN

Januarys - Consultant Surveyors is a trading name for Januarys (Cambridge) Ltd and Januarys (Kings Lynn) Ltd which companies are registered in England Nos. 2604913 and 2604975 respectively. The names of the Directors may be obtained from the registered office at Salisbury House, Station Road, Cambridge CB1 2LA [VAT Nos. 599 3875 56 599 3873 60 respectively]

East Midlands Electricity

Our Ref: ESTS/RAN/
Your Ref: CG/HMG
EJW/SCH/KL 40 16 A

If telephoning please ask for: Mr. C. Gell
Ext 2604

P O Box 4, North P.D.O.,
398 Coppice Road, Arnold,
Nottingham NG5 7HX

Tel: (0602) 269711 or 620033
Facsimile: (0602) 209789
Telex: 37424

-9 MAR 1993

Mr. E. J. Wilson
Messrs. Januarys
York House
Dukes Court
54-62 Newmarket Road
Cambridge CB5 8CZ

8 March 1993

WITHOUT PREJUDICE

Dear Mr. Wilson

THE AIRFIELD, SUTTON BRIDGE

I refer to your letter of 23 December addressed to Independent Power Generators Ltd and our subsequent telephone conversation and confirm that Ransome Properties Ltd are in discussion with I.P.G. on the provision of the land for the power station development which will include the construction of a new road from the A15 to the power station. Ransome Properties are aware of the wish of South Holland District Council that this new road should provide access to the adjoining Airfield site and, in principle, they are agreeable to the road connection.

As you will appreciate, I cannot be more definite until the precise construction of the new road has been agreed and we have received more details of your proposals for road access.

I trust this is sufficient for your needs but if you have any more questions please do not hesitate to contact me.

Yours sincerely

Colin Gell
Estates Manager

York House, Dukes Court
54–62 Newmarket Road
Cambridge CB5 8DZ
Tel: (0223) 315716
Fax: (0223) 359477

COMMERCIAL PROPERTY & PLANNING CONSULTANTS

Januarys

CONSULTANT SURVEYORS

Our Ref: EJW/SCH/KL/4016A

Your Ref: JB/SJS H11/0104/92

18th February 1993

N.R. Midlen Esq.
Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir,

I refer to your letter of 16th February.

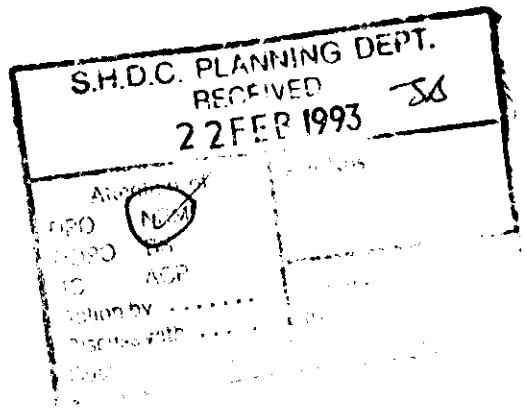
As I advised you on 23rd December I wrote to I.P.G on receipt of your 8th and 18th December letters.

I.P.G, to date, has advised that my request has been passed to Mr Colin Gell of East Midlands Electricity and I have pressed Mr Gell for a reply which he has promised.

I can only advise that as soon as I do have a formal response from Mr Gell I will get in touch with you immediately.

Yours faithfully

E.J. Wilson
JANUARYS



D A Dazeley FRICS
J D Callin FRICS IRRV
S J Dazeley BSc ARICS
C P F Blake BSc FRICS
E J Wilson BA (Hons) MRTPI
W K Mooney Dip Est Man ARICS

OFFICES AT: CAMBRIDGE · NORWICH · KING'S LYNN

Januarys – Consultant Surveyors is a trading name for Januarys (Cambridge) Ltd and Januarys (Kings Lynn) Ltd which companies are registered in England Nos. 2604913 and 2604975 respectively. The names of the Directors may be obtained from the registered office at Salisbury House, Station Road, Cambridge CB1 2LA [VAT Nos. 599 3875 56 599 3873 60 respectively]

H11/1061/90

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAR 1993

Land and Buildings Consultancy
A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

L&BC
Keith Stevens
Dipl Arch RIBA
General Manager

TO: M. Bladlock.	FROM: P. Worrall.
OF: South Holland District Council Planning.	TEL: 0522 552644.
	DATE: 18-3-93.

FAX TRANSMISSION

Map 4 former Langtoft Primary School.

Previous applications :-

1. H.11/1395/90 - residential institution

2. H.11/1061/90 - erect dwellings.

Look forward to meeting you on Tuesday 30th March 1993 at 11.00 am, at your offices to discuss

Mr K Pell - Sales Director
Bridge Bodies Ltd
The Airfield
East Bank
Sutton Bridge
Spalding
Lincolnshire
PE12 9YA

J Blacklock

JB/SJS H18/1307/87

29 January 1993

Dear Sir

The Airfield, East Bank, Sutton Bridge

Thank you for your recent letter in respect of the above.

I have consulted the Director of Highways and Planning on your proposal as follows:

"Bearing in mind the existing permission I see no great objection, although it would be helpful to have traffic generation and workforce figures".

In view of the fact that any increased use of the East Bank junction with the A17 (T) road is a 'sensitive' issue, I would suggest you contact Mr C Briggs at the Department of Highways and Planning, Lincolnshire County Council (Telephone: Lincoln 552222) to discuss matters further.

From the planning point of view, I would advise you I do not consider there would be an objection to the alteration and use of the buildings in question to commercial vehicle body production, although I would enter the caveat that this would depend on how neighbourly the use was with regard to residential property in the vicinity of the site.

As to the acceptability of an extension of the intended use at some future date, this would depend on the scale involved for the Authority's long term aim is to channel vehicular traffic from this area to the intended access from the A17 (T) road to the Power Station which has recently been approved

Cont/...

Cont'/...

I trust these comments will be of assistance, but I would ask you to bear in mind they are offered without prejudice to any formal decision of this Authority.

Planning permission will be involved, of course, for the change of use which you have in mind.

Yours faithfully

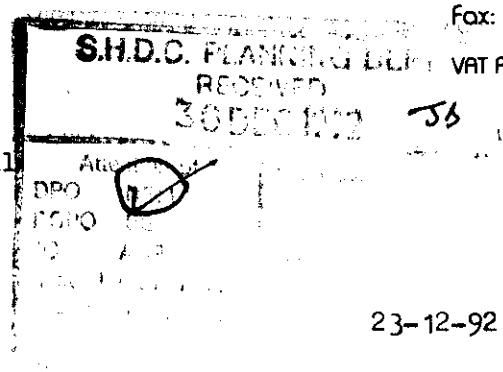
N R MIDLEN
Principal Planning Officer
(Development Control)

BRIDGE BODIES LTD

THE AIRFIELD EAST BANK SUTTON BRIDGE SPALDING LINCS PE12 9YA

Telephone: 0406 351554
Fax: 0406 351711
VAT Reg. No. 599 3178 78

OUR REF:
YOUR REF:



Chief Planning Officer
South Holland District Council
Chatterton House
Spalding
Lincs

23-12-92

F T A O Mr B Smith

Dear Sir

Ref: The Airfield East Bank Sutton Bridge

We are interested in the purchase of the area marked in red on the enclosed drawing which consists of a workshop, store shed and office. We would like to know if you could foresee any problems with planning permission to alter the two sheds into one large workshop and use it for the production of commercial vehicle bodies.

In addition to the sheds at present there is considerable space available to extend the workshop as we grow in size, would there be any difficulties? We understand that the main area on the enclosed drawing has outline planning permission for industrial development.

Since we are at present in leased premises on the same site a quick response to these questions would be appreciated.

Yours faithfully

K Pell
Sales Director

enc

Chris any comments!

Planning & mind existing permissions
I see no great objection although
it would be helpful to have traffic
generation and workforce figures
CP 4/1/93

DIRECTORS B. BROWN, K. PELL, R. SMITH, J. WATSON, A. WELBOURN, S. WOOLNOUGH
Company Reg. No. 2602632

Mr E J Wilson
Messrs Januarys
York House
Dukes Court
54-62 Newmarket Road
Cambridge CB5 8DZ

Mr J Blacklock

JB/JP/H18/0104/92

EJW/SCH/KL/40 16 A

4 January, 1993

Dear Sir

Employment Uses Within Class B1 Business, B2 General Industrial and B8 Storage Distribution Use - The Airfield, Sutton Bridge, Spalding

Thank you for your letter dated 23 December, 1992, in respect of the above.

I note your comments concerning the imposition of negative or safeguarding conditions and would advise you that my purpose in referring you to IPG was to establish whether there was any reasonable prospect such conditions relating to access and sewage disposal could be implemented.

In taking this approach, I was following the advice contained in Paragraph 34 of Circular 1/85 'Planning Conditions' which states "The test of whether such a condition (negative condition) is reasonable is strict: it amounts to whether there are at least reasonable prospects of the action in question being performed."

Accordingly, I do not consider this Authority is in a position to give assurances about the imposition of safeguarding conditions (should planning permission be forthcoming) until information is forthcoming which would enable the practicality of imposing such to be established.

In this regard, I consider the attitude of IPG is of consequence.

I trust these comments clarify matters for you but if you have any queries, my officer, Mr Blacklock would be happy to be of assistance.

/Cont...

The comments, of course, are offered without prejudice to the formal decision on your application.

Yours faithfully

N P MILLEN
Principal Planning Officer (Development Control)

York House, Dukes Court
54–62 Newmarket Road
Cambridge CB5 8DZ
Tel: (0223) 315716
Fax: (0223) 359477

COMMERCIAL PROPERTY & PLANNING CONSULTANTS

Our Ref:EJW/SCH/KL 40 16 A
Your Ref: JB/SAH H18/0104/92

Januarys

CONSULTANT SURVEYORS

S.H.D.C. PLANNING
RECEIVED
30 DEC 92 34

23rd December 1992

N.R. Midlen Esq.,
Principal Planning Officer (Development Control)
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Mr Midlen,

Employment Uses Within Class B1 Business, B2 General Industrial and B8 Storage Distribution Use - The Airfield, Sutton Bridge, Spalding - Planning Application H18/1104/92

I refer to your letters of 8th and 18th December 1992 in respect of the above mentioned matter.

I have written to I.P.G as you suggest.

As regards Anglian Water's comments (and those from the N.R.A earlier) I would be pleased if these matters could in due course be the subject of safeguarding conditions.

Yours sincerely

E.J. Wilson
JANUARYS

D A Dazeley FRICS
J D Callin FRICS IRRV
S J Dazeley BSc ARICS
C P F Blake BSc FRICS
E J Wilson BA (Hons) MRTPI
W K Mooney Dip Est Man ARICS

OFFICES AT: CAMBRIDGE · NORWICH · KING'S LYNN

Januarys – Consultant Surveyors is a trading name for Januarys (Cambridge) Ltd and Januarys (Kings Lynn) Ltd which companies are registered in England Nos. 2604913 and 2604975 respectively. The names of the Directors may be obtained from the registered office at Salisbury House, Station Road, Cambridge CB1 2LA (VAT Nos. 599 3875 56 599 3873 60 respectively)

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref SN/920125

Your ref H18/1121/92

16-DEC-92

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

Dear Sir,

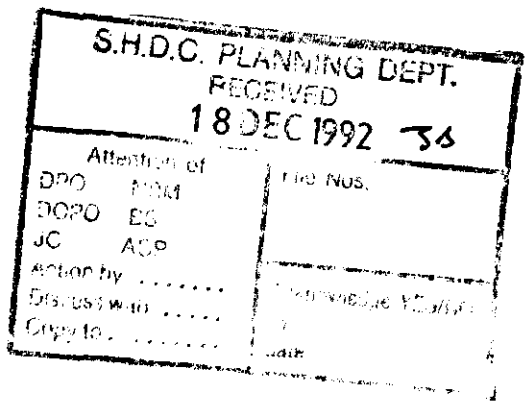
Proposal : SUTTON BRIDGE POWER STATION - NEW ACCESS FACILITIES
Location : ADJ WINGLAND INDUSTRIAL ESTATE, SUTTON BRIDGE
Applicant: INDEPENDENT POWER GENERATORS LTD

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 from a foul drainage aspect, I wish to make the following observations.

From a water supply aspect 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 Senior Engineer (Services) to discuss the matter before work commences. This will ensure that no damage results to the water main. However we are in discussion with the applicant regarding the location of our plant and our facilities to service the development.

Yours faithfully,

Les Outram
Acting Customer Services Manager



Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

J Blacklock

JB/SAH H18/0104/92

EJW/CAM

18 December 1992

Messrs Januarys
York House
Dukes Court
54-62 Newmarket Road
Cambridge
CB5 8DZ

Dear Sir

Employment Uses Within Class B1 Business, B2 General Industrial and B8 Storage Distribution Use - The Airfield, Sutton Bridge, Spalding - Planning Application H18/1104/92

With reference to the above, I enclose a copy of a letter which I trust you will find self-explanatory.

In the light of this copy letter you may wish to contact Mr M Peterson at the address given in my previous letter of 8 December 1992.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Enc.

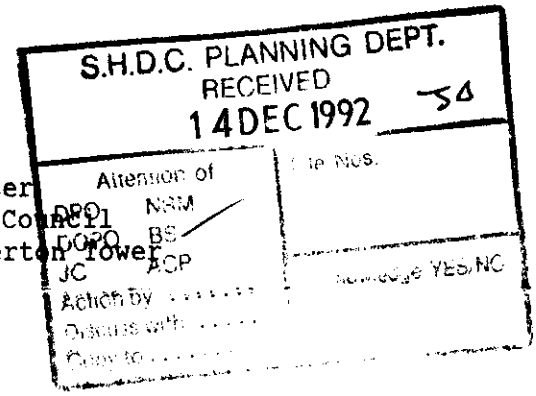
5/1/93. TELECON WITH MR WILSON (JANUARYS). ADVISED THAT LPA WOULD NEED SOME ASSURANCE ABOUT REASONABLE PROSPECT OF IMPLEMENTATION REGARDING NEGATIVE CONDITION ON S.W. DISPOSAL — MR WILSON TO SEE IF ASSURANCE CAN BE GIVEN. JJ.

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992



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

Our ref SH/920123

Your ref H18/1104/92

07-DEC-92

Dear Sir,

Proposal : EMPLOYMENT USES WITHIN B1/B2/B8 CLASSES
Location : THE AIRFIELD, SUTTON BRIDGE
Applicant: MARSHLAND & WINGLAND LIMTED

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.

There are no foul or surface water facilities in the vicinity of the proposed development. However it should be noted a foul sewage pumping station will be provided to serve the proposed power station, which should be commissioned in mid 1993.

The applicant may connect subject to certain conditions being met.

The existing water distribution system is unable to supply the proposed development and substantial off-site works will 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 Senior Engineer (Services) at PO Box 62, Waterside House, Waterside North, Lincoln, LN2 5HA.

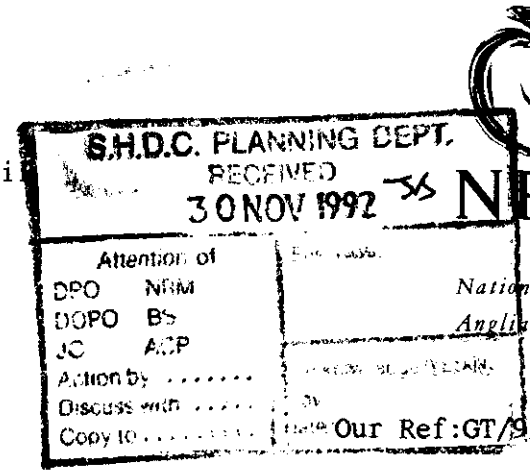
The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

Yours faithfully,

Les Outram
Acting Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

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



NRA

National Rivers Authority
Anglian Region

23rd November 1992

Our Ref:GT/92/1/SH/0311

Dear Sirs

PLANNING APPLICATION NO H18/1104/92
FOR PROPOSED DEVELOPMENT WITHIN CLASSES B1, B2, & B8 AT THE AIRFIELD, SUTTON BRIDGE FOR MARSHLAND & WINGLAND LIMITED

With regard to the above-mentioned application received on 12th November 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

All foul sewage and trade effluent (including vehicle wash water) should be discharged to the main foul sewer which is due for installation with the proposed power station.

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

For impervious vehicle parking areas for 50 vehicles or more a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

Only clean surface water from roofs and roads should discharge to any soakaway.

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. Surface water from any such facilities should discharge to the foul sewer via a petrol/oil interceptor with the approval of Anglian Water Services Limited.

Cont./

ROGER HYDE
Regional General Manager

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

NRA

Our Ref:GT/92/1/SH/0311

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.

Liquid and solid vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

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

Yours faithfully

R F Morgan
Planning Engineer

cc Marshland & Wingland Limited
c/o Cork Gully
The Atrium
St Georges Street
Norwich
NR3 1AG

LMP

Messrs Januarys
York House
Dukes Court
54-62 Newmarket Road
Cambridge
CB5 8DZ

Mr J Blacklock

JB/LAB
H18/0104/92
EJW/CAM

8 December 1992

Dear Sir

Employment Uses Within Class B1 Business, B2 General Industrial And B8 Storage Distribution Use - The Airfield, Sutton Bridge, Spalding, Lincs - Planning Application H18/1104/92.

I refer to your application in respect of the above and write to advise you the Department of Transport has commented that it would raise no objection if a condition was imposes on the grant of planning permission providing for the access to the A17 trunk road to be brought up to "current standards of design sufficient to cope with the additional traffic generated."

Your application does not, of course, provide, specifically, for road improvements but it has prompted this authority to consider what, in the circumstances, would be the most advantageous way, to proceed by way of a negative or "grampian" condition.

In this regard, I have to advise you that this authority would wish to see the application site accessed off the proposed road which is intended to service the power station, the latter having been granted permission recently by the Department of Energy.

The Power Station site, as you probably know, lies immediately to the south of your application site and this authority is currently processing an application for approval of the details of the alignment and location of the service road to the site - details reserved for approval in the above mentioned permission.

Might I suggest you investigate the prospect of utilising this proposed road and establishing by way of a written undertaking that the providers of the road, IPG, would enable your site to be accessed in this way. Such an undertaking would be a prerequisite for the imposition of a negative condition should permission be forthcoming for your application.

If you are agreeable, I would suggest you contact:-

Mr M Peterson
Independent Power Generators Ltd
Sutton Bridge Power Station Information Centre
72 Bridge Road
Sutton Bridge
Spalding
Lincs

Telephone (0406) 351627

Might I add that my comments are offered without prejudice to any formal decision of this authority on your application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

THE DEPARTMENT OF TRANSPORT

S.H.D.C. PLANNING DEPT.
RECEIVED
02 DEC 1992 56

Attention of: DPO NRM; DOPO BS; JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date

EAST MIDLANDS REGIONAL OFFICE
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEX 377681
SWITCHBOARD 0602 476121 Ext 455 cf 469
GTN 6202 350602

The District Planning Officer
South Holland District Council
Council Offices,
Priory Road,
Spalding
Lincolnshire
PE11 2EX

Your Ref: H18/1104/92

Our Ref: EMRT 1/4/79202

Date: 26th November 1992

For the attention of J. Blacklock Esq

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PROPOSED EMPLOYMENT USES WITHIN CLASS B1 BUSINESS B2 GENERAL INDUSTRIAL AND B8 STORAGE/DISTRIBUTION USE AT THE AIRFIELD, SUTTON BRIDGE
A17 KINGS LYNN - NEWARK TRUNK ROAD

I refer to the outline application dated 29 October 1992 in respect of the above mentioned development. In accordance with the T&CP GDO 1988 this application is appropriately dealt with under Article 18.

I would not wish to raise objection to the development in particular, however in the interests of trunk road traffic safety I suggest that you impose the following conditions for the reasons stated to any planning permission that you may issue:-

The development shall not commence unless and until the access to the A17 trunk road has been provided to current standards of design sufficient to cope with the additional traffic generated.

REASONS FOR CONDITIONS ADVISED ABOVE:-
To ensure satisfactory access arrangements such that a minimum of interference is occasioned to the safety and free flow of trunk road traffic.
To ensure that the access arrangements are designed to a standard suitable to deal with the traffic generated by the development.

I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully

J J BACH
for Director of Network Management and Construction

cc C. Briggs Esq /Development Control Section, Lincs County Council

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H18/1104/92.

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		
	4	8	1	2	0	2

2. Address or location

THE AIRFIELD, ~~[illegible]~~ WINGFIELD, SUTTON BRIDGE.

3. Name, classification and number of road

4. Date application referred 5-11-92

5. State whether outline, detailed application etc.

OL.

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

EMPLOYMENT USES WITHIN CLASS B1 BUSINESS, B2 GENERAL INDUSTRIAL AND B8 STORAGE / DISTRIBUTION USE.

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

Delete as appropriate

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

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

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

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

See Note attached

Date: 19/11/92 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) F1

(2) F5

(3) F6

Delete as appropriate

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

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

(1) F1

(2) F5

(3) F6

Note/ It is accepted that this land is within the area zoned for industrial development. However access at present is very poor along East Bank and in particular the junction with the A10 close to the Bridge.

Any intensification of this road would lead

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

– cont'd

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C.

Planning Reference H/18/1109/92

The following are my observations upon the enquiry under the reference quoted above:—

Cont'd

— to further highway safety problems. I would not wish to see any further additions to this site in area or new buildings until such time as an alternative access is available.

The proposed access to the Power Station would be an ideal alternative access arrangement for this area allowing the access to East Bank to be stopped up.

CS 30/3/93

Date 19/11/92

Signed ..... Director of Highways and Planning

Encl "B"

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

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

29 OCT 1992

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/1104/92

Applicant: Marshland & Wingland Ltd
c/o Cork Gully
The Atrium
St Georges Street
Norwich NR3 1AG

Agent: Januarys
Consultant Surveyors
York House, Dukes Court
54-62 Newmarket Road
Cambridge CB5 8DZ

Description: Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/ distribution use.

Location: The Airfield Sutton Bridge
Spalding

Type: OUTLINE

Date received: 26-OCT-92

29-OCT-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 13-NOV-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
13 NOV 1992 SA

Attention of
DPG MRH
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

Date Note
Acknowledge YES/NO
by
Date

FOR PARISH COUNCIL USE ONLY

Comments:

This area is accepted as being available for future industrial development and the application is therefore supported by members of the Parish Council

Signed: J Stanniforth Clerk

11.11.1992

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 5.11.92

OUR REF: JC/SS/PC

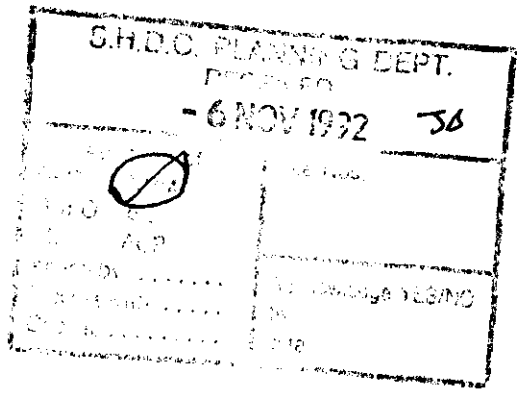
TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

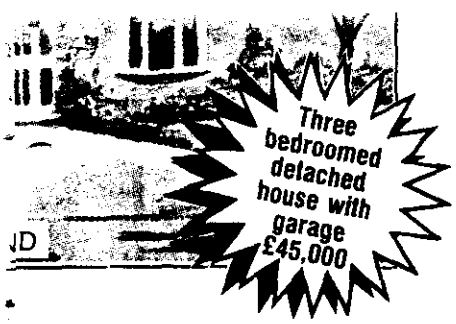
Planning Application H18/1104/92
Industrial development, The Airfield, Sutton Bridge

I write in response to this outline application and would confirm that I have no objections in principal to the continued use of this site subject to the zoning of the industrial uses such as will protect the adjacent dwellings.

I would suggest that the applicants be requested to indicate what measures they propose in this respect.

Director of Environmental Services





m 11 am-3 pm daily

each and Gedney. Tel 0406 23388

☐ Landscaped gardens

Kings
QUALITY · HOMES

Now you're talking!

ee2326

wn
YORS
RCIAL
E CAP
ORK?
CE ON
N AND
F THE
R WITH
FARM
RED BY
C
NS
olution to
he contact
75) 722321
nt,
368.
CTIVE
LE
spective vendors
d until the Spring.
t
DING
SES
JM
(Ref AWR)

CRUSO + WILKIN
Established 1756

On the instructions of Messrs R. & M. Robinson
the farm having been sold
The Important Dispersal Sale of

7 TRACTORS, 2 COMBINE HARVESTERS, 15 TRAILERS MODERN RANGE OF CEREAL & ROOT HARVESTING EQUIPMENT

at Manor Farm, Crimplesham, King's Lynn, Norfolk.

on THURSDAY, 5th NOVEMBER, 1992

— commencing at 10.30 am

To include: 1988 J. Deere 1188 Combine; 1985 J. Deere 1065 Combine; 1984 J. Deere 4450 4WD; 1987 J. Deere 2850 4WD; 1987 J. Deere 2850 2WD; 1986 J. Deere 2140 4WD; 1982 J. Deere 2140 2WD c/w Farm Hand F/End Loader; 1967 Ford 5000; 1969 D. Brown 780; Standen Turbobeet 3 Row S.B. Harvester; 9T Bunning Dump Trailer; 8T Gull Hi-Tip Trailer; 8T Triffitt Tipping Trailer; Merrick Loggin Low Loader; Livestock Trailer; 2 Artic Trailers c/w Bogey's; 1986 Frazier Agri Buggy Sprayer; Chafer T2000 Sprayer; Bettinson 4M Disc Drill; Amazons 4M. Reciprocating Harrow; 2 x 3M Maschio Power Harrows; 4M Maschio Power Harrow; Howard Rotaspike; 2 Howard Muckspreaders; Bunning Slurry Tanker; Fyson's 28' Elevator; Votex Pasture Topper; CTM S. Beet Cleaner/loader; Hyd Simba Discs; Cambridge Rolls; Flat Rolls; Kverneland 5F Rev Plough; Kverneland Disc Packer Press; Dowdeswell 3F Rev Plough; Wilder Pressure Harrow; together with further range of Machinery, Cultivation equipment, Dual wheels, Spares, Workshop equipment, etc, etc.

Further Details and Catalogues from the Auctioneers

On the instructions of D. C. Hubbard, who is retiring
The Important Dispersal sale of

6 TRACTORS; COMBINE HARVESTER CEREAL & ROOT HARVESTING EQUIPMENT

at New Common Marsh,
Terrington St Clement, King's Lynn, Norfolk

on SATURDAY, 14th NOVEMBER, 1992

— commencing at 10.30 am

To include: 1987 Renault TX 85.14 4WD; 1981 J. Deere 2040; 1968 International 523; 1984 International 275; 1963 International 414 c/w F/End Loader; 1952 Fordson Major Crawler Tractor; 1977 M. Ferguson 525 Combine; 12T Weston Tipping Trailer; 10T Tipping Trailer; O. B. Wright 4T Hi-Tip Trailer; O. B. Wright 8T Trailer; Rear Mounted Fork Lift; 2 Whitsed Pot Harvesters; Int Coulter Drill; Webb 6 Row S. Beet Drill; Howard Rotavator; 3M Rotera; Johnsons Pot. Hoover; Robot Pot. Planter; Edlington Pot. Riddler; Welger Baler; Lemken 4F Rev Plough; Lemken 3F Rev Plough; Webb S. Beet Hoe; Cambridge Rolls — together with further range of Smallholders Machinery; Equipment, Duals, Spares, Workshop Equipment etc, etc.

Further Details and Catalogues from the Auctioneers:
Waterloo Street, King's Lynn,
Norfolk PE30 1NZ. ©WVN
ww4018
Tel: (0553) 691691. Fax: (0553) 692388

fp

PUBLIC NOTICES

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H18/1104/92 Marshland & Wingland Ltd OUTLINE
Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/distribution use.
The Airfield, Sutton Bridge, Spalding.

The following proposals do not accord with the provisions of the relevant Development Plan.

H11/1111/92 Mr G. H. White FULL
Change of use of part of existing farm building to farm/garden/retail sales area incl demolition of agric store
White Hill Farm, Vicarage Lane, Long Sutton, Spalding.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H06/1113/92 Mr A. Hills FULL
Double garage
Linalah, 4 Church Street, Dawsmere, Spalding

H11/1116/92 Mrs S. Goodband FULL
Replace existing wooden windows with white UPVC replacement Georgian windows
31 High Street, Long Sutton, Spalding, Lincs.

H16/1090/92 Mr J. Edgoose LISTED BUILDING
Demolish conservatory/kitchen replace with kitchen and lobby, stair access and velux lights to roof and new boundary walling
7 Abbey Buildings, Priory Road, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

November 3rd, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

1a2744 ©WVN

LAP 3.11.92

INSOLVENCY ACT 1986

RULE 4 106 INSOLVENCY RULES 1986

NOTICE OF APPOINTMENT OF LIQUIDATOR

CASTILLE & CO LIMITED

I, MICHAEL PERKINS, of 69/75 Lincoln Road, Peterborough, PE1 2SQ, give notice that on October 23, 1992 I was appointed Liquidator of Castille & Co Limited by a Resolution of a Meeting of the Company's creditors.

Dated: October 23, 1992.

M. PERKINS,
Liquidator,

Messrs Bulley Davey.

2745 187/607LF3-11

PLANNING APPLICATION

FILE COPY

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Marshland & Wingland Ltd
is applying to the Council for planning permission for the following:

Reference No: H18/1104/92
Description: Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/ distribution use.
Location: The Airfield
Sutton Bridge
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 24-NOV-92
Any observations should be sent to me by 24-NOV-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

03-NOV-92

SOUTH HOLLAND DISTRICT COUNCIL

MRS MAXWELL

York House, Dukes Court
54–62 Newmarket Road
Cambridge CB5 8DZ
Tel: (0223) 315716
Fax: (0223) 359477

SOUTH [illegible] D.C.
PLAN [illegible]
26 OCT 1992
REF.....1104/92.....

COMMERCIAL PROPERTY & PLANNING CONSULTANTS

Januarys

CONSULTANT SURVEYORS

Further to our telephone conversation & your letter (one copy returned)

1. Please find 4 1/2500 O.S. location plans (1971 survey date)
2. Please find 4 1/2500 Site Plans showing site as existing to replace copies already submitted.
3. Please find 3 further copies of covering letter.
4. I confirm your description is acceptable.
5. I return the Office Copy Form with amendments.

with compliments

Wilson
23/10

AN SMITH Dip TP MRTPI
ector 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: H18/1104/92

Applicant: Marshland & Wingland Ltd
c/o Cork Gully
The Atrium
St Georges Street
Norwich NR3 1AG

Agent: Januarys
Consultant Surveyors
York House, Dukes Court
54-62 Newmarket Road
Cambridge CB5 8DZ

Description: Employment uses within B1/B2/B8 classes

SOUTH HOLLAND D.C.
PLAN DEPT
26 OCT 1992
REF.....

Location: The Airfield
Sutton Bridge
Spalding

Type: OUTLINE

Date received: 19-OCT-92

21-OCT-92

Dear Sir/Madam

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

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

Four 1:2500 scale site location plans showing the site edged red and any adjoining land owned by the applicant in blue.
If the letter is to be part of the application as stated, three further copies will be required to accompany each form.
Confirmation that you have no objection to the description including the uses referred to i.e; B1 Business, B2 General Industrial, B8 Storage/distribution use.
The enclosed form needs to be completed where marked.

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

York House, Dukes Court
54–62 Newmarket Road
Cambridge CB5 8DZ
Tel: (0223) 315716
Fax: (0223) 359477

COMMERCIAL PROPERTY & PLANNING CONSULTANTS

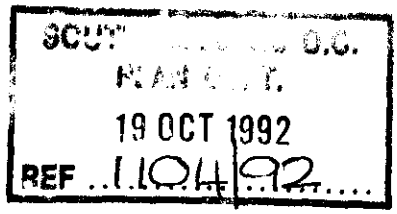
Our Ref: EJW/CAM

16th October, 1992.

Januarys

CONSULTANT SURVEYORS

Mr. B. Smith MRTPI.,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.



Dear Sir,

THE AIRFIELD - SUTTON BRIDGE
PROPOSED DEVELOPMENT - MARSHLAND & WINGLAND LIMITED
(IN ADMINISTRATIVE RECEIVERSHIP)

I enclose four copies of an outline planning application proposing B1/B2/B8 employment uses with the appropriate fee. The Notice No. 1 has been served on the agricultural tenant.

I act in this matter for Messrs. Cork Gully who are the Administrative Receivers for Marshland & Wingland Limited and you will be aware from your own records that this site does have in part/and has had for the whole the benefit of various planning permissions. Further it is clear from the Local Plan (and discussions with your Department) that the principle of the commercial use of the application site is established.

Clearly an application of this scale will involve your Department in extensive consultations and I would therefore first make the point that the undersigned will be most willing to provide any additional information you require to enable you to determine the application. However, in giving this undertaking - which you would in any case accept as the norm - I would urge, at the specific request of the Administrative Receivers, that you note that the sole purpose of the application is to establish a principle rather than it being submitted with eventual occupiers/uses in mind.

It follows that whilst the Administrative Receivers expect that you will need to impose all manner of safeguarding conditions

/....

D A Dazeley FRICS | C P F Blake BSc FRICS
J D Callin FRICS IRRV | E J Wilson BA (Hons) MRTPI
S J Dazeley BSc ARICS | W K Mooney Dip Est Man ARICS

OFFICES AT: CAMBRIDGE · NORWICH · KING'S LYNN

Januarys – Consultant Surveyors is a trading name for Januarys (Cambridge) Ltd and Januarys (Kings Lynn) Ltd which companies are registered in England Nos. 2604913 and 2604975 respectively. The names of the Directors may be obtained from the registered office at Salisbury House, Station Road, Cambridge CB1 2LA [VAT Nos. 599 3875 56 599 3873 60 respectively]

Januarys

CONSULTANT SURVEYORS

(which inter alia, would of course reflect earlier expressed reservations in respect of access (See H18/1357/87 decision notice)) it is further urged because of the very limited funds available that you do not seek any information that can properly be deferred for resolution as part of a detailed application.

I apologise for labouring a point of which I am sure you are only too well aware in these difficult times.

Yours faithfully,

E.J. Wilson

Encs.

BRIDGE BODIES LTD

THE AIRFIELD EAST BANK SUTTON BRIDGE SPALDING LINCS PE12 9YA

Telephone: 0406 351554 Fax: 0406 351711

Lincolnshire County Council
Newland
LINCOLN
LN1 1YL

20.05.94

F T A O Mr Briggs

Dear Sir

Further to our telephone conversation of 19-05-94 regarding the traffic flows at Main Road Garage Long Sutton.

We are seeking confirmation from yourselves that our traffic flow as indicated is at an acceptable level.

The reason for seeking this information is that we are considering the possible purchase of the above property for use in the manufacture of commercial vehicle trailers and bodies.

Approximate traffic flows:

20 working personnel	1 car per person daily
2 HGV delivery vehicle	2 X week
15 misc delivery vans	per week
1 new chassis	per week
2 vehicles various for repair	per week

Company vehicles 1 car & 1 van.

Yours faithfully

B Brown
Managing Director

DIRECTORS B. BROWN, K. PELL, B. PRIGMORE, A. SMITH, J. WATSON, A. WELBOURN, S. WOOLNOUGH

Company Reg. No. 2602632 VAT Reg. No. 599 3178 78

G.12

Sir Richard Body, M.P.

HOUSE OF COMMONS
LONDON SW1A 0AA

SOUTH HOLLAND DISTRICT COUNCIL
21 FEB 1994
CHIEF EXECUTIVE'S DEPT.

DOPBCS ... for comment 22/2/94

17th February 1994

Dear Mr Simpkins

We spoke about two weeks ago about Bridge Bodies Ltd who operate on The Airfield, East Bank, Sutton Bridge and who wish to buy their lease.

Can you let me know if one of your officials has visited Mr Brown and whether the difficulty has been resolved?

Yours sincerely

R. Body

C. J. Simpkins, Esq,
Chief Executive,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE.

11.3.94.

COPY CORRESPONDENCE BY JOHN BLACKLOCK COVERING THE SITUATION GIVEN TO PAT WELLS.

Sorry.

APPLICATION REFERENCE: H18/1104/92 DATE RECEIVED: 26-OCT-92

TYPE: Outline

DESCRIPTION: Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/Distribution use.

LOCATION: The Airfield, Sutton Bridge.

APPLICANT: Marshland & Wingland Ltd AGENT: Januarys

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 20 APR 1993

REASON FOR COMMITTEE CONSIDERATION

Application warrants Committee consideration.

RECOMMENDATION

Grant permission subject to a Section 106 Obligation providing for the necessary foul and surface water disposal works, closure of existing access to the road from East Bank and the provision of a new access from the road serving the Sutton Bridge Power Station.

PLANNING ISSUES

1 There is no policy objection. The site except for a small part of the former air strip is shown on the Long Sutton and Sutton Bridge Local Plan as allocated for industrial development. The allocation presupposes the provision of a new link road to the A17.

2 The application as submitted merely provided for access from the existing road connecting the site to the A17. The junction of this road with the A17 is substandard.

3 However, the applicant has agreed to enter into a Section 106 Obligation providing for a vehicular access from the intended road serving the approved Power Station of Sutton Bridge. The Obligation would also cover drainage matters and the severance of the existing point of access to the site.

REPRESENTATIONS

Parish Council: This area is accepted as being available for future industrial development and this application is therefore supported by members of the Council.

Dept. of Transport: Comments to be reported.

Env Services:	No objection in principle to the continued use of this site subject to the zoning of the industrial uses such as will protect the adjacent dwellings.
Anglian Water:	No objection subject to safeguarding of water main. Suggests connection to intended foul pumping station servicing the proposed Power Station.

SCHEDULE OF CONDITIONS

1 SC27 - (Implementation of Planting).

2 Within one month of the commencement of development on the site, the existing access point (shown in yellow on the attached plan) shall be permanently sealed to the satisfaction of the Local Planning Authority.
Reason: In the interests of residential amenity.

4 The development hereby approved shall be laid out and designed in such a way as to minimise to the satisfaction of the Local Planning Authority the effects of noise, smell, dust, grit and vibration to which any of the industrial processes may give rise to.
Reason: In the interests of residential amenity.

BRIDGE BODIES LTD

THE AIRFIELD EAST BANK SUTTON BRIDGE SPALDING LINCS PE12 9YA

Telephone: 0406 351554
Fax: 0406 351711
VAT Reg. No. 599 3178 78

OUR REF:
YOUR REF:

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

07-02-94

For the attention of Mr Blacklock.

Dear sir

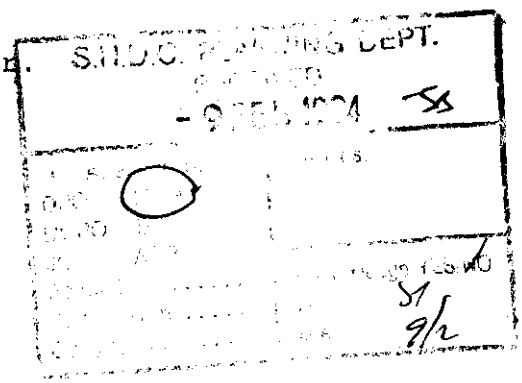
reference our telephone conversation regarding the continueing use of The Airfield, East Bank, Sutton Bridge.

Bridge Bodies have been opperating from the above site as indecated on the enclosed drawing. Our arrangment with the present owners of the site ie, Cork Gully (official receivers for Sydney Garner Grain) is a short term lease which is due for renewal at the end of May 1994. The complete site has now been readvertised and we have been advised that the lease will not be extended. As we are now well established at our present location we would like to continue and have approched the estate agents with regard to purchase. We are therefore seaking conformation that the South Holland District council will have no objections to this with regard to planning etc.

An early reply to this would be appretiated.

Yours Faithfully

B Brown.
Managing Director.



DIRECTORS B. BROWN, K. PELL, R. SMITH, J. WATSON, A. WELBOURN, S. WOOLNOUGH
Company Reg. No. 2602632

the airfield

Sutton Bridge
LINCOLNSHIRE

LOCATION

The property is situated adjacent to DCA Industries and the Potato Marketing Board in East Bank, Sutton Bridge, a quarter of a mile from the A17 Newark—King's Lynn Trunk Road and half a mile from the new Port facilities on the River Nene.

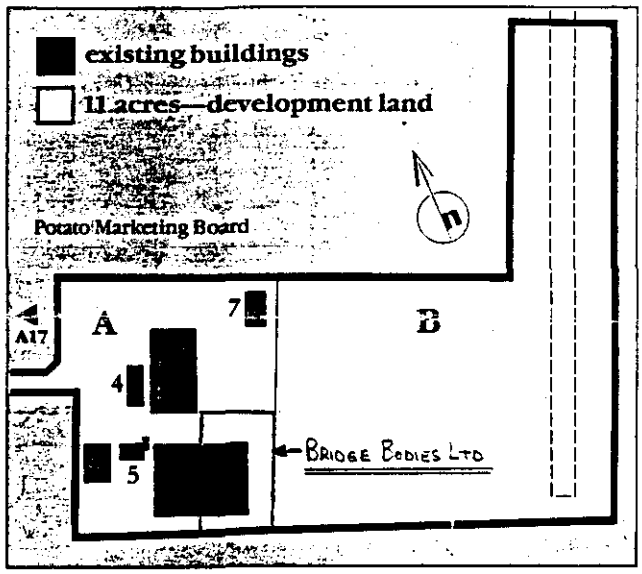
DESCRIPTION

The property comprises a substantial 'L' shaped site, extending to 16 acres or thereabouts with considerable development potential.

The western section provides over 56,000 sq ft of predominantly modern storage/industrial accommodation, **previously used for grain storage,** and ample curtilage and circulation space together with a weighbridge and yard.

The adjoining eastern section comprises a further 11 acres of development land which already benefits from outline planning consent.

Main access to the site is via East Bank immediately after the entrance to the Potato Marketing Board Depot.



EXISTING BUILDINGS

2 Main Stores/Warehouses (1 & 2)

Modern steel frame construction with single skin profiled cladding. 12ft high pressure walling for grain storage to all internal walls, min eaves height 16ft (approx). Two entrance doors 19ft wide x 18ft high approx. Sodium lighting.

Former Hangar (3)

Steel frame with corrugated sheet cladding overhead conveyor. Pressure walling. Full width entrance doors at each end.

Grain Hopper Building and (adjoining hangar) (4)

Steel frame construction with single skin asbestos cladding. (Plant and machinery to be removed)

SCHEDULE OF ACCOMMODATION

	SQ FT
A)	
1&2	26,755
3	15,750
4	3,595
5	1,370
6	3,765
7	3,200
Total	56,435 (5,243 sq metres)
	site area 5.24 acres (2.12ha)
B) Development land of:	11.00 acres (4.45 ha)
Total site area	16.24 acres (6.57 ha)

New Small Store (5)

9in brick walls to 4ft with asbestos cladding above. Min eaves height 12ft (approx) 12ft access door adjoining lean-to plant room (Plant and machinery to be removed)

Small Grain Store (6)

Steel frame construction with single skin asbestos cladding. Natural roof lights. Pressure walling. Entrance Doors 16ft high x 15ft wide. (Plant and machinery to be removed)

Dutch Barn (7)

Concrete portal frame asbestos roof open sides

Nissen Hut

Modern Weighbridge

EXTERNAL

Tarmacadam and concreted loading, access and turning areas (site A).

Expansion land on a level L shaped site (site B) with access via (site A).

RATEABLE VALUE

To be re-assessed.

TOWN & COUNTRY PLANNING

The whole property is included within an area zoned for industrial purposes. Outline planning permission has been granted by South Holland District Council on site B (11 acres) for the development of 80,000 sq ft of warehousing to the southern boundary together with extensive concrete open storage.

The property is considered suitable for a variety of alternative forms of development and interested parties are advised to contact South Holland District Council, Chatterton Tower, Winfrey Avenue, Spalding, Lincolnshire. Telephone (0775) 61161 with their specific proposals.

TENURE

Freehold with vacant possession upon completion.

TERMS

Offers are invited for the freehold interest in the entire property. Guide price £1,000,000 Subject to Contract.

Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and it is expressly excluded from any contract.

ERS&K
Edward Rushton Son & Kenyon

Edward Rushton Son & Kenyon
10 Carlos Place Grosvenor Square
London W1Y 6HA Tel: 01-493 6787
Telex: 264059 Fax: 01-629 0901

BLACK HORSE AGENCIES
Charles Hawkins

Bank Chambers
Tuesday Market Place
King's Lynn Norfolk PE30 1JR
Tel: (0553) 764451 Fax: (0553) 765152

BRIDGE BODIES LTD

THE AIRFIELD EAST BANK SUTTON BRIDGE SPALDING LINCS PE12 9YA

Telephone: 0406 351554
Fax: 0406 351711
VAT Reg. No. 599 3178 78

OUR REF:
YOUR REF:

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

07-02-94

For the attention of Mr Blacklock.

Dear sir

reference our telephone conversation regarding the continueing use of The Airfield, East Bank, Sutton Bridge.

Bridge Bodies have been opperating from the above site as indecated on the enclosed drawing. Our arrangment with the present owners of the site ie, Cork Gully (official receivers for Sydney Garner Grain) is a short term lease which is due for renewal at the end of May 1994. The complete site has now been readvertised and we have been advised that the lease will not be extended. As we are now well established at our present location we would like to continue and have approched the estate agents with regard to purchase. We are therefore seaking conformation that the South Holland District council will have no objections to this with regard to planning etc.

An early reply to this would be appretiated.

Yours Faithfully

B Brown.
Managing Director.

S.H.D.C. PLANNING DEPT.
RECEIVED
-7 FEB 1994

DPO DO/PO JC ADP
Action by .....
Directions ..... Dy

LETTER IN POST.

the airfield

Sutton Bridge
LINCOLNSHIRE

LOCATION

The property is situated adjacent to DCA Industries and the Potato Marketing Board in East Bank, Sutton Bridge, a quarter of a mile from the A17 Newark—King's Lynn Trunk Road and half a mile from the new Port facilities on the River Nene.

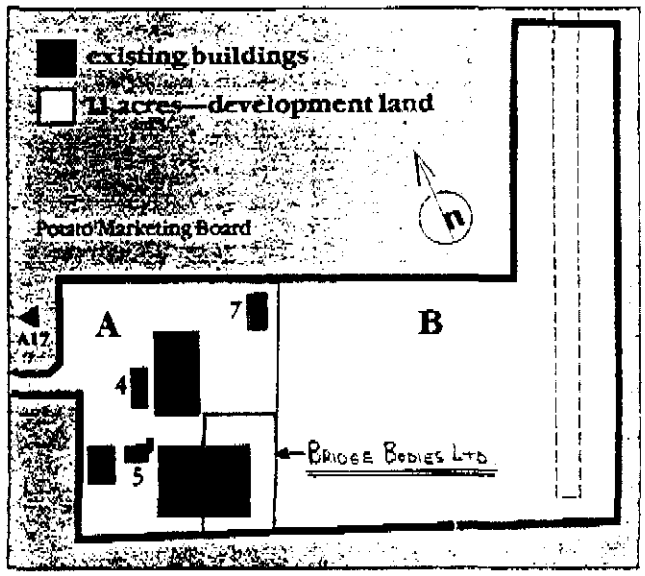
DESCRIPTION

The property comprises a substantial 'L' shaped site extending to 16 acres or thereabouts with considerable development potential.

The western section provides over 56,000 sq ft of predominantly modern storage/industrial accommodation, **previously used for grain storage,** and ample curtilage and circulation space together with a weighbridge and yard.

The adjoining eastern section comprises a further 11 acres of development land which already benefits from outline planning consent.

Main access to the site is via East Bank immediately after the entrance to the Potato Marketing Board Depot.



EXISTING BUILDINGS

2 Main Stores/Warehouses (1 & 2)

Modern steel frame construction with single skin profiled cladding. 12ft high pressure walling for grain storage to all internal walls, min eaves height 16ft (approx). Two entrance doors 19ft wide x 18ft high approx. Sodium lighting.

Former Hangar (3)

Steel frame with corrugated sheet cladding overhead conveyor. Pressure walling. Full width entrance doors at each end.

Grain Hopper Building and (adjoining hangar) (4)

Steel frame construction with single skin asbestos cladding. (Plant and machinery to be removed)

SCHEDULE OF ACCOMMODATION

	SQ FT
A)	
	26,755
	15,750
	595
	1,370
	5,765
	1,200
Total	56,435 (5,243 sq metres)
	site area 5.24 acres (2.12ha)
B) Development land of:	11.00 acres (4.45 ha)
Total site area	16.24 acres (6.57 ha)

New Small Store (5)

9in brick walls to 4ft with asbestos cladding above. Min eaves height 12ft (approx) 12ft access door adjoining lean-to plant room (Plant and machinery to be removed)

Small Grain Store (6)

Steel frame construction with single skin asbestos cladding. Natural roof lights. Pressure walling. Entrance Doors 16ft high x 15ft wide. (Plant and machinery to be removed)

Dutch Barn (7)

Concrete portal frame asbestos roof open sides

Nissen Hut

Modern Weighbridge

EXTERNAL

Tarmacadam and concreted loading, access and turning areas (site A).

Expansion land on a level L shaped site (site B) with access via (site A).

RATEABLE VALUE

To be re-assessed.

TOWN & COUNTRY PLANNING

The whole property is included within an area zoned for industrial purposes. Outline planning permission has been granted by South Holland District Council on site B (11 acres) for the development of 80,000 sq ft of warehousing to the southern boundary together with extensive concrete open storage.

The property is considered suitable for a variety of alternative forms of development and interested parties are advised to contact South Holland District Council, Chatterton Tower, Winfrey Avenue, Spalding, Lincolnshire. Telephone (0775) 61161 with their specific proposals.

TENURE

Freehold with vacant possession upon completion.

TERMS

Offers are invited for the freehold interest in the entire property. Guide price £1,000,000 Subject to Contract.

Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and it is expressly excluded from any contract.

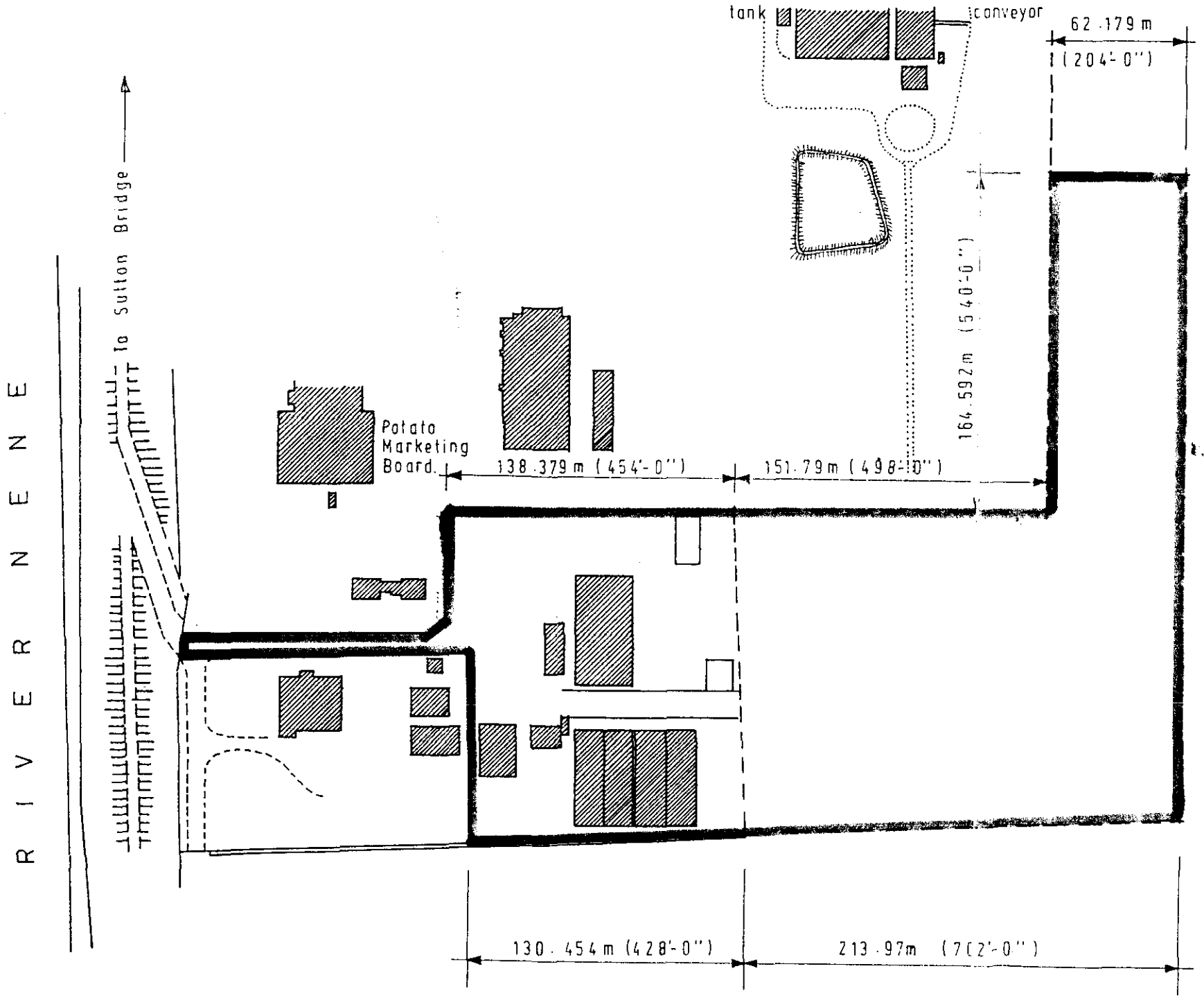
ERS&K
Edward Rushton Son & Kenyon

Edward Rushton Son & Kenyon
10 Carlos Place Grosvenor Square
London W1Y 6HA Tel: 01-493 6787
Telex: 264059 Fax: 01-629 0901

BLACK HORSE AGENCIES
Charles Hawkins

Bank Chambers
Tuesday Market Place
King's Lynn Norfolk PE30 1JR
Tel: (0553) 764451 Fax: (0553) 765152

560/83
171/87
185/73,
~~104/92~~,



Notes

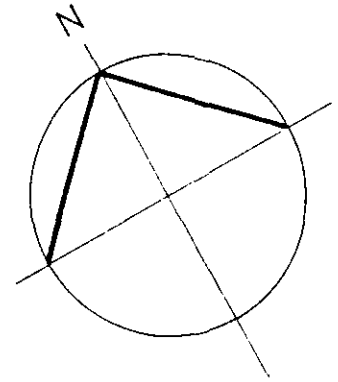
The copyright of this drawing is retained by Januarys Consultant Surveyors.

All dimensions must be checked on site by the contractor.

Written dimensions are to take precedence over scaled dimensions.

Revisions

SOUTH HOLLAND D.C.
PLAN DEPT
26 OCT 1992
REF. H/0[illegible]/92



Januarys
CONSULTANT SURVEYORS
Chequer House
King Street
King's Lynn
Norfolk PE30 1HX
Tel: (0553) 767811
Fax: (0553) 765152

Job title
THE AIRFIELD
SUTTON BRIDGE

Drawing title
SITE PLAN.
FOR IDENTIFICATION PURPOSES ONLY.

Scale
1:2500

Date

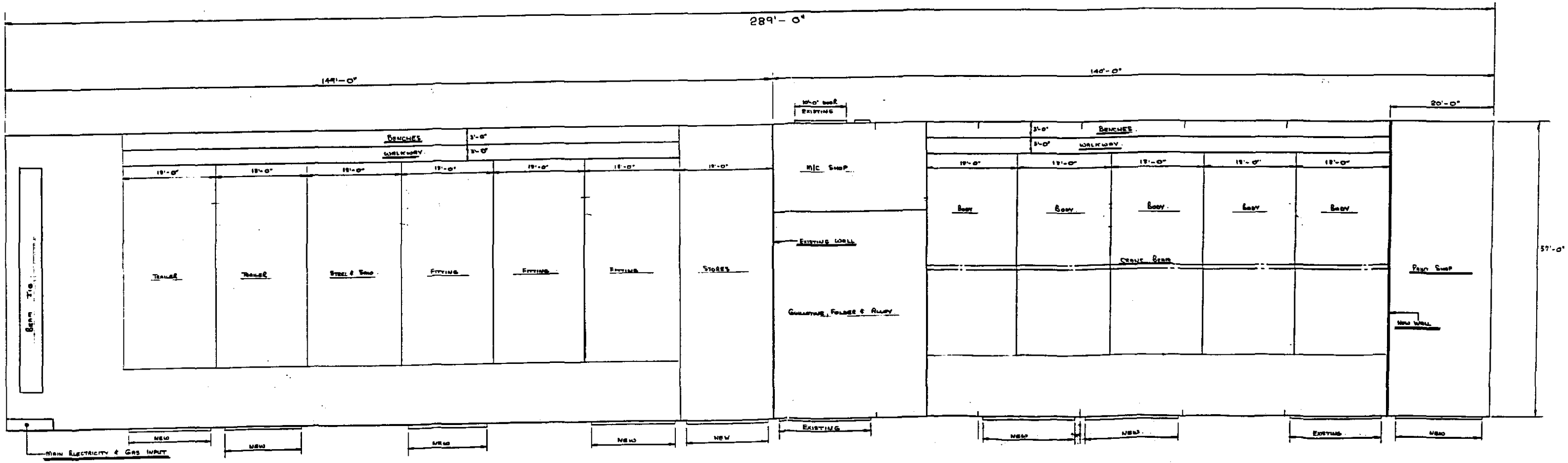
Drawn by

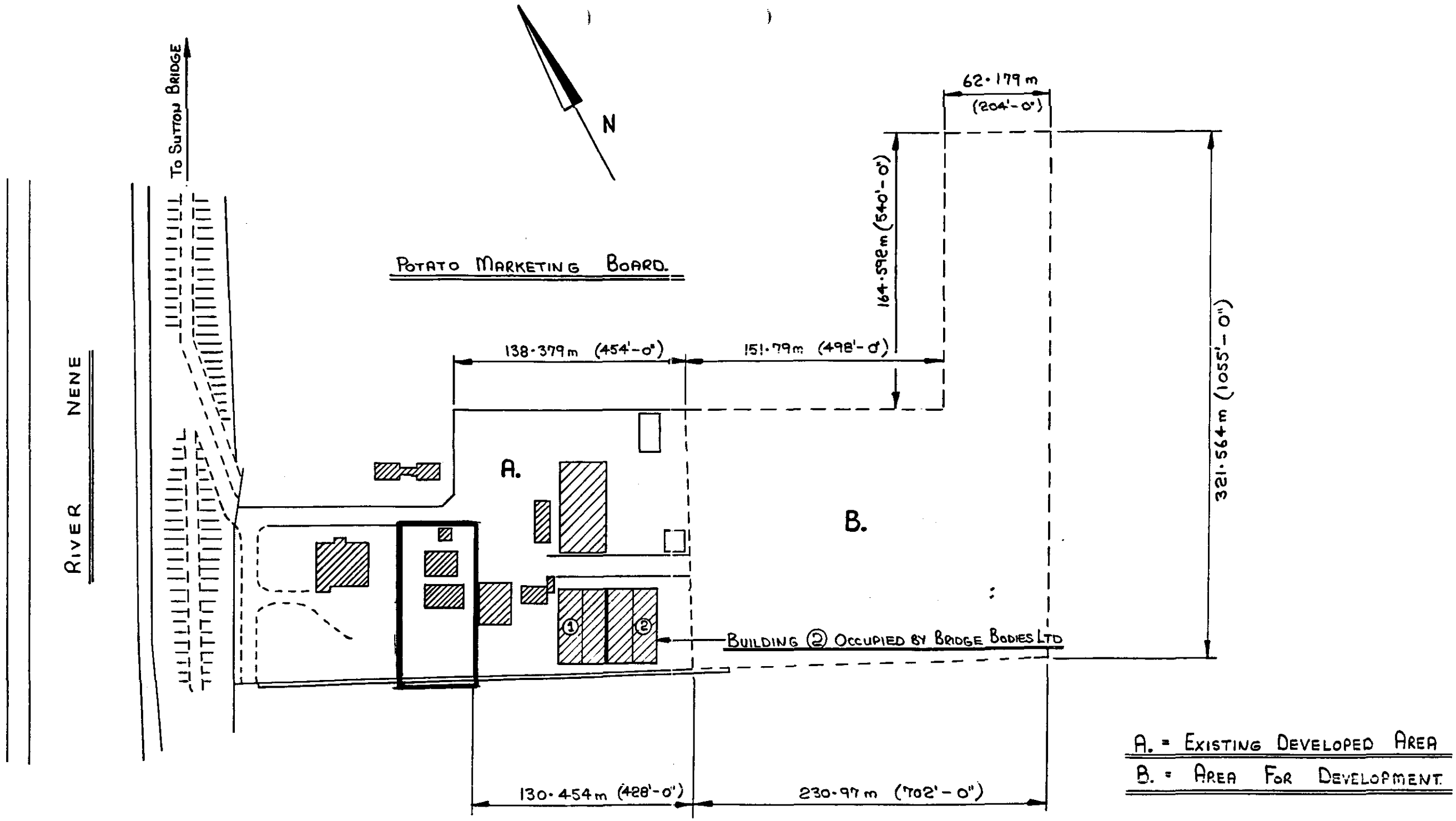
Drawing number

Building Surveyors and Architects

ENTRY/EXIT TO ROAD.

SHOWROOM END.





A. = Existing Developed Area

B. = Area For Development.

Bridge Bodies Ltd. The Airfield East Bank, Sutton Bridge Spalding, Lincs.	Site Location Plan	Drawn: [signature] Date: 18-5-91 Scale: 1:2500	Drwg No