FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H18/1140/91 Received:22-NOV-91 Type:CONDITION COMPLIANCE

Name: Roffes Transport Ltd
West Bank
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Details of screening in respect of Condition 2 of application H18/1780/88
Location : West Bank Sutton Bridge Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Planning and Building Control Services
10-JUL-92 H18/1140/91

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

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)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/1140/91 Type: CONDITION COMPLIANCE

Applicant: Roffes Transport Ltd Agent: Status Design
Tel: 0406 24343

Description: Details of screening in respect of Condition 2 of application H18/1780/88

Location: West Bank
Sutton Bridge
Spalding
Lincs

Valid date: 22-NOV-91 Terminal date: 17-JAN-92
Target dates: Target Committee:
To case officer 27-NOV-91 Report deadline:
Inspected by 02-DEC-91
Extra contacts 07-DEC-91 Case Officer:
Report if not clear by 27-DEC-91 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C. – No objections jtcs	12/3/92	

Town and Country Planning Act etc

DRAFT DECISION

Reference: H18/1140/91 Received:22-NOV-91 Type:CONDITION COMPLIANCE

Name: Roffes Transport Ltd
West Bank
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Details of screening in respect of Condition 2 of application H18/1780/88
Location : West Bank Sutton Bridge
Spalding Lincs

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

Authorised to issue:

08-JUL-92 H18/1140/91

AD...JV.....DC.....
9/7 9/7

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/1140/91

Applicant: Roffes Transport Ltd
West Bank
Sutton Bridge
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Details of screening in respect of Condition 2 of application H18/1780/88

Location: West Bank
Sutton Bridge
Spalding
Lincs

Type: CONDITION COMPLIANCE

Date received: 22-NOV-91

Terminal date: 17-JAN-92

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

PLANNING COMMITTEE - 14th April, 1992

82. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H16/1137/91 Mr N L Steadman	Alterations to form two flats at 53 Love Lane, Spalding.

(To enable the Director of Planning and Building Control Services to seek clarification regarding the proposed parking and access arrangements.)

(The Director of Planning and Building Control Services declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(Councillor Mrs P J Buffham left the meeting during consideration of the above application.)

H16/0112/92 B P Nutrition Ltd	Continuation of use of biscuit factory without complying with hours of use limitation (Condition 6 of H16/0663/75) at Woolram Wygate, Spalding.

(To enable the Director of Planning and Building Control Services to negotiate with the applicant regarding the shift work arrangements.)

(d) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
DCS H18/1140/91 Roffes Transport Ltd		Details of screening in respect of condition 2 of application H18/1780/88 at West Bank, Sutton Bridge.
H14/0062/92 Mr J G Sneath	O.A.	Country Park including two wardens dwellings and visitor centre at River Glen/A151 Guthram Gowt, West Pinchbeck.

(It was agreed that, in the event that the applicant was not prepared to amend the development description, the Director of Planning and Building Control Services be authorised to refuse planning permission for the abovementioned development in accordance with his recommendation.)

H06/0197/92 Mrs F M Rowe	Double car port and garage/implement store and kennels (breeding) at Green Lane Lodge, Green Lane, Holbeach St Johns.

(It was noted that the part of the application relating to boarding kennels, had been withdrawn.)

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

APPLICANT: Roffes Homes
West Bank
Sutton Bridge
Spalding
Lincs

AGENT: Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs

TYPE: Condition Compliance

DESCRIPTION: Proposed Wall

LOCATION: Custom House Street, Sutton Bridge

APPLICATION REFERENCE: H18/1140/91 DATE RECEIVED: 22 11 91

APPLICANT: Roffes Transport Ltd
West Bank
Sutton Bridge
Spalding
Lincs

AGENT: Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs

TYPE: Condition Compliance 14 APR 1992

DESCRIPTION: Details of screening in respect of condition 2 of application H18/1780/88

LOCATION: West Bank, Sutton Bridge

Environmental Services H18/0736/88/C2 - Construction and height of wall and gates will afford adequate protection to the dwellings opposite.

H18/1140/91 - Recommend the following condition:-

1 Noise emitted from the high pressure wash unit shall not exceed 48 db expressed as a 30 minute LAeqT measured at a height of 1.5 metres and 3.5 metres from any residential facade.
I believe there is an existing planning condition in relation to the operating hours.

PLANNING POLICIES/DOE ADVICE

Inside Sutton Bridge Development Boundary.
Long Sutton and Sutton Bridge Local Plan.
Circular 10/73 - "Planning and Noise."
Planning Policy Guidance Consultation Draft, 1992 (Planning and Noise).

PREVIOUS DECISIONS

H18/0736/88 - Full - Residential development (7 bungalows with garages including vehicular accesses), Custom House Street - Permitted. Condition 5..."Before the dwellings allowed by this permission are occupied a wall shall be erected across the existing access to the adjoining haulage yard, and henceforth maintained in position." Reason: In the interests of road safety and protect the amenities of the residential properties on Custom House Street."

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

H18/0178/88 - Section 32 - Continuation of use of site for upto 70 tractor units and 100 trailers, West Bank, Sutton Bridge - Permitted. Condition 2..."Before the development as proposed is commenced, the existing fence to the wash down area shall be replaced by an appropriately designed wall which shall extend beyond the existing fence to join up with the south western corner of the workshop building, and details of the wall including its construction, materials, height, elevation and section shall be submitted to and approved by the Local Planning Authority."

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

PLANNING ISSUES

1 The determining issues in this particular case are (a) whether the proposed screens will safeguard the residential amenity of neighbouring property to a satisfactory degree. (b) Are the proposed screens acceptable in terms of appearance?

2 Both applications are for condition compliance in accordance with that outlined earlier in the report. The first is for a 4 metre high wall (incorporating solid wooden gates) approximately 13 metres in length across the existing access to the haulage yard off Custom House Street. The wall construction would be 1.5 bricks thick and constructed in facing brickwork to match the adjoining residential development with precast concrete double weathered coated stone cladding. The access gates would be solid timber construction with 50 mm framing suitably ledged and braced for stability with 40 mm tongued and grooved solid timber infill panelling.

3 The second application is for a replacement of the existing screen to the existing wash down area. It would consist of two sections, the first being approximately 32 metres in length and consisting of 4 metre high dark green or brown plastic coated steel sheeting fixed to metal stanchions. The second section (approximately 5.3 metres between the existing service building and the fence) would be a 4 metre high wall constructed in matching brickwork with the 7 bungalows immediately to the south.

CONCLUSIONS

1 It is my opinion that the proposed screens are acceptable in terms of appearance. 2 Environmental Services have raised no objections to the proposed wall/gates. However, concerning the screen adjacent to the washdown area, they consider that further information should be submitted demonstrating that the screen will prevent noise from the high pressure wash from exceeding 48dB expressed as a 30 minute LAeqT measured at a height of 1.5 metres and 3.5 metres from any residential fascade.

RECOMMENDATION -

H18/0736/88/C2 - Grant Permission.

H18/1140/91 - That the Director of Planning and Building Control Services be authorised to grant permission subject to:

(A) The applicants confirming whether the plastic coated steel sheeting will be dark green or brown.

(B) The appliclants satisfactorily demonstrating that the screen will prevent noise from the high pressure wash from exceeding 48 dB expressed as a 30 minute LAeqT at a height of 1.5 metres and 3.5 metres from any residential fascade.

---

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

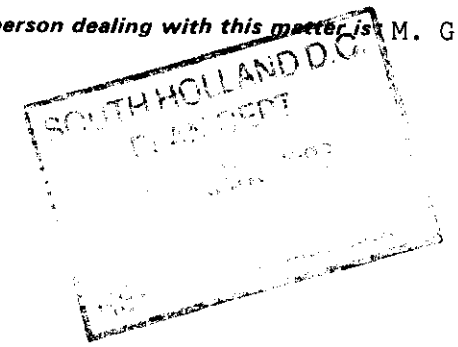
District Planning Officer
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mr D M Gedney

Our Ref: 771238/MRG/AEW
Your Ref: H18/1140/91

Date 25th June 1992

The person dealing with this matter is: M. Glauser



Dear Sir,

RE: DETAILS OF SCREENING IN RESPECT OF CONDITION NO. 2 OF APPLICATION H18/1780/88 WEST BANK, SUTTON BRIDGE FOR ROFFES HOMES

In respect of the above, I refer to your letter to me dated 24th April 1992.

In response I can confirm that the plastic coated steel sheeting will be dark green in colour and I also enclose for your information and retention a copy of the noise survey prepared by R S Allsopp and Associates dated 19th June, 1992 adequately demonstrating that the screen will prevent noise from the high pressure washer from exceeding the the specified levels.

To this end, I am now of the opinion that all matters in respect of this application are resolved and we look forward to receiving your consent document at your earliest convenience.

Yours faithfully

M. R. Glauser F.F.B.

7/7/92 Noise assessment satisfies condition criteria.

J Chapman

Enc.

S.H.D.C. PLANNING DEPT.
RECEIVED
SOUTH HOLLAND DISTRICT COUNCIL
25 MAR 1992
Attention of
DPC
DOPO
ACP
File Nos.
DG

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES **DATE:** 20.3.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL **YOUR REF:**

Planning Application H18/1140/91
Screening compliance, Roffes Transport, West Bank

I write with reference to the above and would recommend that the following condition is included:-

Noise emitted from the high pressure wash unit shall not exceed 48dB expressed as a 30 minute LAeqT measured at a height of 1.5 metres and 3.5 metres from any residential fascade.

I believe there is an existing planning condition in relation to the operating hours.

Director of Environmental Services

APPLICATION NO. : H18/1140/91

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status design

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1992
Attention of
CPO NRM
DCPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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

Date 3rd March 1992

The person dealing with this matter is: M. Glauser

For the attention of Mr D Gedney

Our Ref: 771238/MRG/AEW

Your Ref: H18/1736/88/C2 & H18/1780/88

Dear Sir,

Re: PLANNING APPLICATIONS H18/0736/88/C2 and H18/1780/88

In respect of the above, I refer to your letter to Messrs. Mossop & Bowser dated 18th December, 1991 and I wish to respond as follows:-

H18/0736/88/C2

Concerning the wall and gates, please find enclosed two copies of our drawing No. 771128/20 which indicates our proposals for this structure. The combined length of wall and gates is approximately 13 metres with a 4 metre wide gateway in the centre of this linear length. The brick walling and gates are both 4 metres in height above the existing ground level. The wall construction is 1½ bricks thick, namely 337mm, constructed from facing brickwork to match the adjoining residential development and is sited on appropriate concrete strip foundations with pre-cast concrete double weathered coping stone capping. The access gates are of solid timber construction with 50mm framing suitably ledged and braced for stability with 40mm tongued and grooved solid timber infill panelling. The gates are rebated at the hinges 100mm and at the centre by 50mm.

H18/1780/88

In respect of the above Condition Compliance application that was sent to you on 21st November, 1991, we are now able to answer the following points raised by your Environmental Health Department:

a) The Karsher vehicle washing appliance is to be sited external to the workshop building within a composite timber and insulation box with due provisions for the chimney and it is understood by the writer that this matter has been discussed by your Mr. Chapman and Mr. Malcolm Roffe on site some three weeks ago.

b) The sound reduction index for the plastic coated steel panelling between the

Continued...

frequency range of 100Hz - 3150Hz is as follows:-

125Hz - 30	1,000Hz - 30
250Hz - 20	2,000Hz - 28
500Hz - 22	4,000Hz - 31

The above values relate to 18 gauge fluted steel panels sealed at all edges and the reference for these figures is 'Woods Practical Guide to Noise Control Author - Ian Sharlander'. We feel it relevant to note, however, that the specification is for plastic coated steel sheeting and the addition of the plastic coating will improve the sound deadening of the panels and will also give a slight increase in surface density. We would, therefore, expect the performance of the composite panels to be rather better than the quoted figures.

To this end, we await your decisions with regards the above two matters.

Yours faithfully

M. R. Glauser R.P.B.

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 6.12.91

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H18/1140/91
Screening compliance, Roffes Transport

I write with reference to the above and would suggest that the following information be sought from the applicant:-

1. Details of the siting of the Karcher HDS 76 unit and if this is to remain outside the workshop, details of any soundproofing i.e., acoustic enclosure.

2. Sound insulation properties of the PC steel screening i.e., sound reduction index (100Hz to 3150Hz).

A site meeting with the applicant to discuss remedial works may be appropriate.

pp Director of Environmental Services

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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

Date 21st November 1991

The person dealing with this matter is: M. Glauser

Our Ref: 771238/MRG/AEW

Your Ref: H18/1780/88

Dear Sir,

Re: Roffes Transport Ltd., - Planning Permission Ref. H18/1780/88
Section 32, Continuation of Use of Site for up to 70 Tractor Units and 100 Trailers at West Bank, Sutton Bridge

In respect of the above, I draw your attention to Condition No. 2 of the aforementioned Planning Consent, dated 10th August, 1989.

In accordance with that condition we enclose herewith 4 No. copies of our drawings No'd 771238/3 and /4 giving full details as requested of the screening to the southern and western boundaries of the site adjacent to the vehicle wash-down area. We would be pleased to receive your comments with regards our proposals at your earliest opportunity.

Yours faithfully

M. R. Glauser F.F.B.

1140/91

Enc.

Brian Gilham - Status

94 - S 24343.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMI

APPLICATION NO: H18/438/85

APPLICANT: Roffes Transp
West Bank
Sutton Bridge
Spalding
Lincs

TYPE: Full

DESCRIPTION: Use of land as haulage depot office workshops

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

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

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

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

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

Reason: In the interests of residential amenity.

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

Reason: In the interests of residential amenity.

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

Reason: In the interests of residential amenity.

Cont/

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

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

H18/438/85

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

Reason: To provide effective soundproofing.

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

Reason: In the interests of residential amenity.

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

Reason: In the interests of residential amenity.

NOTES TO APPLICANTS

1. This permission relates only to the area of land shown on the amended plans received by the District Council on 19th July, 1985.

2. The Council will be prepared to review condition 7 in the event of a Haulage Operator's Licence being granted for a greater number of vehicles and trailers.

District Planning Officer (C)
30th July, 1985

TOWN AND COUNTRY PLANNING ACT 1971

NOTICE OF NON DETERMINATION

AND ACKNOWLEDGEMENT OF WITHDRAWAL OF APPLICATION

APPLICATION NO: H18/0902/85 10 V DATE RECEIVED: 05/09/85

APPLICANT: Roffes Transport Limited AGENT:
West Bank
Sutton Bridge
SPALDING
Lincs

TYPE: Temp GRID REF: 548250 321550

DESCRIPTION: Continuation of use as haulage depot, using 40 tractor units and 50 trailers

LOCATION: Haulage Depot, West Bank, Sutton Bridge

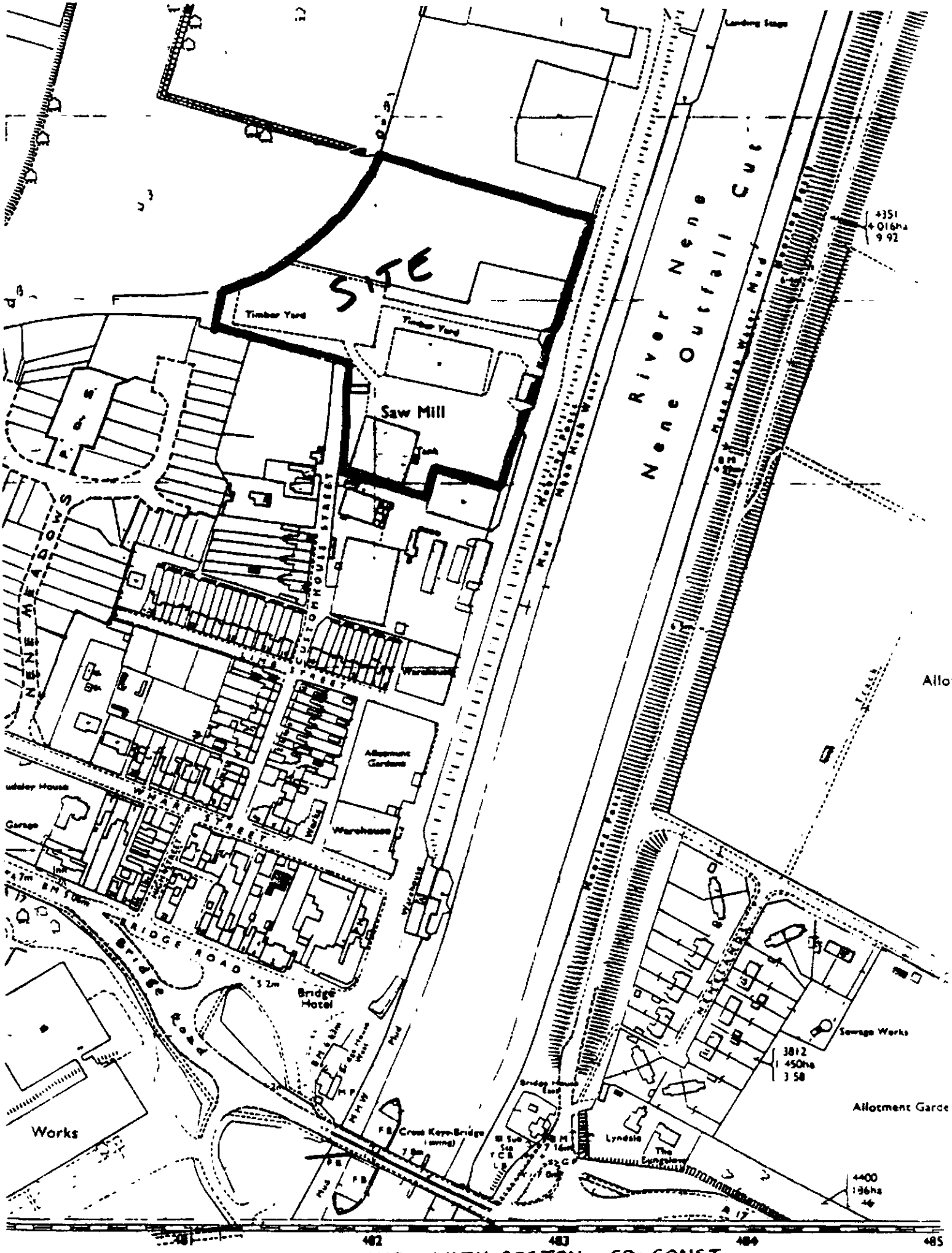
The South Holland District Council hereby give notice that no further action will be taken on the above planning application.

B. Smith

District Planning Officer
14th November 1985

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R T P I , DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161



Made and published by the Director [illegible] the Ordnance Survey Southa[illegible]

[illegible]his plan is not necessarily up to date or all information about administrative boundar[illegible]

For further information regarding the [illegible]

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1971 as amended

Four completed copies of this form and plans should be sent to the District Council

	For official use only
Application no.	H18/908/85.
Date received	05 SEP 1985
Grid reference	548250 321550.

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name Roffes Transport Limited

Address West Bank, Sutton Bridge,

Spalding, Lincolnshire.

Tel. No. Holbeach 351111

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name

Address

Tel No.

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known): Haulage Depot, West Bank, Sutton Bridge

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser: Owner

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: Amendment of condition No. 7 to planning permission ref No. H18/438/85 to 40 tractor units and 50 trailers.

(d) State whether applicant owns or controls any adjoining land and, if so, give its location: Yes. As outlined blue on drawings

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:—

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	NO ▶	1 siting; 2 design; 3 external appearance; 4 means of access; 5 landscaping
(b) Full planning permission	YES	
(c) Approval of reserved matters following the grant of outline permission	NO ▶	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO ▶	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed .....

***On behalf of** Roffes Transport Limited

(insert applicants name if signed by an agent)

Date 14th SEPTEMBER 1985

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A *I hereby certify that:-*

1. No person other than the *applicant was an owner *(a)* of any part of the land to which the *application relates at the beginning of the period of 20 days before the date of the accompanying *application

* 2. None of the land to which the *application relates constitutes or forms part of an agricultural holding:

or

* 2. *I have / The applicant has / The appellant has given the requisite notice to every person other than *myself / himself who 20 days before the date of the *application was a tenant of any agricultural holding any part of which was comprised in the land to which the *application relates, viz:—

Name of Tenant *(a)*	Address	Date of Service of Notice

Signed .....

***On behalf of** Roffes Transport Limited

(insert applicants name if signed by an agent)

Date 14th SEPTEMBER 1985

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(a) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) *Present use of buildings/land* .....

(ii) If vacant, the last previous use including the date when the use was discontinued .....

5. Additional Information

			State Yes or No
(a) State whether the proposal involves: —			
(i) Construction of a new access to a highway		vehicular	NO
		pedestrian	NO
(ii) Alteration, including change of use, of an existing access to a highway		vehicular	NO
		pedestrian	NO
(iii) The crossing of a ditch or other water course			NO
(b) State whether the proposal involves: —			
(i) New building(s) *If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats*			NO
(ii) Alteration or extension			NO
(iii) Change of use			NO
(c) Size of any new structure: —			
(a) height			Not applicable
(b) length			.....
(c) width			.....
(d) Type and colour of materials for facing external walls			Not applicable
(e) Type and colour of roofing materials			Not applicable
(f) What provision exists or is proposed for garaging and/or parking vehicles within the site?			As shown on drawing attached
(g) Is the application for industrial, office, warehousing, storage or shopping purposes?			NO — If yes, complete Part 2 of this form
(h) Is the application in connection with agriculture?			NO — If yes, give brief details on page 4
(i) Does the proposal affect a listed building?			NO
(j) Does the proposed development involve the felling of any trees?			NO — If yes, indicate their positions on plan
(k) (i) How will surface water be disposed of? (ii) How will foul sewage be dealt with?			Not applicable — Continue on page 4 if necessary
(l) Does the proposal affect a land drain?			NO — If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

4 copies

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

ROFFES TRANSPORT LTD.

Registered Office:

Telephone · Holbeach (0406) 24777

PLEASE NOTE NEW ADDRESS
ROFFES TRANSPORT LTD
WEST BANK,
SUTTON BRIDGE,
Nr SPALDING, LINCS.
Tel HOLBEACH (0406) 351111

V.A.T Reg No 287 8392 94

Registered in England No. 1303593

South Holland District Council,
Planning Department,
Chatterton Tower,
SPALDING,
Lincolnshire.

4th September, 1985

Dear Sir,

Re - Haulage Depot - West Bank, Sutton Bridge.

We enclose completed planning application forms together with four copies of the drawing relating to proposed amendment of planning condition No. 7, as granted to us on 30.7.85 ref: H18/438/85.

We propose increasing our fleet of tractor units to 40 and our trailer capacity to 50; at present it is 26 tractor units and 29 trailers.

We comment as follows bearing in mind the sensitive nature of our site:-

a) The increase in tractor units will create extra jobs; up to 14 drivers, 2 or 3 maintenance staff and 1 or 2 office staff.

b) The extra units will be used for daytime work and so movement and maintenance of lorries on the site at night will not be drastically increased.

c) The existing tractor unit and trailer parks are adequate in size to accomodate the extra capacity.

We enclose also copy of a letter from our noise consultants giving their view with regards to additional vehicles on the site.

We hope the application will receive a favourable decision.

Yours faithfully,
for Roffes Transport Limited

T. M. Roffe.

Directors T M Roffe M J Roffe

Industrial Noise Control

R.S. ALLSOPP & ASSOCIATES
ACOUSTIC CONSULTANTS
Wymondham, Melton Mowbray, Leics. LE14 2AS
Tel. (057-284) 429

Ref: RSA/CH

Date 23rd August, 1985.

Roffes Transport Ltd.,
West Bank,
Sutton Bridge,
Spalding,
Lincs.

For the attention of Mr. Malcolm Roffe.

Dear Sirs,

Review of Haulage Operator's Licence -

Site Noise Emission Considerations.

I understand that your Haulage Operator's Licence is shortly due for review, and that it is proposed to seek amendment to change your fleet limit from the present figures of 26 vehicles and 29 trailers to a maximum of 40 vehicles and 50 trailers.

I have assessed all possible implications relative to the effect on the noise environment of the residential areas adjacent to your West Bank Site, with particular reference to the terms and conditions of the Planning Permission for usage as a haulage depot, office and workshops, as granted to you at 30th July 1985.

(1) Activities within the Workshop/Service Building.

The internal lining of the building for containment of noise from servicing activities, as specified under Section (5) of your Planning Permission Document, has been agreed and accepted as an effective counter to noise emanating from emergency night-time work on the tractor units of your present fleet.

The addition of further vehicles to your fleet will require the recruitment of additional maintenance staff for normal daytime service work. This step, together with the facility of the proposed larger fleet, is likely to allow you to retain a fully-operational vehicle as 'stand-by' cover for any night-time emergencies which may arise.

It therefore appears most probable that night-time service operations within the building will decrease from present levels. Should this prove to be incorrect, and in increase occur, then the improved shell of the building will be equally effective in controlling noise emission from any additional servicing activities, which will of course be identical in all aspects to those carried out under the present scale of operation.

cont'd.....

(2) External Night-Time Traffic Movements on the Site

The screening provided by the earth banks and fences, specified in Sections (3) & (4) of the Planning Permission Document, has been designed to limit the levels of noise reaching the adjacent residential properties from any vehicle movement on the upper section of the site during the night-time period.

The number of actual night-time vehicle movements in relation to the size of your fleet is of a very low order, as confirmed both by the Council Consultant's report and by my own observations. Increasing your fleet size is hardly likely to change this existing pattern of operation, with the occasional entry of a single vehicle to park or change trailers continuing to be typical of night-time traffic movements.

Additionally, the limitations on usage of the Wash Bay and external ramps, as specified in Paragraph (2) of the Document, provide all essential safeguards relative to both night-time and weekend vehicle movement adjacent to Custom House Street.

It is, therefore, my considered opinion that an increase in the size of your fleet of the order proposed will not significantly affect the night-time noise environment of any of the adjacent residential properties. The scheme for controlling noise emission from the site, jointly prepared and agreed by both the District Council's specialist advisor and myself, and forming the basis of the conditions set out in your Planning Approval, is designed to counter noise emission from each particular source associated with your transport operation - and no material change in these sources will arise from an increase in fleet size of the scale indicated.

If further information is needed, please do not hesitate to contact me.

Yours sincerely,

R.S.Allsopp.
Managing Director.

PLANNING COMMITTEE

30 . 10 . 85

APPLICATION NO: H18/0902/85 10 V DATE RECEIVED: 05/09/85

APPLICANT: Roffes Transport Limited
West Bank
Sutton Bridge
SPALDING
Lincs

AGENT:

TYPE: Temp GRID REF: 548250 321550

DESCRIPTION: Continuation of use as haulage depot, using 40 tractor units and 50 trailers

LOCATION: Haulage Depot, West Bank, Sutton Bridge

REPRESENTATIONS

Parish Council: Hope firm is kept strictly to conditions.

Technical objections: Environmental Health Department - Action should be taken to delay the issue of an extended operators licence until the noise attenuating works have been assessed for effectiveness. If trailer park is included, the flank earth bank may also need extending.

Consultant's Advice (Professor Bowman) - Any increase in vehicular activities will increase the noise emission from the site. Although the maximum emission may not be increased, the frequency and duration of events could increase. Thus, although the increase in the number of vehicles will not undermine the validity of the noise measure ability to reduce a single noise event, the risk is how the increase will effect the number of night time activities (which are currently one or two per night).

Public objections: May be summarised as follows:-

(i) Letter received 10th September, 1985, from 39, Custom House Street -

"Having been subjected to intolerable noise nuisance ... have no choice but to complain to the local Ombudsman."

(ii) Letters received 11th October, 1985, from 35 and 39 Custom House Street -

1. Complained bitterly about noise nuisance to Planning and Environmental Health Departments for last 15 months and naturally object to proposed intensification.
2. Alleges that the number of trailers of traction units (38 trailers and 28 vehicles on 6th October) are already in excess of the permitted units.

3. Suggests that the acoustical works which have been carried out (as a consequence of Consultant's expert advice and as a requirement of the planning permission and Noise Abatement Notice) are no more than "cosmetic surgery" after a proven noise nuisance of 40 DBA.
4. Suggests that the Local Planning Authority and the department have, by their decisions and actions, shown an unfair bias towards the applicant company and insufficient regard towards remedying the environmental impact of its activities.

Further information from the Applicant: Details of a clocking out schedule (received on 7th October) covering the period from 29th August - 29th September. An analysis shows that approximately two thirds of the total occurred between 4.00 pm. and 8.00 pm. with some 40% of that total occurring between 6.00 pm. - 7.00 pm.

Of the remaining one third, over 50% took place between 9.00 pm. - 10.00 pm. and of the remainder, the bulk took place after 10.00 pm. with two clocking outs occurring after 2.00 am.

PLANNING POLICIES/DOE ADVICE

Circular 22/80 - Presumption to support the development of small businesses unless there are overriding environmental reasons.
Circular 14/85 - Development and Employment - presumption in favour "... unless the development would cause demonstrable harm to interests of acknowledged importance ..."

PREVIOUS DECISIONS

H18/438/85 - Use of haulage depot and workshop - granted permission subject to a number of conditions including restricting the number of vehicles and trailers to no more than 26 and 29 respectively and prohibiting the serving, maintenance, washing and cleaning of vehicles between 8.00 pm. and 7.30 am. Mondays to Saturdays and at any time on Sundays, other than within the workshop building.

Objection to renewal of Licence - Planning Committee 18th September, 1985 (Minute 1005/85 refers) - resolved -

"(a) The District Planning Officer be authorised to making an objection on behalf of the Council against the granting to this Company of a revised goods vehicles operator's licence ..."

PLANNING ISSUES

1. In July this year, after long negotiations with regard to various noise prevention measures, the Committee issued planning permission for the use of this site as a haulage yard, subject, among others to a condition limiting its use to a depot for no more than 26 vehicles and 29 trailers.
2. This application is to amend this condition to permit 40 vehicles and 50 trailers.
3. On 18th September, the Committee were advised that an application had been made for an amendment to the Haulier's Licence to allow this increased number of vehicles and trailers and resolved to object because it was too early to tell whether the noise prevention measures would be in practice effective for even the lower number.
4. In my view, precisely the same considerations apply to the planning application.

CONCLUSIONS

Notwithstanding the representations received from the objectors and the further information from the applicant company, the District Council has already recorded its opposition towards the proposed intensification of the use of this site.

PLANNING OFFICER'S RECOMMENDATION -

A. Refuse permission for the following reason -

This site has a known history of causing environmental problems for nearby residents and in the opinion of the Local Planning Authority, a period of time should elapse to test the efficiency of the required noise prevention measures before any consideration can be given to a proposal for an intensification of the use of the site.

B. Further to the objection already lodged with the Licensing Authority, that authority be made aware of this decision to refuse planning permission.

APPLICATION NO: H18/0902/85 10 V DATE RECEIVED: 05/09/85

APPLICANT: Roffes Transport Limited
West Bank
Sutton Bridge
SPALDING
Lincs

AGENT:

TYPE: Temp

GRID REF: 548250 321550

DESCRIPTION: Continuation of use as haulage depot, using 40 tractor units and 50 trailers

LOCATION: Haulage Depot, West Bank, Sutton Bridge

This site has a known history of causing environmental problems for nearby residents and in the opinion of the Local Planning Authority, a period of time should elapse to test the efficiency of the required noise prevention measures before any consideration can be given to a proposal for an intensification of the use of the site.

District Planning Officer (C)
30th October, 1985

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS PE11 1DB Tel. SPALDING 61161

South Holland District Council

Notice is hereby given that application has been made to the Council in respect of the following:

Planning Applications

Reference H18/0902/85
Continuation of use as haulage depot, using
40 tractor units and 50 trailers
Haulage Depot, West Bank, Sutton Bridge

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Chatterton Tower, Winfrey Avenue, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

J T Brindley
Chief Executive

Council Offices
Priory Road
Spalding

20th September, 1985

DC2

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

Terminal Date

Notification to Ward Member

D.C. PLANNING DEPT
RECEIVED
23 SEP 1985

Attention of	File Nos.
DPO NRM	
DDPO	
IC	
on by	Acknowledge YES/NO
	by

I have received an application for the proposal referred to above

Proposed determination

A ☑ *The application will be considered by the Planning Committee*

B ☐ From an initial Examination, it appears that the application is likely to be one which may be determined without reference to the Planning Committee, if no objections are received and if my eventual recommendation is one of approval

If you feel that the proposal should be brought to the attention of the Committee, please let me know by returning this notice. If I do not receive this within 7 days of the date of this notice it will be assumed that you have no objection to the determination of the application under delegated powers.

Comments, if any:

I request that the above application be considered by the Planning Committee for the following reason(s).

Comments, if any

I hope that all the necessary works regarding the previous application will have been completed by the time this reaches Planning committee

Signed .....

Date 23.9.85

MEMO

From:	DEPUTY CHIEF ENVIRONMENTAL HEALTH OFFICER AND TRANSPORT MANAGER	Date.	27.9.85
To:	PLANNING OFFICER	Our	GR/SS.
		Your Ref	

H18/902/85
Roffes Transport, Sutton Bridge

I respond to the above application.

Action should be taken to delay the issue of an extended Operators Licence until the noise attenuating works have been assessed for effectiveness.

If the trailer park is extended to the north the flank earth bank on the western boundary may need extending to give effective protection to the New Road area.

Deputy Chief Environmental Health Officer
and Transport Manager

consulting engineers

environmental design partnership

246 AYLESTONE LANE, LEICESTER LE8 1BD TELEPHONE 0533 812422

ACOUSTICS AIR CONDITIONING BUILDING SCIENCES MECHANICAL & ELECTRICAL ENERGY APPRAISAL HEATING VENTILATION

4th October 1985.

Mr. B. Smith,
District Planning Officer,
South Holland District Council,
Council Offices,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs.

Dear Mr. Smith,

Ref: Continuation of Use as Haulage Depot - West Bank, Sutton Bridge

Further to your letter dated 23rd September (received 27th September) concerning the application from Roffe's Transport to increase vehicular activities on his site, I have studied the information you provided and my comments are as follows:-

1. Provided that all of the acoustical works derived from my original report (January 1985), and as specified in your conditions with the Planning Permission recently granted to Roffe's Transport Ltd., are implemented, then the vehicular intensification requested in planning application H18/902/85 should have minimal effect on the environmental noise climate in the immediate neighbourhood. Let us be clear, however, that any increase in vehicular activities on the site is bound to increase the noise emission from the site; even if the maximum emission from a single noise event on the trailer park is not increased over present levels, the frequency and duration of events could increase during the night-time. Frequency and duration of noise events are well known contributing factors in the assessment of noise nuisance.

2. If the increased vehicular activities, that result from an increase to 40 tractor units and 50 trailers, mean that the additional 16 tractor units are likely to be "active" on the trailer park and tractor park during the night-time, then this situation could generate an additional noise nuisance over and above that which has hitherto existed.

   One safeguard against this risk, which I consider to be a small one, would be to limit the number of site activities on the trailer park and tractor park to their present level of activity during the night. This, however, could well be in total conflict with the constraints associated with the practical timetabling of a larger haulage fleet.

Cont.....

N T BOWMAN BSc(Hons) PhD CEng CPhys MIEE MInstP FMI IBSE MIOA ... REEVE BSc (Hons) BA CEng MInstE MCIBSE MASHRAE MIOA

3. The fact that the number of vehicles and trailers on the site increase will, in no way, undermine the validity of the acoustical measures contained in the previous planning permission in their ability to reduce single noise events, during the night, to generally acceptable levels. The risk of further noise nuisance comes with the uncertainty over how this "increase" will affect night-time activities around the parking areas (at present there are only, on average, one or two events per night).

In summary then, provided the Council are able to control the number of night-time site activities to levels close to the present frequency of activities, then the increase in vehicular activities proposed in the planning application should not have any real influence on the noise emission from the site.

If you require any further information then I would be pleased to provide it.

Yours sincerely,

N T Bowman.

Prof. N. T. Bowman.

NTB/JR/0086

JM

4 December 1986

Roffes Transport Ltd
West Bank
SUTTON BRIDGE
Spalding

Dear Sirs

MEETING ON SITE

With reference to your telephone conversation with my Secretary, I write to confirm a meeting between myself, Mr Midlen, my Senior Development Control Officer, and Mr Sissons of Environmental Health, on Wednesday, 14 January 1987 at your premises.

Yours faithfully

B. Smith Jr

District Planning Officer

JM

5 December 1986

Roffes Transport Ltd
West Bank
SUTTON BRIDGE
Spalding

Dear Sirs

MEETING ON SITE

With reference ~~to~~ your telephone conversation with my Secretary, I write to confirm a meeting between myself, Mr Midlen, my Senior Development Control Officer, and Mr Sissons of Environmental Health, on Wednesday, 14 January 1987, at 10 a.m. at your premises.

Yours faithfully

B Smith Jnr

District Planning Officer

DPO/JM

9 September 1986

Environmental Design Partnership
246 Aylestone Lane
Wigston
LEICESTER
LE8 1BD

Dear Professor Bowman

ROFFES TRANSPORT, SUTTON BRIDGE
ACOUSTICAL MEASUREMENTS AND APPRAISAL

I refer to your letter dated 5 September and I shall be pleased if you will carry out the work in accordance with the details and timescale as set out therein and on the basis of the estimated fees contained in the final parapgraph.

Yours sincerely

District Planning Officer

NM/JHB

Professor Bowman,
Environmental Design Partnership,
246 Aylestone Lane,
LEICESTER.
LE8 1BD

17th June 1986

Dear Professor Bowman,

ROFFE'S TRANSPORT - SUTTON BRIDGE.

As you know, Roffe's Transport has now carried out various measures to reduce the noise nuisance from their premises. The firm has applied for an increase in the number of lorries allowed to operate from the premises, but the Planning Committee have taken the view that a period of time should elapse in order that the practical effect of the measures can be evaluated before any intensification is allowed.

I should, therefore, be grateful if you could carry out a monitoring exercise to establish the effectiveness of the bank, soundproofing etc, in order that I can advise Committee of the current situation.

Perhaps, first, however, you could give me your assessment of the extent of such a task and an estimate of your likely fee.

Yours faithfully,

District Planning Officer.

MRH/TA (Mr. Midlen)
H18/0902/85

23rd September, 1985

Professor M. Bowman,
Environmental Design Partnership,
246, Aylestone Lane,
LEICESTER.
LE8 1BD

Dear Professor Bowman,

RE: CONTINUATION OF USE AS HAULAGE DEPOT - WEST BANK, SUTTON BRIDGE

I enclose herewith an application from Roffe's Transport to increase the number of lorries his planning permission allows him to operate from the premises, on which I would be glad to have your comment. The current number he operates is 24 vehicles and 29 trailers.

For your information, the Council has registered an objection with the Licensing Authority to Roffe's application for an increased road haulage licence, on the grounds that the various soundproofing measures should be tested by experience before any intensification of the use is permitted. It seems likely that the Planning Committee will be minded to take a similar attitude to this planning application.

Yours sincerely,

District Planning Officer

Enc.

DPO/JM H18/902 85
(Mr B Smith)

14 October 1985

Mr M Roffe
Roffes Transport Ltd
West Bank
SUTTON BRIDGE
Spalding

Dear Sir

DETAILS OF CLOCKING OUT SCHEDULE FROM 29 AUGUST 1985 - 29 SEPTEMBER 1985

I refer to your letter and enclosures dated 2 October and acknowledge receipt of the clocking out schedule information, a copy of which I have passed to the Environmental Health Department for their information.

Yours faithfully

TOWN AND COUNTRY PLANNING ACT 1971

APPLICATION NO: S18/0170/85 8 V RECEIVED: 21/02/85

APPLICANT: Roffas Transport Ltd AGENT: balfe, Copeman & Pett.
West Bank Priestgate
Sutton Bridge ERBOROUGH
Nr SPALDING os
Lincs 1JL

TYPE: Full GRID REF: 321530

DESCRIPTION: Use of land as Haulage Depot Office workshop

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

The Council hereby give notice that

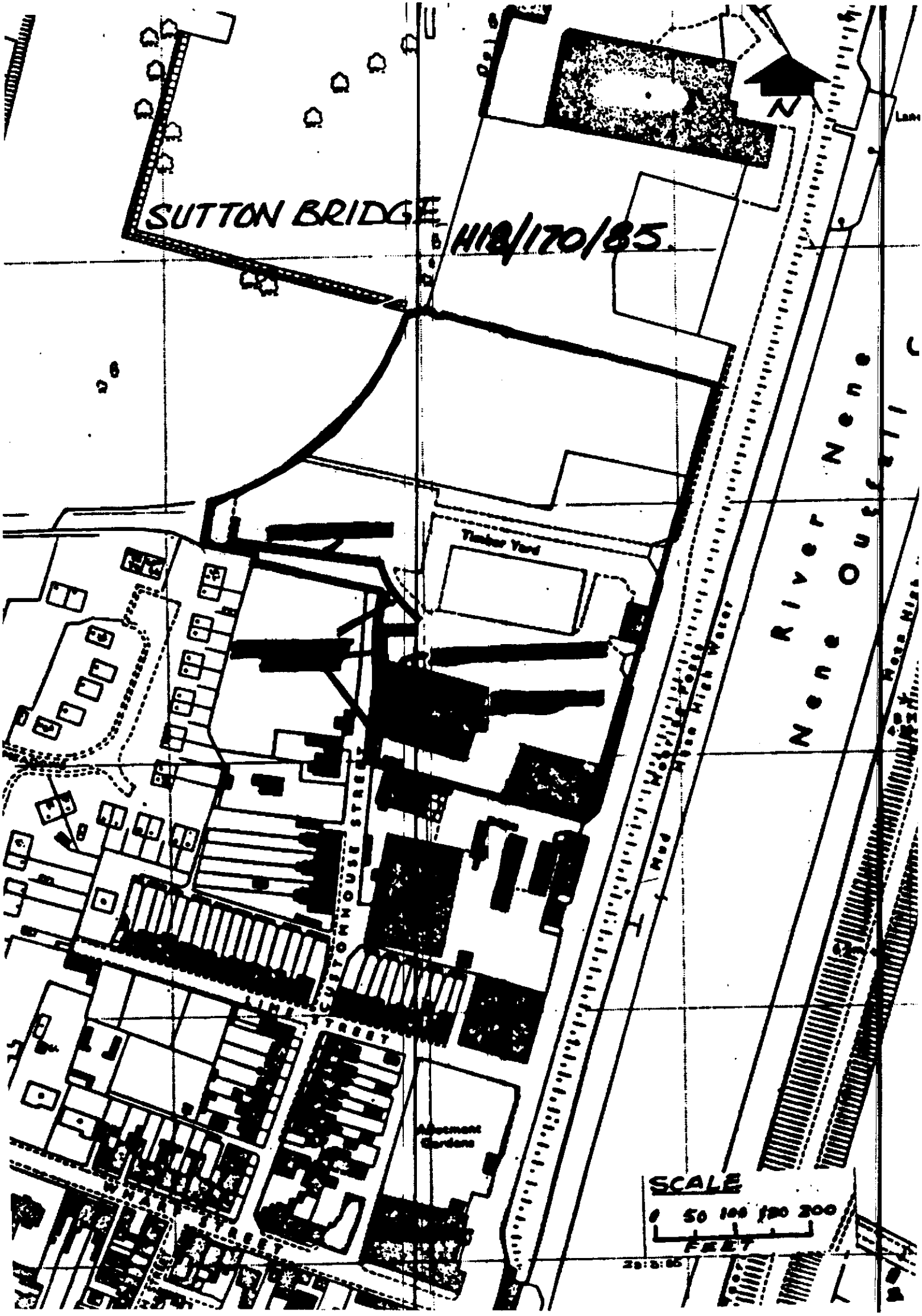
1. In the opinion of the Local Planning Authority the proposed development would be detrimental to the amenities of the residents in the vicinity by reason of noise disturbance.

B. Smith

17th April, 1985

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161


SUTTON BRIDGE HHB/170/85.
N
Timber Yard
RIVER NENE
Nene Outfall
Warehouse
Allotment Gardens
SCALE
50 100 150 200
FEET

Please read the accompanying "Notes for Applicants" before completing any part of this form

LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1971 as amended

Four completed copies of this form and plans should be sent to the District Council

		For official use only
Application no.	H18\170\85	
Date received	~~21 FEB 1985~~	
Grid reference	548250 321530.	

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name ROFFES TRANSPORT LIMMITED

Address WEST BANK

SUTTON BRIDGE SPALDING LINCS.

Tel. No. 0406 351111

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name METCALFE COPEMAN AND PETTEFAR

Address 25 PRIESTGATE

PETERBOROUGH CAMBS PE1 1JL

Tel No. 0733 49151 REF HBC/FKM/204

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known): Land on the west side of Bank Road Sutton Bridge. Edged red on site plan - approx. 5.5 acres

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser: Owner

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: Use of land as Haulage Depot Office Workshops

(d) State whether applicant owns or controls any adjoining land and, if so, give its location: Yes - Edged blue on site plan

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for: –

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	No	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	Yes	
(c) Approval of reserved matters following the grant of outline permission	No	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	No	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land — HAULAGE DEPOT /OFFICE/WORKSHOPS

(ii) If vacant, the last previous use including the date when the use was discontinued — Office, Timber Storage Yard and ~~Workshops until Dec 1983 thereafter~~ vacant until June 1984

5. Additional Information

		State Yes or No
(a) State whether the proposal involves: —		
(i) Construction of a new acess to a highway	vehicular	No
	pedestrian	No
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	No
	pedestrian	No
(iii) The crossing of a ditch or other water course		No
(b) State whether the proposal involves: —		
(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats		No
(ii) Alteration or extension		Yes
(iii) Change of use		Yes
(c) Size of any new structure: —		
(a) height		
(b) length		Not applicable
(c) width		
(d) Type and colour of materials for facing external walls		" "
(e) *Type and colour of roofing materials*		" "
(f) What provision exists or is proposed for garaging and/or parking vehicles within the site?		See Plan
(g) Is the application for industrial, office, warehousing, storage or shopping purposes?	Yes	If yes, complete Part 2 of this form
(h) Is the application in connection with agriculture?	No	If yes, give brief details on page 4
(i) Does the proposal affect a listed building?	No	
(j) Does the proposed development involve the felling of any trees?	No	If yes, indicate their positions on plan
(k) (i) How will surface water be disposed of? (ii) How will foul sewage be dealt with?	Through the existing processes	Continue on page 4 if necessary
(l) Does the proposal affect a land drain?	No	If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

Drawing - Location + Site Plans RT/1
+ Acoustic Engineers Report

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops

Those questions rel[illegible]t to the proposed development to be answered

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed	Not Applicable
2. 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	" "
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No No
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No Yes 2 acres with some buildings at Old Station Yard Station Road Jarvis Gate Sutton St. James

5.

	Existing floor space	Proposed additional floor space
(a) What is the total floor space of all buildings to which the application relates?	(a) 1916 m^2/sq.ft.	(a) m^2/sq.ft.
(b) What is the amount of industrial floor space included in the above figure?	(b) 960 m^2/sq.ft.	(b) m^2/sq.ft.
(c) What is the amount of office floor space?	(c) 120 m^2/sq.ft.	(c) m^2/sq.ft.
(d) What is the amount of floor space for retail trading?	(d) Nil m^2/sq.ft.	(d) m^2/sq.ft.
(e) What is the amount of floor space for storage?	(e) 836 m^2/sq.ft.	(e) m^2/sq.ft.
(f) What is the amount of floor space for warehousing?	(f) 836 m^2/sq.ft.	(f) m^2/sq.ft.

6.

	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a) 4	(a) 3	(a) 35
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)

(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected: (c) 28 transferred from Old Station Yard Sutton premises

7. In the case of industrial development is the application accompanied by an industrial development certificate? If "No" state why a certificate is not required	State Yes or No Not Applicable
8. 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)	Concrete
9. 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)	Approximately 60 Movements
10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	The Applicant will continue to use the exist[illegible] systems which are more than adequate
11. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the "Notes for Applicants"? If "Yes" state materials and approximate quantities	State Yes or No No

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed .....

***On behalf of** ROFFES TRANSPORT LIMITED

(insert applicants name if signed by an agent)

Date 21.2.85

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant ~~appellant~~ was an owner *(a)* of any part of the land to which the *application ~~appeal~~ relates at the beginning of the period of 20 days before the date of the accompanying *application ~~appeal~~

* 2. None of the land to which the *application ~~appeal~~ relates constitutes or forms part of an agricultural holding:

~~or~~

* 2. *I have / The applicant has / The appellant has given the requisite notice to every person other than *myself / himself who 20 days ~~before~~ the date of the *application / appeal was a tenant of any ~~agricultural~~ holding any part of which was comprised in the land to ~~which the~~ *application / appeal relates, viz:—

Name of Tenant *(e)*	Address	Date of Service of Notice

Signed .....

***On behalf of** ROFFES TRANSPORT LIMITED

(insert applicants name if signed by an agent)

Date 21.2.85

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H18/0014/86 DATE RECEIVED: 08/01/86

APPLICANT: Roffee Transport Ltd
West Bank
Sutton Bridge
Mr SPALDING
Lincs

AGENT:

TYPE: Temp

GRID REF: 48250 321550

DESCRIPTION: Use of site without complying with condition No. 7 to planning permission NO. H18/438/85 by increasing to 35 tractor units and 50 trailers

LOCATION: Haulage Depot, West Bank, Sutton Bridge

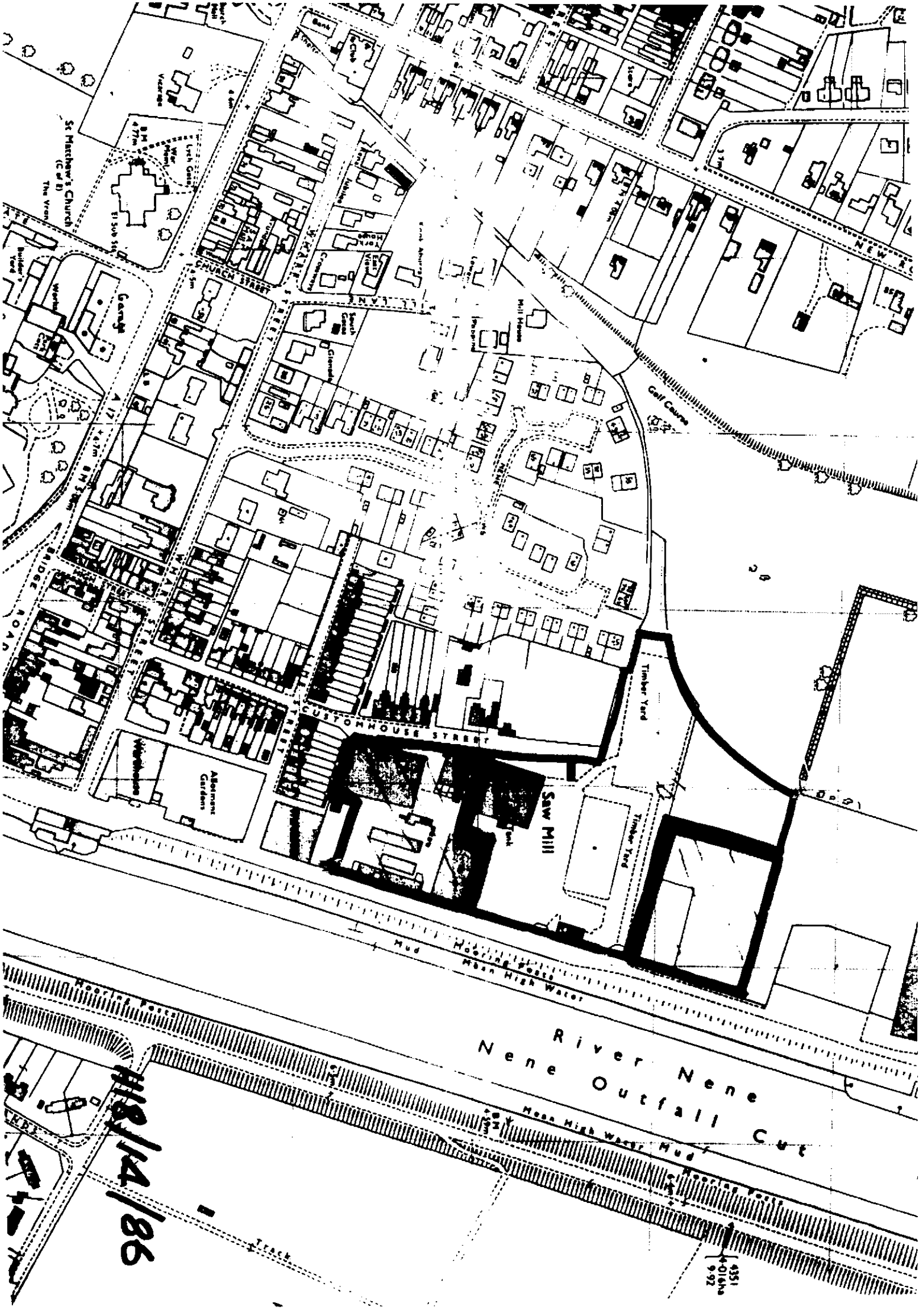
The South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the carrying out of the development for the following reason(s):

1. It is considered premature to consider granting permission for a larger number of vehicles and trailers until the Council has been able to assess the effects of the present development on residential amenity at all seasons of the year.

B Smith
District Planning Officer (C)
5th March 1986

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161


St Matthew's Church
(C of E)
CHURCH STREET
Garage
Golf Course
CUSTOMHOUSE STREET
Timber Yard
Saw Mill
Allotment Gardens
Mud
Mean High Water
River Nene
Nene Outfall Cut
Track

HR/14/86

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1971 as amended

Four completed copies of this form and plans should be sent to the District Council

	For official use only
Application no.	H18/00 14/86
Date received	08 JAN 1986
Grid reference	548250 321550.

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name Roffes Transport Limited

Address West Bank, Sutton Bridge,
Spalding, Lincolnshire.

Tel. No. Holbeach 351111

Agent (if any) to whom correspondance should be sent (complete details below in block capitals)

Name

Address

Tel No.

OFFICE COPY

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known)

Haulage Depot,
West Bank, Sutton Bridge

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser

Owner

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

Use of site without complying with ~~Amendment of~~ condition No. 7 to planning permission ref. No. H18/438/85 to 55 tractor units and 50 trailers.

(d) State whether applicant owns or controls any adjoining land and, if so, give its location

Yes. As outlined blue on drawings

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:—

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	NO	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	YES	
(c) Approval of reserved matters following the grant of outline permission	NO	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed .....

***On behalf of** Robres Transport Limited

(insert applicants name if signed by an agent)

Date 8-1-86.

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters – see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 27 of the Town and Country Planning Act 1971 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant was an owner *(a)* of any part of the land to which the *application relates at the beginning of the period of 20 days before the date of the accompanying *application

* 2. None of the land to which the *application relates constitutes or forms part of an agricultural holding:

or

* 2. *I have / The applicant has / The appellant has given the requisite notice to every person other than *myself / himself who 20 days before the date of the *application was a tenant of any agricultural holding any part of which was comprised in the land to which the *application relates, viz:–

Name of Tenant *(c)*	Address	Date of Service of Notice

Signed .....

***On behalf of** Robres Transport Limited

(insert applicants name if signed by an agent)

Date 8.1.86

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(c) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

4. Particulars of Present and Previous Use of Buildings or Land

(a) State

(i) Present use of buildings/land .....

(ii) If vacant, the last previous use including the date when the use was discontinued .....

5. Additional Information

			State Yes or No
(a) State whether the proposal involves: —			
(i) Construction of a new access to a highway		vehicular	NO
		pedestrian	NO
(ii) Alteration, including change of use, of an existing access to a highway		vehicular	NO
		pedestrian	NO
(iii) The crossing of a ditch or other water course			NO
(b) State whether the proposal involves: —			
(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats			NO
(ii) Alteration or extension			NO
(iii) Change of use			NO
(c) Size of any new structure: —			
(a) height			Not applicable
(b) length			.....
(c) width			.....
(d) Type and colour of materials for facing external walls			Not applicable
(e) Type and colour of roofing materials			Not applicable
(f) What provision exists or is proposed for garaging and/or parking vehicles within the site?			As shown on drawings attached
(g) Is the application for industrial, office, warehousing, storage or shopping purposes?			NO — If yes, complete Part 2 of this form
(h) Is the application in connection with agriculture?			NO — If yes, give brief details on page 4
(i) Does the proposal affect a listed building?			NO
(j) Does the proposed development involve the felling of any trees?			NO — If yes, indicate their positions on plan
(k) (i) How will surface water be disposed of? (ii) How will foul sewage be dealt with?			Not applicable — Continue on page 4 if necessary
(l) Does the proposal affect a land drain?			NO — If yes, indicate positions on plan

6. Plans

List of drawings and plans submitted with the application

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

Ref'ce...H18/0014/86...

Type ...Temp.... Rec'd 09.01.86

Disc reference....A60102.....

Liaison
DC ref.....
DC app needed [NO]

Initials/Date
Requested.....

VALIDATION:

Submission:
Documents incomplete [ ]
Sect 26 required [ ]
Invalid Ref
COMPLETE

forms unsigned. Will call in

Requested.....
Requested.....
Confirmed.....

Technical:
Site area H
Floorspace H
Permitted development: [ ]

Calculated.....
Confirmed.....

Financial:
Submitted fee: £27 ✓
Correct fee: £27
Refund needed: £
Non-fee earning - Type [ ]
Previous app [ ]
Other [ ]

Confirmed.....
Confirmed.....
Confirmed.....
Fee record..... 5356

INFORMATION:

Constraints

DB.....S.H.....
Councillors.....V.....
Local Plan area [✓]
Inside/~~Outside~~ IBD

TR [ ] (108 zone [ ])
CA [ ]
LB [ ]
TPO [ ]
Other:

Previous applications
438/86 ✓
902/85 (W) Drawn)
731/84. 713/72. 578/85.
170/85. 867/85. 811/85.
866/80. 730/84.
Other relevant apps

Sheet 232.

Plotted.13.1.86 JB.
Input.....

DETERMINATION:

DPO [ ]
COMM [✓]

Case Officer
....MT....

Non-standard admin
Publicity: CA / LBC / LB Setting ✓
Departure / General 11/73 ✓ 4/1
Residents: See map [ ]
Addresses overleaf [ ]

Extra consultations:
[ ] DTp routine
[ ] DTp Art 15
[ ] MAFF routine
[ ] MAFF appraisal
[✓] Env Health
[ ] Con Arch, viz

Others:

Applicant: Art 5(1) [✓] Art 5(2) [ ]
Details required -

Not accepted site + block plan
Diffic
✓ 4/1

DC check.....
33b

Non-standard

Advert.....
CD10s.....
Art 5.....

DC5

FILE SHEET

14
NRM

Special Requirements:

APPLICATION NO: H16/0014/85 RECEIVED: 17/12/85

ROFFES

APPLICANT: Roffes Transport Ltd
West Bank
Sutton Bridge
Nr SPALDING
Lincs

TYPE: Temp

DESCRIPTION: Use of site without [illegible] permission No. H16/0[illegible]/85 by [illegible]

LOCATION: Haulage Depot, West [illegible]

Terminal Date

Last Committee before *terminal Date*: 5.3.86.

	CONSULTATIONS					RECONSULTATIONS		
	Requested	Sent	Expiry	Received	OBJ	Sent	Exp.	Rec'd
Parish Council		24/1	7/2.	See Comment				
Ward Member		24/1	31/1	✓ See comment				
County Highways		30/	T/F	See no obj				
Dept. of Transport								
Ministry of Agriculture								
Consultant Architect								
Drainage Board								
Water Authority								
Environmental Health		24/1	7/2					
Publicity:								
Residents:								
Advertisement		14/2	7/3					
Applicant:								

Check column 2

TRANSPARENCY INSTRUCTIONS

COMMITTEE: 5/3/86

APPLICATION NO: 14/86 CASE OFFICER: RJJ

SITE ✓ See RJJ BLOCK ✓	ELEVATION N S E W
ALSO SHOW : CONSERVATION AREA I.B.D. PREVIOUS APPLICATION SITES i.e. APPLICATION NO's:	
ANY OTHER REQUIREMENTS -	

Confirmed: .....

APPLICATION NO: H18/0014/86 2 V DATE RECEIVED: 08/01/86

APPLICANT: Roffes Transport Ltd
West Bank
Sutton Bridge
Nr SPALDING
Lincs

AGENT:

TYPE: Temp

GRID REF: 548250 321550

DESCRIPTION: Use of site without complying with condition No. 7 to planning permission NO. H18/438/85 by increasing to 35 tractor units and 50 trailers

LOCATION: Haulage Depot, West Bank, Sutton Bridge

REPRESENTATIONS

Parish Council: If previous conditions have been met, no objections.

Ward Members:
1. Has Haulage Operators Licence been obtained for extra vehicles.
2. Wish to see Lime Street/Wharf Street neighbour consulted.

Technical objections: Consultants Advice (Professor Bowman) - The advice upon the last application to increase the number of units (H18/0902/85 - subsequently withdrawn) was as follows:-
"Any increase in vehicular activities will increase the noise emission from the site. Although the maximum emission may not be increased, the frequency and duration of events could increase. Thus, although the increase in the number of vehicles will not undermine the validity of the noise measure ability to reduce a single noise event, the risk is how the increase will effect the number of night time activities (which are currently one or two per night)".

Public objections: Final date for response to advert is 7th March.

PLANNING POLICIES/DOE ADVICE

Circular 22/80 : Permission should be granted unless there are specific and convincing objections such as.....noise.
Circular 14/85 : Presumption in favour of allowing applications for development.....unless that development would cause demonstrable harm to interests of acknowledged importance.

PREVIOUS DECISIONS

H18/438/85 - Use of haulage depot and workshop - granted permission subject to a number of conditions including restricting the number of vehicles and trailers to no more than 26 and 29 respectively and prohibiting the serving, maintenance, washing and cleaning of vehicles between 8.00 pm and 7.30am Mondays to Saturdays and at any time on Sundays, other than within the workshop building.

Objection to renewal of Licence - Planning Committee 18th September, 1985 (Minute 1005/85 refers) - resolved -

"(a) The District Planning Officer be authorised to making an objection on behalf of the Council against the granting to this Company of a revised goods vehicles operator's licence...".

Note:

The Licencing Authority advised that a local inquiry would be held on the 13th February 1985 but this has been adjourned:

H18/0902/85 - Continuation of use as haulage depot, using 40 tractor units and 50 trailers. The application was subsequently withdrawn prior to its determination.

PLANNING ISSUES

1. This applicaation if permitted, would enable a significant potential intensification of activity on site.
2. When permission was first granted, and limited to a smaller number of vehicles an tracters, various environmental works were required in view of the proximity of the site to dwellings. These works have been carried out.

CONCLUSIONS

The effect of this proposal on residential amenity is a very important consideration.

It may be that the environmental measure are adequate for a larger number of vehicles. However, they have not stood the tests of a summer, when there is the greater likelihood of outdoor working and house windows being open.

PLANNING OFFICER'S RECOMMENDATION - Refuse permission for the following reason:-

A. It is considered premature to consider granting permission for a larger number of vehicles and trailers until the Council has been able to assess the effects of the present development on residential amenity at all seasons of the year.
B. Further to the objection already lodged with the Licensing Authority, that authority be made aware of this decision to refuse planning permission.

APPLICATION NO: H18/0014/86 2 V DATE RECEIVED: 08/01/86

APPLICANT: Roffes Transport Ltd
West Bank
Sutton Bridge
Nr SPALDING
Lincs

AGENT:

TYPE: Temp GRID REF: 548250 321550

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LOCATION: Haulage Depot, West Bank, Sutton Bridge

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2. Wish to see Lime Street/Wharf Street neighbour consulted.

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Note:
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CONCLUSIONS

The effect of this proposal on residential amenity is a very important consideration.

It may be that the environmental measure are adequate for a larger number of vehicles. However, they have not stood the tests of a summer, when there is the greater likelihood of outdoor working and house windows being open.

PLANNING OFFICER'S RECOMMENDATION - Refuse permission for the following reason:-

A. It is considered premature to consider granting permission for a larger number of vehicles and trailers until the Council has been able to assess the effects of the present development on residential amenity at all seasons of the year.
B. Further to the objection already lodged with the Licensing Authority, that authority be made aware of this decision to refuse planning permission.

H18/0014/86

REPRESENTATIONS

Parish Council : If previous conditions have been met, no objection

Ward Members : 1. Has Haulage Operators licence been obtained for extra vehicle
2. Wish to see hirne steel/wharf steel neighbours consulted.

Technical objections : See Sheet 2.

Public objection : Final date for response to advert is 7th March.

PLANNING POLICIES / DoE ADVICE

Circ 22/80 : Permission should be granted unless there are specific and convincing objections such as..... noise.

Circ 14/85 : Presumption in favour of allowing application for development .... unless that development would cause ~~demonstrable~~ demonstrable harm to interests of acknowledged importance.

PREVIOUS DECISIONS

See Sheet 2.

~~PLANNING POLICIES/DOE ADVICE~~

Circular 22/80 - Presumption to support the development of small businesses unless there are overriding environmental reasons.
Circular 14/85 - Development and Employment - presumption in favour "... unless the development would cause demonstrable harm to interests of acknowledged importance ..."

PREVIOUS DECISIONS

H18/438/85 - Use of haulage depot and workshop - granted permission subject to a number of conditions including restricting the number of vehicles and trailers to no more than 26 and 29 respectively and prohibiting the serving, maintenance, washing and cleaning of vehicles between 8.00 pm. and 7.30 am. Mondays to Saturdays and at any time on Sundays, other than within the workshop building.

Objection to renewal of Licence - Planning Committee 18th September, 1985 (Minute 1005/85 refers) - resolved -

"(a) The District Planning Officer be authorised to making an objection on behalf of the Council against the granting to this Company of a revised goods vehicles operator's licence ..." Note:- The licensing Authority advised that a local inquiry would be held in February 1985 but this had been adjourned.

H18/0902/85 - Continuation of use as haulage depot, using 40 tractor units & 50 trailers. The application was subsequently withdrawn prior to its determination.

Technical objections

Consultants Advice (Professor Bowman) - The advice upon the last application to increase the number of units (H18/0902/85 - subsequently withdrawn) was as follows:-

West under Technical objection

"Any increase in vehicular activities will increase the noise emission from the site. Although the maximum emission may not be increased, the frequency and duration of events could increase. Thus, although the increase in the number of vehicles will not undermine the validity of the noise measure ability to reduce a single noise event, the risk is how the increase will effect the number of night time activities (which are currently one or two per night)."

PLANNING ISSUES

(1) This application if permitted would enable a significant potential intensification of activity on site.

(2) When permission was first granted, and limited to a smaller number of vehicles and trailers, various environmental works were required in view of the proximity of the site to dwellings. These works have been carried out.

CONCLUSION. The effect of this proposal on residential amenity is a very important consideration.

It may be that the environmental measures are adequate for a larger number of vehicles. However, they have not stood the test of a summer, when there is the greater likelihood of outdoor working and house windows being open.

POR A ← Refuse permission for the following reasons:-

It is considered premature to consider granting permission for a larger number of vehicles and trailers until the Council has been able to assess the effect of the present development on residential amenity at all seasons of the year.

B. Further to the objections already lodged with the Licensing Authority, that authority be made aware of this decision to refuse planning permission.

ERN TRAFFIC AREA

Road
Cambridge
CB2 1NP
Telephone 0223 358922
Telex 81373

Birkbeck House
14-16 Trinity Square
Nottingham
NG1 4BA
Telephone 0602 475511
Telex 37188

Please reply to ..... NOTTINGHAM ..... office

PLANNING DEPT
SOUTH HOLLAND D.C
COUNCIL OFFICES
CHATTERTON TOWER
WINFREY AVENUE
SPALDING
LINCS.

Your reference

Our reference
E 171878

Date
24 January 1986

Dear Sir/Madam

OPERATORS LICENSING - GOODS
RE: ROFFES TRANSPORT LTD

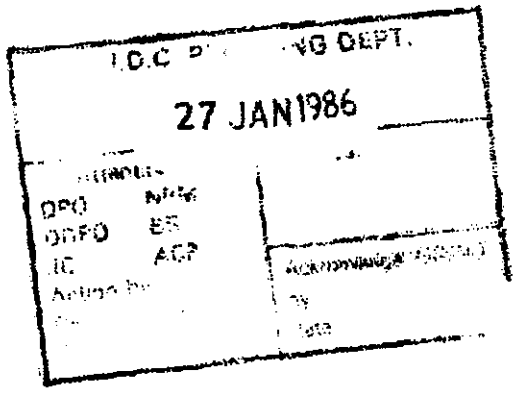
I refer to my letter dated 10 January 1986 regarding the Public Inquiry to be held, to determine an application made by the above for an operator's licence, at the Council Offices, Priory Road, Spalding.

Unfortunately, when writing to you I gave the wrong date for the Inquiry. This letter is to confirm that the Inquiry will, in fact, take place on THURSDAY 13 FEBRUARY 1986 and NOT Wednesday 12 February 1986 as previously stated. All other details remain the same.

I apologise for any inconvenience that may have occurred.

Yours faithfully

A Quail
for Clerk to the Licensing



EASTERN TRAFFIC AREA

Terrington House
13-15 Hills Road
Cambridge
CB2 1NP
Telephone 0223 358922
Telex 81373

Birkbeck House
14-16 Trinity Square
Nottingham
NG1 4BA
Telephone 0602 475511
Telex 37188

Please reply to ..... office

PLANNING DEPARTMENT
SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
CHATTERTON TOWER
WINFREY AVENUE
SPALDING, LINCS

Your reference RSS/JM H18/438/8
Our reference E 171878
Date 10 JAN 1986

Dear Sir

GOODS OPERATOR LICENSING

ROFFEY TRANSPORT LTD

1. I refer to your objection against an application for an operator's licence/~~to vary an operator's licence~~ made by the above.

2. The Licensing Authority has decided to hear this application at a Public Inquiry to be held

at THE COUNCIL CHAMBER, SOUTH HOLLAND D C
PRIORY ROAD SPALDING LINCS
on WEDNESDAY 2 FEBRUARY 1986
at 11 00 a.m.

3. I am enclosing a copy of an Appendix which has been sent to the applicant and which is relevant to your objection and ask that you let me know within 7 days of the date of this letter whether you will be attending the Inquiry.

Yours faithfully

for Clerk to the Licensing Authority

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JAN 1986

Attention of
DPO
DDPO
JC
Action by.....
Discuss with.....
Copy to.....

File Nos. Council objection on case file.

Acknowledge YES/NO
by
date

SECTION 69A - G TRANSPORT ACT 1968
REGULATIONS 21 AND 22 GOODS VEHICLE (OPERATORS' LICENCES, QUALIFICATIONS AND FEES) REGULATIONS 1984

Control of operating centres for goods vehicles on environmental grounds

1. Under the provisions of the above legislation the Licensing Authority when considering an application for an operators licence is required to be satisfied that the place which is to be the operating centre for the vehicle(s) to be used under any licence that may be granted is suitable on environmental grounds Before making this decision he must take into account any objection(s)/representation(s) received.

2. The Licensing Authority is empowered to refuse an application if he considers that the place which is to be the operating centre is unsuitable on environmental grounds. He may also refuse an application on the ground that the parking of authorised vehicle(s) at or in the vicinity of any operating centre would cause adverse effects on the environment. Alternatively, the Licensing Authority may grant a licence with such conditions attached as appear to him appropriate.

3. The onus of proof lies with those making objection/represention and the Licensing Authority is empowered to exclude any submission or evidence on the ground that he considers it to be vexatious, frivolous or irrelevant.

4. At the Inquiry the Licensing Authority will have regard to the following:-

TRANSPORT ACT 1968

Section 69B(1) Any person entitled by virtue of Section 63(3) of this Act to object to the grant of any application for an operator's licence on the ground there mentioned may also object to the grant of any such application on the ground that any place which if the licence is granted, will be an operating centre of the holder of the licence is unsuitable on environmental grounds for use as such.

Section 69B(2) In the case of any such application, any person who is the owner or occupier of land in the vicinity of any place, which if the licence is granted, will be an operating centre for the holder of the licence may make representations against the grant of the application on the ground that that place is unsuitable on environmental grounds for use as such, provided that any adverse effects on environmental conditions arising from that use would be capable of prejudicially affecting the use or enjoyment of the land.

Section 69B(3) Where any objection or representations are duly made under this section in respect of any application for an operator's licence, the Licensing Authority may in any case refuse the application on the ground that the parking of authorised vehicles under the licence at or in the vicinity of any place which, if the licence were granted, would be an operating centre of the holder of the licence would cause adverse effects on environmental conditions in the vicinity of that place.

Section 69 B(4) Where any objection or representations are duly so made in respect of any such application, the licensing authority may refuse the application, subject to subsection (5) of this section, on the ground that any place which, if the licence were granted, would be an operating centre of the holder of the licence is unsuitable for use as such on environmental grounds other than the ground mentioned in subsection (3) of this section.

SECTION 69A - G TRANSPORT ACT 1968
REGULATIONS 21 AND 22 GOODS VEHICLE (OPERATORS' LICENCES, QUALIFICATIONS AND FEES) REGULATIONS 1984

Control of operating centres for goods vehicles on environmental grounds

1. Under the provisions of the above legislation the Licensing Authority when considering an application for an operators licence is required to be satisfied that the place which is to be the operating centre for the vehicle(s) to be used under any licence that may be granted is suitable on environmental grounds Before making this decision he must take into account any objection(s)/representation(s) received.

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Section 69B(2) In the case of any such application, any person who is the owner or occupier of land in the vicinity of any place, which if the licence is granted, will be an operating centre for the holder of the licence may make representations against the grant of the application on the ground that that place is unsuitable on environmental grounds for use as such, provided that any adverse effects on environmental conditions arising from that use would be capable of prejudicially affecting the use or enjoyment of the land.

Section 69B(3) Where any objection or representations are duly made under this section in respect of any application for an operator's licence, the Licensing Authority may in any case refuse the application on the ground that the parking of authorised vehicles under the licence at or in the vicinity of any place which, if the licence were granted, would be an operating centre of the holder of the licence would cause adverse effects on environmental conditions in the vicinity of that place.

Section 69 B(4) Where any objection or representations are duly so made in respect of any such application, the licensing authority may refuse the application, subject to subsection (5) of this section, on the ground that any place which, if the licence were granted, would be an operating centre of the holder of the licence is unsuitable for use as such on environmental grounds other than the ground mentioned in subsection (3) of this section.

South Holland District Council

Notice is hereby given that application has been made to the Council in respect of the following:

Planning Applications

Reference H18/0014/86
Use of site without complying with condition No. 7 to planning permission no. H18/43885 by increasing to 35 tractor units and 50 trailers
Haulage Depot, West Bank, Sutton Bridge

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Chatterton Tower, Winfrey Avenue, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

J T Brindley
Chief Executive

Council Offices
Priory Road
Spalding

14th February 1986

[redacted] LINCOLNSHIRE [redacted]

[redacted]LICATION No: [redacted]4/86   2   V   DATE RECEIVED: 21/01/86

APPLICANT: [redacted] Transport Ltd   AGENT:
[redacted] Bank
[redacted] Bridge
Nr SPALDING
Lincs

TYPE: Temp   GRID REF: 548250 32[redacted]

DESCRIPTION: [redacted] without complying with condition No. 7 to planning permission [redacted] by increasing to 35 tractor units and 50 trailers

LOCATION: [redacted], [redacted] Bank, Sutton Bridge

Terminal Date   18/3/86

24th January 1986

[redacted] Council

[redacted]

Attention
DPO
DDPO
JC
Action by
Discuss with
Copy to

[redacted]

[redacted]ing observations: *The Parish Council feel that [redacted]ditions set out previously regarding the [redacted] are met, they can have no objection [redacted] proposals*

[redacted] Date: *11/2/86*

DC2

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

APPLICATION NO: H18/0014/86 2 V DATE RECEIVED: 21/01/86

APPLICANT: Roles Transport Ltd
West Bank
Sutton Bridge
Nr SPALDING
Lincs

AGENT:

TYPE: Temp GRID REF: 548250 321550

DESCRIPTION: Use of site without complying with condition No. 7 to planning permission NO. H18/438/85 by increasing to 36 tractor units and 50 trailers 26 . 29

LOCATION: Haulage Depot, West Bank, Sutton Bridge

Terminal Date 18/3/86

Notification to Ward Member

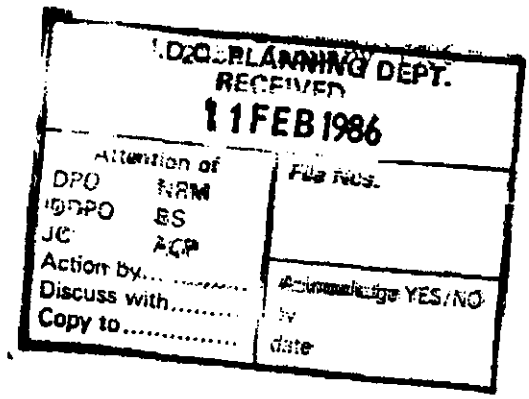
I have received an application for the proposal referred to above

Proposed determination

A ☐ The application will be considered by the Planning Committee

B ☐ From an initial Examination, it appears that the application is likely to be one which may be determined without reference to the Planning Committee, if no objections are received and if my eventual recommendation is one of approval.

If you feel that the proposal should be brought to the attention of the Committee, please let me know by returning this notice. If I do not receive this within 7 days of the date of this notice it will be assumed that you have no objection to the determination of the application under delegated powers.



Comments, if any:

I request that the above application be considered by the Planning Committee for the following reason(s).

Comments, if any:

How the firm been able to obtain a Haulage Operators licence for increase in vehicles & Trailers.

Signed .....

Date 11th February 1986

DC2

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

APPLICATION NO: H18/0014/86 2 V DATE RECEIVED: 21/01/86

APPLICANT: Rofes Transport Ltd
West Bank
Sutton Bridge
Nr SPALDING
Lincs

AGENT:

TYPE: Temp GRID REF: 548250 321550

DESCRIPTION: Use of site without complying with condition No. 7 to planning permission NO. H18/438/85 by increasing to 35 tractor units and 50 trailers

LOCATION: Haulage Depot, West Bank, Sutton Bridge

S.H.D.C. PLANNING DEPT. RECEIVED 4 FEB 1986
Attention of DDPO BS JC ACP
Action by
Copy to
File Nos.
Acknowledge YES/NO
Comments

18/3/86

24th January 1986

Notification to Ward Member

I have received an application for the proposal referred to above

Proposed determination

A ☐ The application will be considered by the Planning Committee

B ☐ From an initial Examination, it appears that the application is likely to be one which may be determined without reference to the Planning Committee, if no objections are received and if my eventual recommendation is one of approval.

If you feel that the proposal should be brought to the attention of the Committee, please let me know by returning this notice. If I do not receive this within 7 days of the date of this notice it will be assumed that you have no objection to the determination of the application under delegated powers.

Comments, if any:

I request that the above application be considered by the Planning Committee for the following reason(s).

WISH TO SEE
Lime St/Wharf St neighbours
Consulted.

Comments, if any:

Signed .....

Date 28-1-86

ROFFES TRANSPORT LTD.

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

Telephone : HOLBEACH (0406) 351111 3 lines
Telex : 32123

VAT Reg. No. 287 8392 94

Registered in England No. 1303593

South Holland District Council,
Planning Department,
Chatterton Tower,
SPALDING,
Lincolnshire.

16th January, 1986

For the attention of Mr. N. Midland.

Dear Sirs,

Reference to a telephone conversation with Mrs. Maxwell of your department, 16th January, 1986.

I confirm that the site plan meaning the left side plan is the one to note in our present application. The corner of site adjoining Travis and Arnold and fronting the road edged in blue is to be ommitted as per the planning permission granted last.

Expecting this letter is sufficient for your requirements. Would you please acknowledge receipt of it also the present planning application.

Yours faithfully,
for Roffes Transport Limited

T. M. Roffe.

S.H.D.C. PLANNING DEPT.
21 JAN 1986
Attention of
DPO NHM
DDPO BS
JC ACP
Action by.....
Discuss with.....
Copy to.....
Acknowledge YES/NO
by
date

Directors : T. M. Roffe . [redacted]

MEMO

From: CHIEF ENVIRONMENTAL HEALTH OFFICER	Date: 30.1.86
To: PLANNING OFFICER	Our: GR/SS.
	Your Ref:

H18/14/86
Haulage Depot, West Bank, Sutton Bridge

I respond to the above application after reading Professor Bowman's letter dated 4th October, 1985.

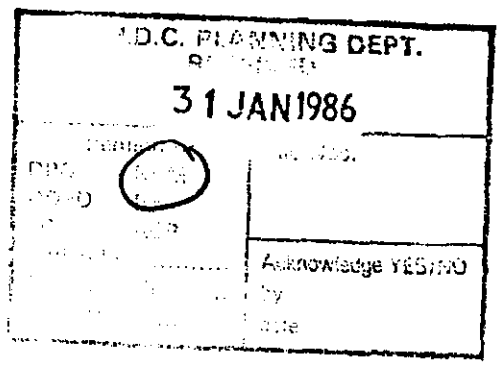
The ascoutic works required on site have been completed and no complaints of noise nuisances have been received by the Department since their completion.

If it is the intention to extend the lorry park as detailed on the plan, then the earth bank will have to be extended along the golf course boundary to safeguard the environment to the properties in New Road.

We, as a Department, have no power to restrict on-site night movements of vehicles but could the parking be so designed to accommodate such vehicles near the access point for cars? say on the tractor unit park, this would significantly reduce the night traffic movement noise.

I am of the opinion that the two points mentioned above ought to be investigated before a decision is made, but I assume that as this project has been overseen by outside consultants you will be taking advice from them.

Chief Environmental Health Officer



H18/14/86/ACP/DLB RRC/DH/53/86
(Mr. A. C. Pickering)

Metcalfe, Copeman & Pettefar,
Solicitors,
6 York Row,
WISBECH,
Cambs.
PE13 1EF

7th. March, 1986.

Dear Sir,

ROFFES TRANSPORT LIMITED.

I refer to your letter of 18th February on behalf of your above clients.

The most recent application has in fact now been determined and the formal notice of decision will be issued shortly. However in this case I still have a copy of the application available and enclose this for your use.

Yours faithfully,

District Planning Officer.

Enc

Metcalfe, Copeman & Pettefar
Solicitors

6 YORK ROW · WISBECH · CAMBRIDGESHIRE PE13 1EF · TELEPHONE (0945) 64331
TELEX 32179 MCPLEX
FAX (0733) 312728

FIRST CLASS

The District Planning Officer
South Holland District Council
Planning Department
The Council Officers
Chatterton Tower
Winfrey Avenue
SPALDING
PE11 1DB

Your Ref RSSJM.818/438/85

Our Ref RRC/DH/53/86

J. R. Bostock, LL.B.

R. R. Carlson — K. E. Vipas, M.A. Oxon.
D. Rutter — S. E. Nelson, LL.B.
H. B. T. Clark, M.A. Cantab. — A. H. Charlton, B.A.
T. W. Stevenson, M.A. Cantab. — J. R. Burton, M.A. Cantab.
M. Copeman, LL.B.

Staff Solicitors

Anita U. Waterman, LL.B. — R. A. Cheetham, LL.B.
S. S. Thiru — A. Lesley Bishop
P. Garner, B.A.

Consultant
D. R. O. Mitchell, M.A. Cantab.

18 February 1986

Dear Sir

Re: ROFFES TRANSPORT LTD

We wrote to you on the 30 January requesting a copy of our Client's latest application for planning permission. You kindly rang our office on the 7th instant and the message that the Writer has is that you are unable to send a copy of the planning application submitted by Roffes Transport as once a planning application has been submitted and is granted, it becomes an official document. We are not seeking sight of any planning which has been granted, but merely a sight of our Client's most recent application for planning which is still to be considered. We appreciate that normally one would have expected our Client Company to have kept a copy of the application, but for whatever reason, the same is not to hand, hence our request to you.

We await to hear from you.

Yours faithfully

19. .. 1986

ACTION	
FILE	—

EXTRACT FROM MINUTES

COMMITTEE : planning

DATE : 5th. march. 1986

Officer:

14/86

272.

NOTES

1. In refusing application No. H18/0018/86 it was agreed that the site be monitored by the Council's Noise Consultant until September 1986 to test the effectiveness of the environmental improvement works already carried out.

ACTION	
FILE	✓

14/8/86

EXTRACT FROM MINUTES

COMMITTEE : planning **Officer:**

DATE : 5th. march, 1986

NOTES

1. In refusing application No. H18/0018/86 it was agreed that the site be monitored by the Council's Noise Consultant until September 1986 to test the effectiveness of the environmental improvement works already carried out.

2. Application No. H14/0018/86 was granted subject to an additional condition prohibiting the repair of motor/motorised cycles.

3. The issue of planning permission H11/1193/85 was subject to the applicant indicating by a red line on the submitted plans the extent of the application site.

4. In refusing application No. H8/0052/86 it was agreed that every assistance be given to the applicant in obtaining a suitable site.

5. Application No. H18/1238/85 was refused in accordance with the recommendation of the Plans Sub-Committee following a site inspection on the grounds that the site was of inadequate size and access for two dwellings.

6. Application No. H16/1178/85 was refused on the recommendation of the Plans Sub-Committee following a site inspection in accordance with the Planning Officer's recommendation.

7. It was noted that permission was granted under application no. H16/1148/85 for a temporary period of 2 years.

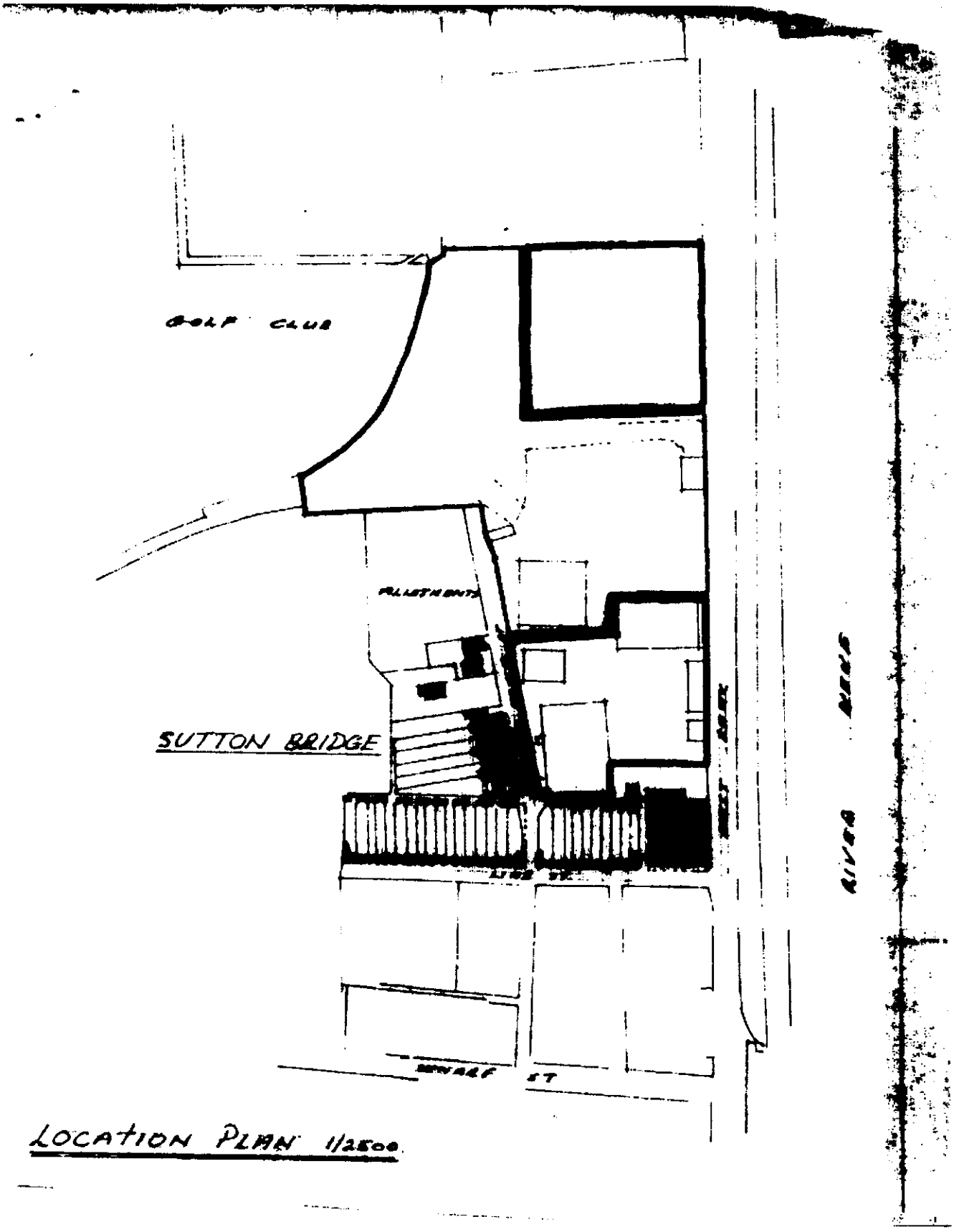
8. Application No. H23/1154/85 was granted contrary to the recommendation of the Planning Officer and the Plans Sub-Committee following a site inspection.

9. In deferring application no. H16/0780/85 for a site inspection it was agreed, that if the application is refused, the matter be referred to the Industrial Promotion Sub-Committee and the Planning Officer to provide assistance to the applicant in attempting to find suitable premises.

10. Councillor Mrs. A.J. Teale left the meeting following consideration of application No. H16/0780/85.

11. In authorising the Planning Officer to grant application No. H12/1110/85 it was agreed that a condition requested by the Highway Authority be imposed.

12. Councillors M.D. Booth and R.J. King, M.B.E. left the meeting before and after consideration of application H16/1152/85 respectively.



LOCATION PLAN 1/2500

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincolnshire

D M Gedney

DMG/SJS H18/1140/91
and H18/0736/88/C2
771128/MRG/AEW and
771238/MRG/AEW
24 April 1992

Dear Sirs

Planning Application H18/1140/91 - Details of screening in respect of Condition 2 of application H18/1780/88 - West Bank, Sutton Bridge Planning Application H18/0736/88/C2 - Proposed wall (Condition Compliance) - Custom House Street, Sutton Bridge

I refer to the above planning applications submitted by yourself on behalf of Roffes Transport Ltd and also Roffes Homes, both of which were considered by Members at the Planning Committee Meeting held on the 14 April 1992.

In respect of application H18/1140/91 (details of screening adjacent to the lorry wash), it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to:

(a) The applicants confirming whether the plastic coated steel sheeting will be dark green or brown.

(b) The applicants satisfactorily demonstrating that the screen will prevent noise from the high pressure wash from exceeding 48 dB expressed as a 30 minute LAeqT at a height of 1.5 metres and 3.5 metres from any residential facade.

In respect of application H18/0736/88/C2 (the proposed wall), however, it was resolved that the application could not be submitted as a Condition Compliance on the basis that it also made provision for access gates. As such, the proposal would not be in strict accordance with Conditions 5 and 6 of Planning Permission H18/0736/88 on the basis that they made reference purely to a wall.

Cont/...

Cont/...

Pursuant to the above, therefore, I will be pleased if you will submit an application under Section 97 of the Town and Country Planning Act 1990 for the modification of conditions 5 and 6 of Planning Permission H18/0736/88.

I hope the above information is of assistance to you and I look forward to your response in due course.

Yours faithfully

N R Midlen.
Principal Planning Officer
Development Control

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H18/1140/91

18 December, 1991

Dear Sirs

Planning Application H18/1140/91 - Details of screening, Roffes Transport, West Bank, Sutton Bridge

I refer to the above planning application submitted by yourself on behalf of Roffes Transport.

Before I am in a position to proceed with the application, the following additional information is required:-

1 Details of the siting of the karcher HDS 76 unit and if this is to remain outside the workshop, details of any soundproofing i.e. acoustic enclosure.

2 Sound insulation properties of the PC steel screening i.e. sound reduction index (100 HZ to 315 OHZ).

If you wish to discuss the above, it is suggested that you contact Mr J Chapman of Environmental Health.

Yours faithfully

DMG

N R MIDLEN
PRINCIPAL PLANNING OFFICER
DEVELOPMENT CONTROL

Roffes Transport Ltd
West Bank
Sutton Bridge
Spalding
Lincs

Mr D M Gedney

DMG/LAB
H18/1140/91

4 March 1993

Dear Sirs

Screening Of Lorry Wash Down Area At Haulage Yard, West Bank, Sutton Bridge.

I refer to your recent enquiry to ascertain whether or not it would be acceptable to replace the approved section of brick wall on the southern boundary of the wash down facility with steel sheeting of similar height, construction and colour with that proposed along the western boundary.

In response, I advise that you submit an amendment to the authority as a matter of urgency so that the relevant consultations can be carried out and a decision made. I can inform, however, that I have had informal discussions with Environmental Services who would raise no objections to the replacement. However, I must stress that it is not guaranteed that the Planning Committee will necessarily agree.

Finally, I look forward to the receipt of the above information as a matter of urgency bearing in mind that you are presently in breach of condition no. 2 of planning permission H18/1780/88 which states that the existing fence to the wash down area shall be replaced by an appropriately designed screen before development is commenced. If this information is not forthcoming then I remind you that the Council have powers to take proceedings against the breach of planning control in accordance with Section 172 of the Town and Country Planning Act 1990.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Call received from Mr Roberts advised that Roffes had erected screening, which is perfectly acceptable + serving its purpose DMG

D. Geaney.
14.4.93 - Inspected site - Screening of Washdown Bay now completed.
KW 14.4.93

Discussed with NRM 19/4. Considered that we should take no further action unless receive further representation DMG 19/4

Mr Roffe telephoned DPBCS 25/2.

Indicated, inter alia, that he wished to amend the screening around the lorry wash down facility. He wished to delete the small section of wall and replace it with steel sheeting to match that permitted along the western boundary.
Letter subsequently sent to him (copy attached).

DMG 3/3

Ref H18/1140/91

Rang B. Gilham in KV's ~~absence~~ absence (.11)

Reminded him of content of letter dated 11/12/92 and that Roffe appeared to be in breach of planning permission H18/1780/88 (condition 2).

He stated that he would have another word with his client and inform the Dept what he proposed to do as soon as possible.

DMG 22/1/93

Mr R Roberts,
39 Custom House Street,
Sutton Bridge,
Spalding,
Lincs.

Mr K Woods

KW/JJ H18/1140/91

14 Dec 1992

Dear Sir,

SCREENING OF WASH DOWN BAY, ROFFES TRANSPORT, WEST BANK, SUTTON BRIDGE.

I refer to your recent telephone conversation with Mr Midlen of this Department in respect of the above matter.

We have now discussed the situation with the Agents for Roffes Transport in an effort to have the approved screening carried out as soon as possible which would remove the source of the present noise problem.

The whole aspect of whether planning permission H18/1780/88 for the continued use of the site for 70 tractor units and 100 trailers has been implemented, is being investigated. If it has then we shall be in a position to enforce the compliance with condition no 2 of that permission and ensure that the approved screen wall and fencing is erected.

In the meantime the Company are being asked to secure the existing fence in order to resolve the noise problem.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB.

FAO: Mr B Gilham

Mr K Woods

KW/JJ H18/1140/91

11 Dec 1992

Dear Sir,

PLANNING APPLICATIONS H18/1140/91 AND H18/438/85 - ROFFES TRANSPORT, WEST BANK, SUTTON BRIDGE.

I am in receipt of complaints from residents of Custom House Street, Sutton Bridge that the fencing which screens the vehicle wash down bay at the end of Custom House Street has become somewhat dilapidated whereby the residents are being disturbed by the continual flapping of the fencing in high winds.

Condition No 4 of planning permission H18/438/85 states that the 3 metre high fence between points X and Y on the submitted plan shall be constructed in accordance with the specification set out in the applicants letter dated 18th July 1985, and there after maintained as an effective barrier to noise and spray.

You will also be aware that on the 10th July 1992 approval was given to details of screening of this wash down bay in respect of Condition No 2 of planning application H18/1780/88.

In view of the complaints received, it would seem that the implementation of this condition would satisfactorily resolve the present problems.

On the last occasion when this matter was investigated it was claimed that planning permission H18/1780/88, which was for continuation of the use of the site for up to 70 tractor units and 100 trailers, had not been implemented and that was the reason why Condition No 2 had not been complied with.

Although this permission has not been implemented fully I am advised that the lorry fleet has now increased beyond the original permitted number. If this is the case then obviously your clients are obliged to comply with Condition No 2 of that permission.

I would be obliged if you would draw these matters to the attention of your Clients and advise me whether or not planning permission H18/1780/88 has been implmented and when they intend to erect the screening in respect of Condition No 2 as this would no doubt resolve the problems of noise and disturbance complained of.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
Development Control

TO: K Woods
Enforcement Officer

REF: NRM/LAB

REF:

DATE: 30 November 1992

SUBJECT: Roffes Transport, Custom House Street, Sutton Bridge.

Received a call from Mr Roberts of Custom House, Sutton Bridge concerning the zinc fence that screens the wash down bay to Roffes Transport. He is concerned that it is in a bad state of repair, and in a high wind the sheets flat and clash together causing him disturbance at night. Allegedly, it is only been lashed to the posts of the original chain link fence, which, not surprisingly, are not strong enough adequately to support it. He claims that a condition was imposed requiring this fence to be maintained, and although he has asked Roffes to look at it and improve the situation, nothing has been done. He also claims that it was a condition of allowing Roffes Transport fleet to be doubled in size that a wall was built in view of the fence. According to him, although the fleet has not been doubled, it has been increased. He also reckons that the area beside the fence has become a tip, and is unsightly, and queries when the extra length of wall is to be erected.

I told him that I did not know what the situation was, and what action, if any, we could take, but we would look into it and let him know. His telephone number is (0406) 350593, but it will probably be better to put a reply in writing. I gather he has spoken to you on this matter before.

Is this the case where the new condition compliance notices may be useful?

N R Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 25.11.92

OUR REF: SB/SS/EP

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES
(f.a.o. Mr. K. Woods)

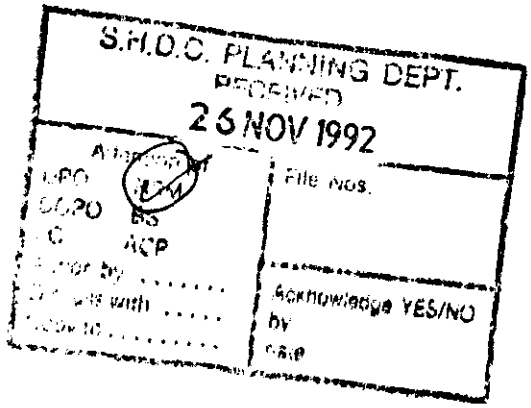
YOUR REF:

Roffe's Transport, West Bank, Sutton Bridge

This Department has been in receipt of a complaint from Mrs. Morley of 35 Custom House Street concerning unsecured fencing at the above premises.

In the circumstances I would be grateful if you could investigate the matter and respond to the complainant directly.

Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 21.9.92

OUR REF: SWL/SS/PN

TO: DIRECTOR OF PLANNING & BUILDING CONTROL
(f.a.o. Mr. K. Woods)

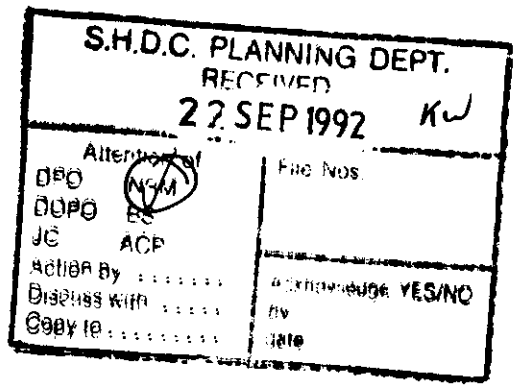
YOUR REF:

Roffes, Custom House Street, Sutton Bridge

A number of complaints have been received recently regarding the state of fence on Roffe's boundary.

It is alleged it is insecure and "flapping" in the wind and I would appreciate if your Officers could investigate the matter.

Director of Environmental Services



Register

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

APPLICATION NO: H18/0730/84 DATE RECEIVED: 20/07/84

APPLICANT: Roffes Transport Ltd.,
West Bank,
Sutton Bridge,
SPALDING,
Lincs.

PROPOSAL: Use of site for light industry

LOCATION: Land off Bank Road, Sutton Bridge

3rd October, 1984

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDERS 1977-1981

NOTICE OF PERMITTED DEVELOPMENT

It appears that by virtue of the provisions of the above Orders the proposed development is deemed to be permitted and further planning permission is not therefore required. No further action will therefore be taken on your application. (Approval under Building Regulations may still be required however).

Arrangements have been made to refund the fee submitted, if any.

B. Smith

District Planning Officer

N 15

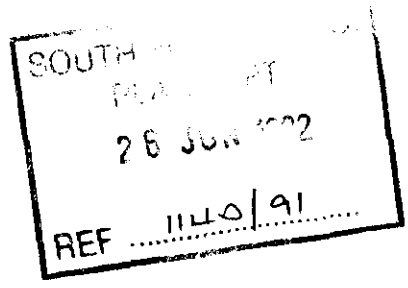
ROFFES TRANSPORT LTD.

ASSESSMENT OF ACOUSTIC SCREEN

FOR

HIGH PRESSURE VEHICLE WASH

19th JUNE 1992



Report prepared by

R.S.Allsopp B.Sc., M.I.O.A.

R.S.Allsopp & Associates,
Wymondham,
Melton Mowbray,
Leicestershire.

ROFFES TRANSPORT LTD.

ASSESSMENT OF ACOUSTIC SCREEN FOR HIGH PRESSURE VEHICLE WASH

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Barrier Performance 5

CONCLUSIONS 6

DIAGRAMS

Fig. 1 : Plan View showing Section Line from Source to Receiver

Fig. 2 : Sectional View along Key Line of Transmission

Fig. 3 : Octave Band Spectrum as measured, with 'Received Noise' consequent to Screen Attenuation

ROFFES TRANSPORT LTD.

ASSESSMENT OF ACOUSTIC SCREEN FOR HIGH PRESSURE VEHICLE WASH

INTRODUCTION

As a condition of the approval of Application H18/1140/91 for the Vehicle Wash Down Area at the West Bank Haulage Yard, the South Holland Distrit Council require that an evaluation be made of the performance of the proposed perimeter fence and wall relative to limiting the transmission of noise from the vehicle washing operations to neighbouring residential properties.

The present study has therefore been commissioned to measure the noise produced by the High Pressure Washer Unit and to use this data to determine the levels of noise likely to be experienced at the most vulnerable residential property - which is the bungalow situated on Custom House Street almost immediately opposite to the Wash Down Area.

NOISE SOURCES

The High Pressure Washer used by the Company is a K'Archer Model HDS 1290 consisting of a wheeled Power Unit of dimensions 1400 x 700 x 900mm height, which feeds a pressurised supply to a hand-held spray lance. The design of the system is such that the Power Unit operates only in response to the use of the lance and in consequence there is no 'running light' or 'idling' mode.

The typical time spent in giving a complete wash-down to one of the Company's Tractor Units is 30 minutes, with most of the washing work carried out on a Saturday, when 12 - 15 vehicles are normally washed. A limited amount of washing may also take place on wekdays for M.O.T. test requirements or for other special needs.

During a demonstration of the operation, it was noted that much of the washing action is concentrated on the underside of the vehicle, presumably to remove salt or other road contaminants, with the vehicle parked on the front section of the elevated ramps.

Noise emanates both from the operation of the electrically driven power unit and from the impact of the spray-jet onto the various parts of the vehicle body. A subjective and instrumented assessment showed that a realistic mean 'Source Centre' for the complete operation would be at a location approximately 2 metres from the front edge of the ramps and at 2 metres above ground level - which is 0.8 metres above the top horizontal surface of the ramps. The Power Unit is normally 'parked' as shown in Fig. 1, adjacent to the electricity and water connections and with a measure of acoustic shielding provided by the ramps, which are of solid reinforced brickwork of 1.2 metres height.

REFERENCE RECEIVING POINT

A reference 'Receiving Point' at a height of 1.5 metres above the ground and not closer than 3.5 metres to the most vulnerable residential property has been specified by the Local Authority. This has been marked-in on the Plan View of Fig. 1, with a section taken along the 'line-of-sight' between the source and receiving points. This sectional view is shown in elevation in Fig. 2 with relevant dimensions also included. It will be noted that the 'Source-to-Receiver' distance totals 17.8 metres, with the proposed corrugated sheet metal fence at the specified overall height of 4 metres.

NOISE MEASUREMENTS

Instrumentation

A Bruel & Kjaer Integrating Sound Level Meter Type 2218 with attached Octave Band Filter Set type 1613, calibrated before and after use.

Measurement Procedure

Whilst the optimum approach would have been to take measurements at the actual 'Receiving Point' before erection of the proposed screen wall and fence, the existing 3 metre corrugated steel fence remains in position along the line of the new fence, with the southern end of the area (the position of the brickwork end wall) currently completely open.

Since the adjacent wall surface of the Service Building plays a part in contributing to transmission by reflection of both wash-down and power-unit noise, two measuring stations were selected to provide results inclusive of this reflective contribution - and representative of levels likely to be experienced at the specified 'Receiving Point' in the absence of any screening.

These measuring stations were positioned along the centre line between the ramps, each at 17.8 metres distance from the assumed mean 'Source Point' and at 1.5 metres above ground level, with one being forwards into the new 'turning area' currently under construction and the other rearwards behind the ramps.

Sampled L_{eq} measurements at each of the selected Measuring Stations were taken over 30 minute periods of 'continuous washing' of a vehicle, with Octave Band Levels also recorded in the course of each test.

Results

It was noted that L_{eq} values at each position had stabilised to within ± 0.5 dB(A) within a period of 3 - 4 minutes from commencement of monitoring, even though the intermittent action of the lance during 'continuous usage' produced significant variability in the indicated sound levels. From subjective considerations, the noise contribution from the operation of the lance appeared more significant then the noise emitted by the Power Unit, which was partially screened behind the body of the ramps.

	Sampled L_{eq} dB(A)	Octave Band Levels dB							
		63	125	250	500	1K	2K	4K	8K
Forwards (S)	65	72	66	62	60	60	58	57	53
Rearwards (N)	69	74	70	62	62	63	62	59	54
Mean Value	67	73	68	62	61	62	60	58	54

Table 1 : Results of Measurements at 17.8 metres Distance from Source Point along Centre Line between Ramps (1.5 Metres height). L_{eq} values from 30-minute monitoring.

ASSESSMENT

Barrier Performance

The standard reference graph showing the attenuation provided by a barrier screen, as depicted in the upper left hand corner of Fig. 2 is taken from 'Woods Practical Guide to Noise Control' (Sharland). The parameters of the effective barrier height and the angle between the boundary paths from source and receiver to the edge of the barrier enable the attenuation provided in each octave band to be established.

The resultant attenuation values are tabulated in Fig. 2, showing a range from 9 dB at 63Hz to 30 dB at 8kHz. The mean Octave Band Spectrum derived from the two sets of readings has been plotted on Fig. 3, which is the standard H.S.E. graph relating octave band spectra to dB(A) values.

The attenuation provided by the screen in each octave band has been subtracted from the respective values across the measured spectrum to produce 'received' octave band values. The standard chart or graph has then been used to establish the overall 'received' dB(A) level value - which is 46 dB(A).

CONCLUSIONS

1. The selected monitoring stations are considered to provide a 'severe' realistic measure of the combined direct and reflected noise from the Washing Operation which would be experienced at the specified 'Residential Receiving Point' in the absence of screen fences and/or walls along the western and southern boundaries of the Wash-Down Area. In overall terms, the value of this Received Sound Level is 67 dB(A).

2. The construction proposed for the perimeter fence and walls is generously adequate to satisfactorily attenuate directly transmitted noise to well below the 48 dB(A) level specified by the Local Authority (Status Design letter of 3.3.92 to S.H.D.C. refers).

3. The screening attenuation provided by the proposed perimeter fencing and walling should be adequate to reduce refracted flanking noise to a value of approximately 46 dB(A), as assessed at the specified 'Residential Receiving Point', following accepted evaluation procedures.

4. The Sampled L_{eq} values as used for the basis of this assessment were obtained during 'continuous usage' of the High Pressure Spray Wash facility throughout 30-minute monitoring periods. The resultant $L_{Aeq,T}$ values at the specified 'Receiving Point' for 30-minute monitoring under the heaviest form of actual operational usage should not exceed the reported value of 46 dB(A).

PLANNING AMENDMENT

For office use only

Application No. H18/1140/91

Date registered 26 JUN 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

RAFFLES HOMES

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. 26/6/92

Validation	Adequate detail Acknowledged	✓	Confirmed .....

Liaison with Building Control	Outside parameters		Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received		No further action .....
	Amended plans needed		Reference .....
	New application needed		
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment		
	New application needed		
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: .....

Date: .....

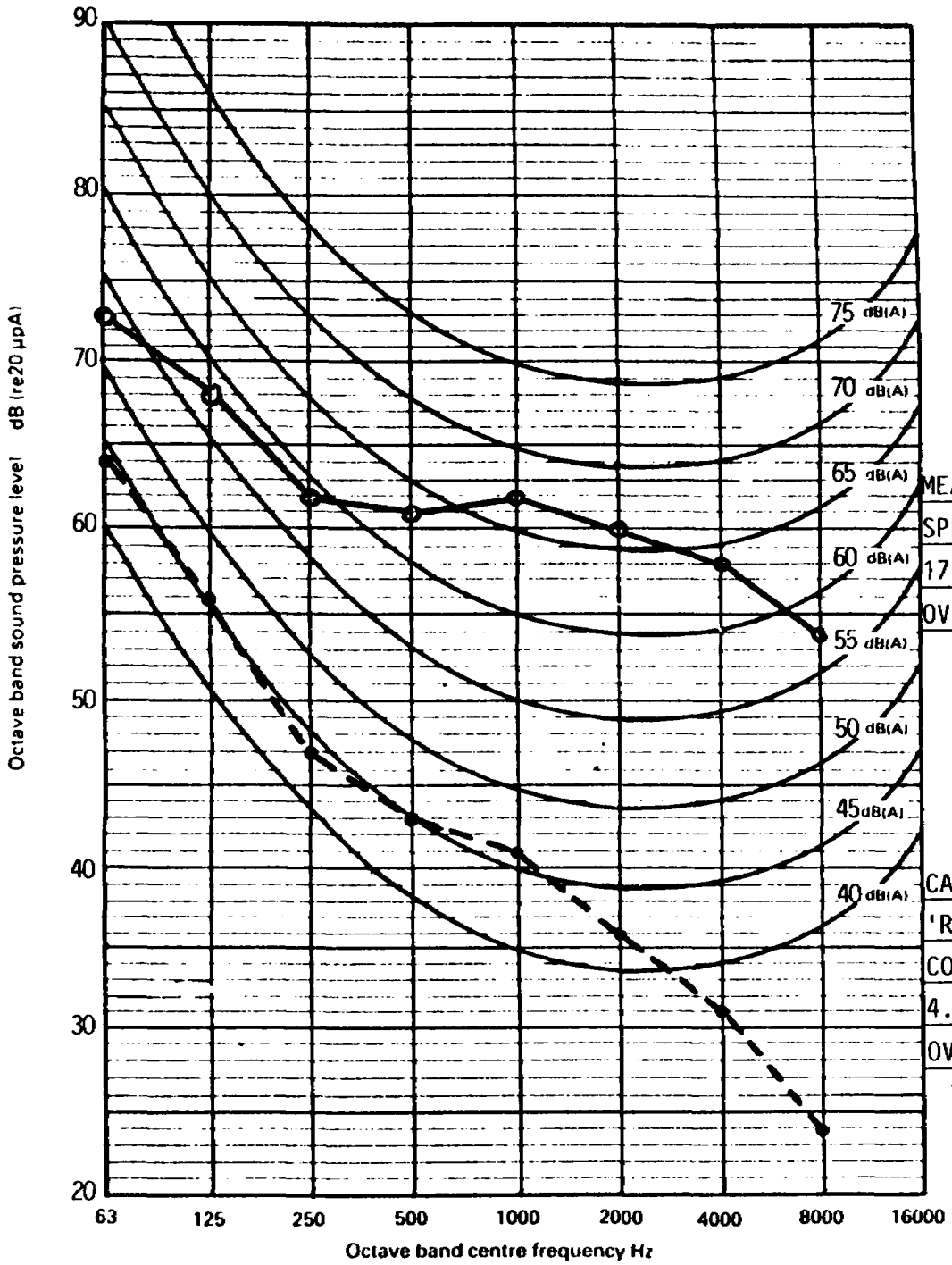
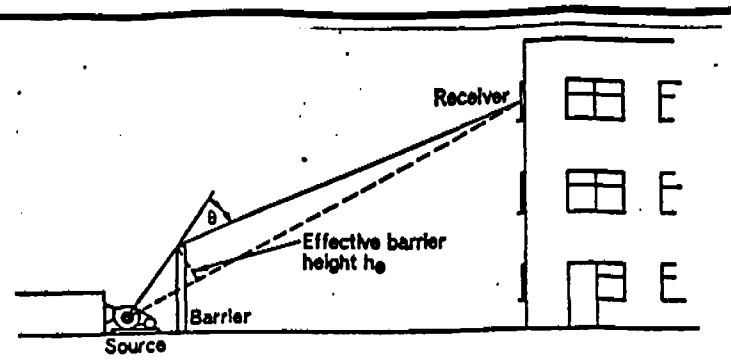


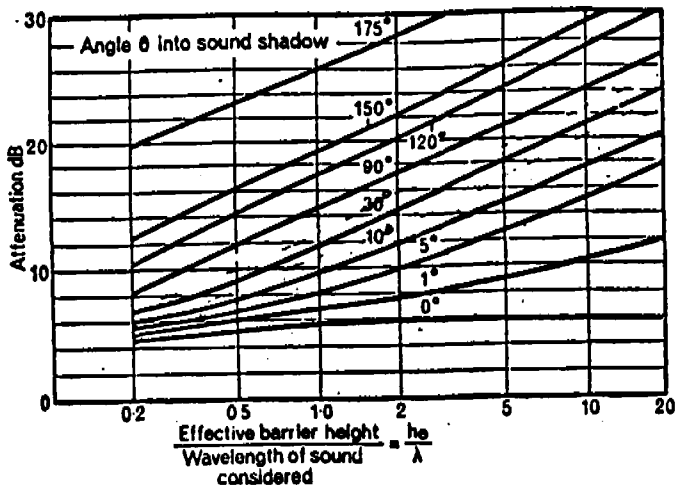
Fig. 3.

R.S. ALLSOPP & ASSOCIATES
ACOUSTIC CONSULTANTS
Wymondham, Melton Mowbray, Leics LE14 2AS
Tel (057 284) 429

ROFFES TRANSPORT LTD., SUTTON BRIDGE.

OCTAVE BAND SPECTRUM MEASURED AT 17.8 METRES FROM ASSUMED SOURCE POINT, WITH 'RECEIVED LEVEL' CONSEQUENT TO SCREEN ATTENUATION





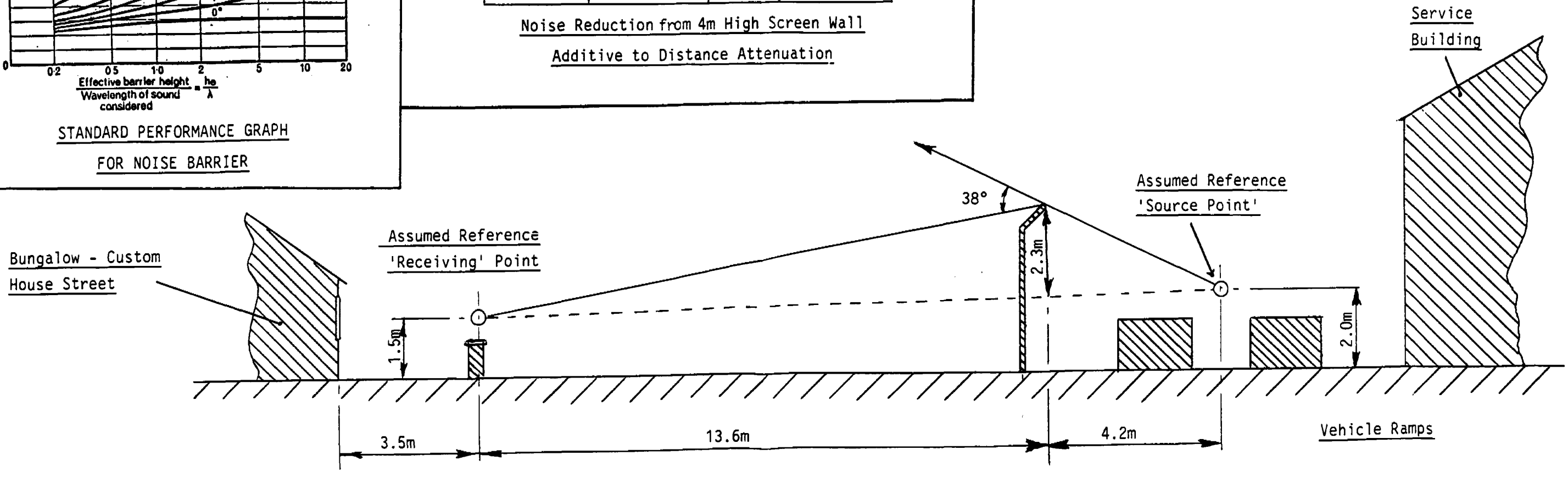
STANDARD PERFORMANCE GRAPH

FOR NOISE BARRIER

Frequency	Wavelength	h_e/λ	Attenuation
63	5.46m	0.42	9 dB
125	2.75m	0.84	12 dB
250	1.37m	1.68	15 dB
500	0.69m	3.33	18 dB
1 K	0.34m	6.76	21 dB
2 K	0.17m	13.53	24 dB
4 K	0.086m	26.74	27 dB
8 K	0.043m	53.49	30 dB

Noise Reduction from 4m High Screen Wall

Additive to Distance Attenuation



Effective Height of 4.0m Screen Wall/Fence

as viewed 'Source to Receiver' = 2.3 metres

Fig. 2.

Scale : 1/100

R.S. ALLSOPP & ASSOCIATES
ACOUSTIC CONSULTANTS
Wymondham, Melton Mowbray, Leics LE14 2AS
Tel (0572-2841) 429

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SECTIONAL VIEW ALONG KEY LINE OF TRANSMISSION FROM 'SOURCE' TO 'RECEIVER'

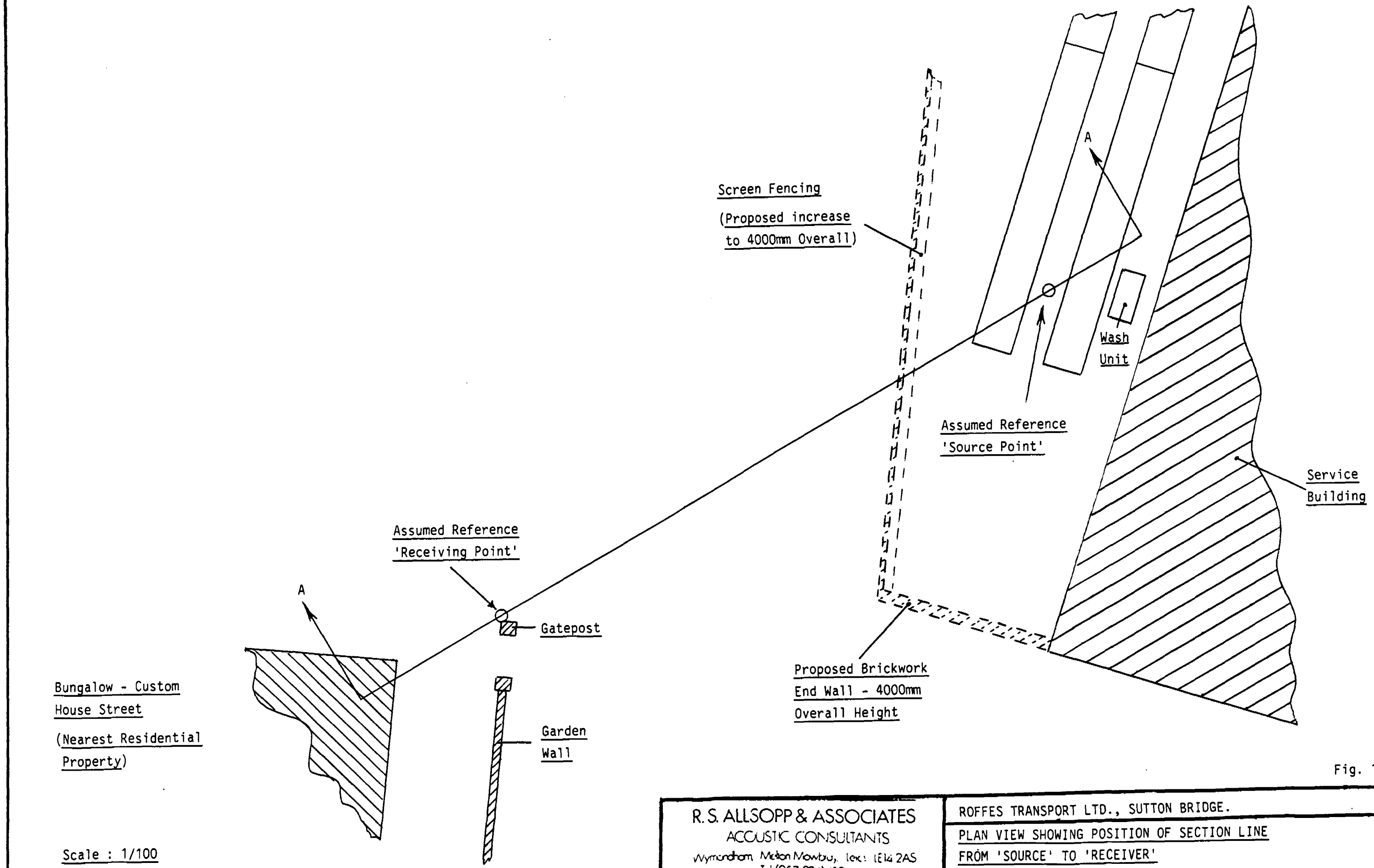
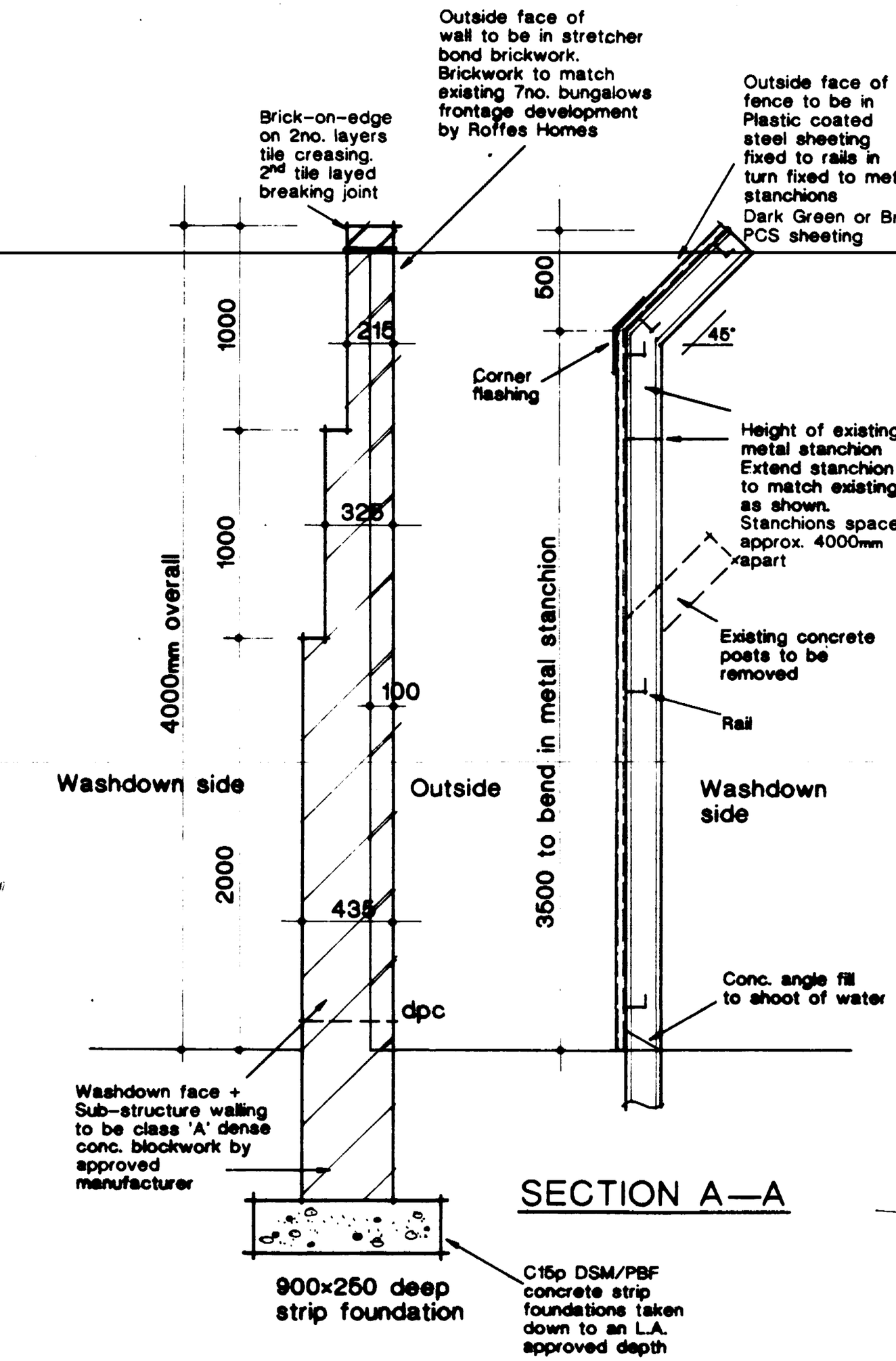


Fig. 1.

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Tel (057-284) 429

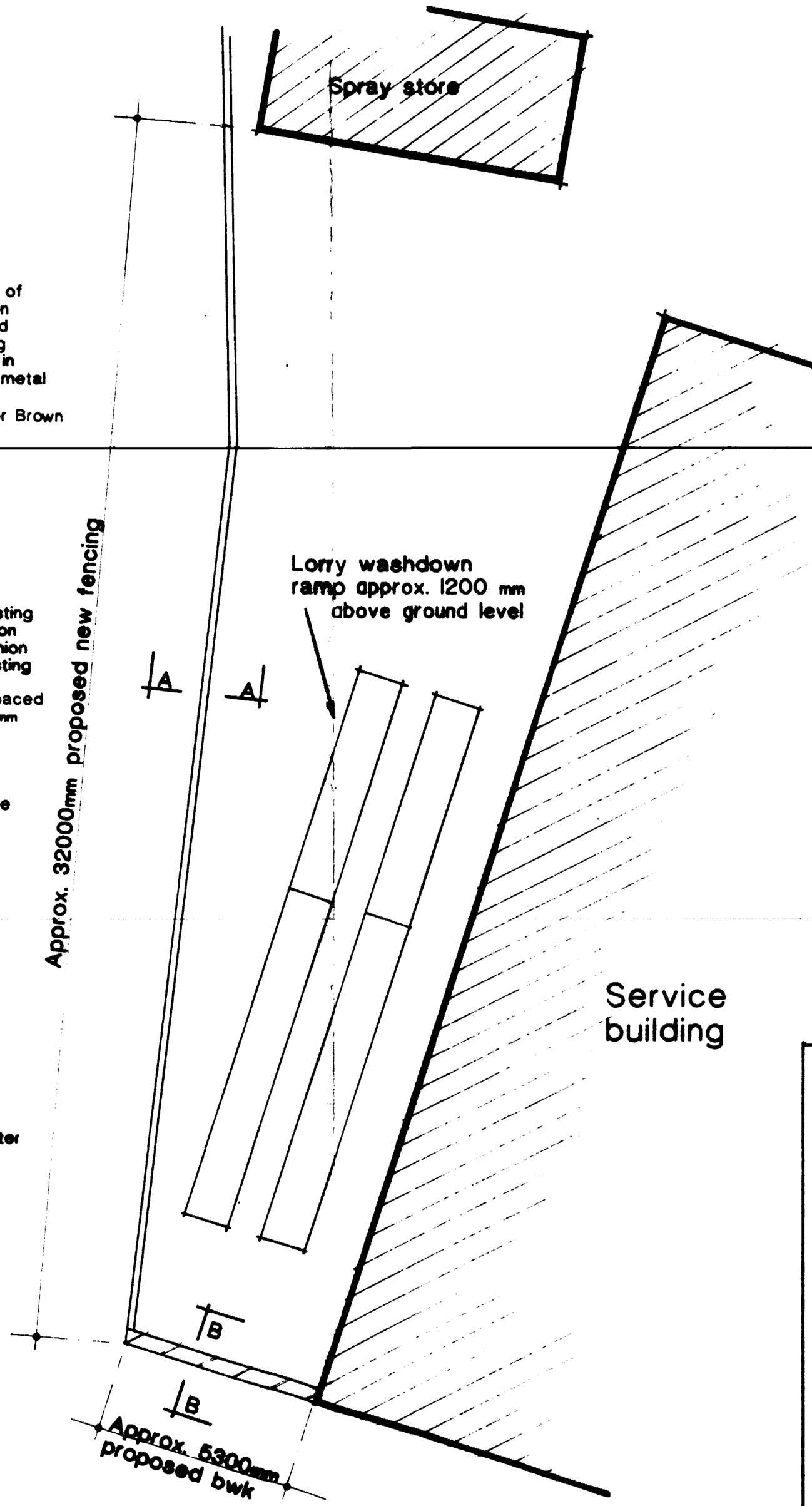
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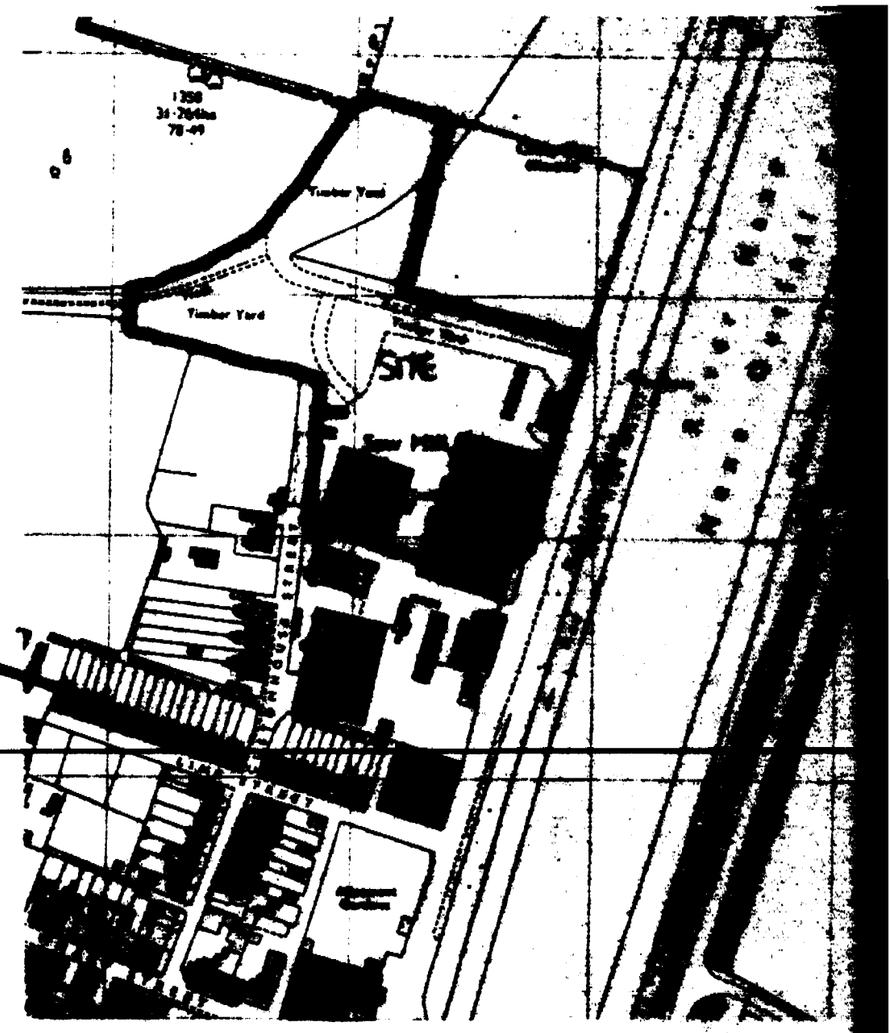
PLAN VIEW SHOWING POSITION OF SECTION LINE FROM 'SOURCE' TO 'RECEIVER'



SECTION A—A

SECTION B—B





LOCATION PLAN 1:2500

SOUTH ... COUNCIL
22 NOV 1991
REF 1140/91

THIS DRG. TO BE READ IN CONJ. WITH DRG. NO. 771238/4

STATUS DESIGN

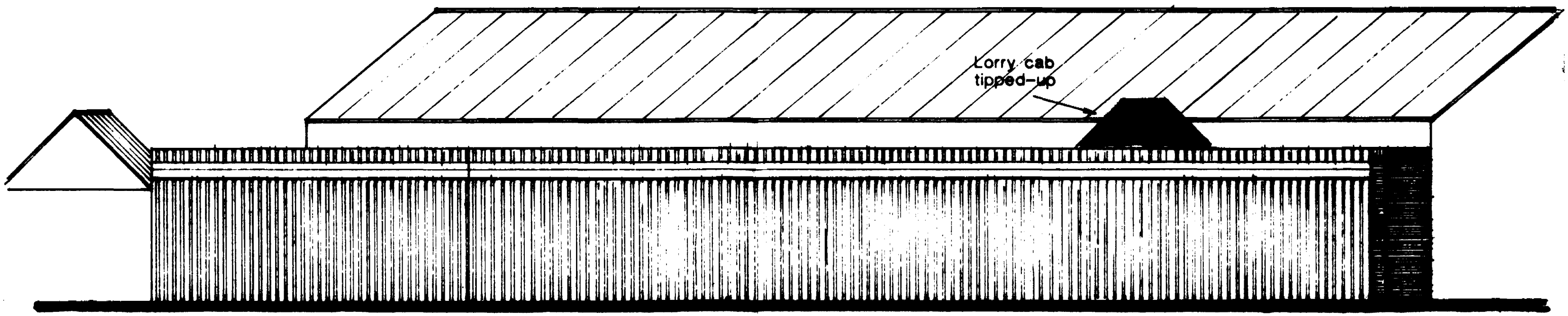
4 PRINCE'S STREET, HOLBEACH, LINCS. PE12 7BB HOL. 24343

PROPOSED NEW WALL AND FENCE BOUNDARY TO WASH-DOWN AREA AT HAULAGE YARD, WEST BANK, SUTTON BRIDGE, LINCS

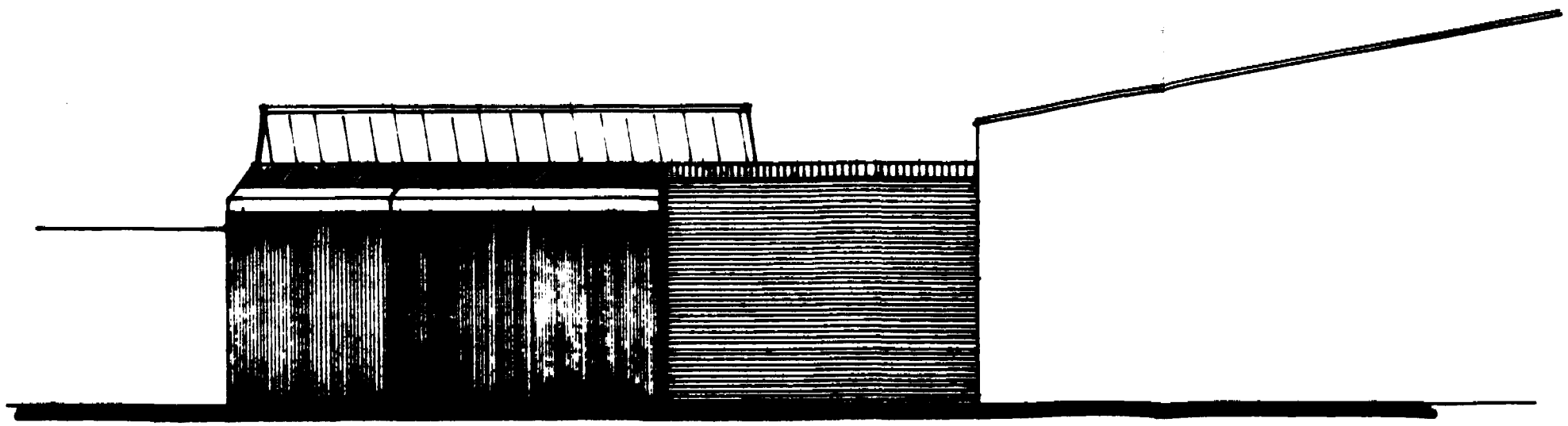
ROFFES TRANSPORT Ltd.

Scales- 1:20 1:100 Date- Nov 91
Drawn- JPW Drg. no.- 771238/3

22 NOV 1991
1140/91



WEST ELEVATION



SOUTH ELEVATION

THIS DRG. TO BE READ IN CONJ.
WITH DRG. NO. 771238/3

STATUS DESIGN
4 PRINCE'S STREET, HOLBEACH, LINCS. PE12 7BB HOL. 24343

PROPOSED NEW WALL AND FENCE BOUNDARY TO WASH-DOWN AREA AT HAULAGE YARD, WEST BANK, SUTTON BRIDGE, LINCS

ROFFES TRANSPORT Ltd.

Scales- 1:20 1:100 Date- Nov 91
Drawn- JPW Drg. no.- 771238/4