APPLICATION NO. : H18.1228.92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/1228/92 Received:25-NOV-92 Type:FULL

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

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

Description: Change of use to coal yard.

Location : 309 Bridge Road Sutton Bridge
Spalding Lincs

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

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 No trees or hedging on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

5 The approved hedging around the periphery of the site shall be allowed to reach a height of at least 1.8 metres.

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)

Reason: In the interests of the visual amenities of this rural locality.

6 Before any development is commenced a scheme to provide screening of the eastern boundary and also the coal storage compounds shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the use hereby permitted is brought into use.

Reason: In the interests of the amenities of the locality.

7 The proposed private roadway and loading/turning area shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the use is commenced.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

8 The site shall be laid out in accordance with the plan accompanying the application (reference H18/1228/92, received by the Local Planning Authority on the 25 November 1992).

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

9 No loading, unloading, sorting or other operations shall be carried out on Sundays or Bank Holidays, nor between the hours of 6.00 pm and 7.30 am on other days.

Reason: In the interests of the amenities of the locality.

10 Noise emitted from plant and machinery shall not exceed 45 dB expressed as a 15 minute LAeqT measured at a distance of 3.5 metres from any adjacent residential facade.

Reason: In the interests of the amenities of the locality.

11 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of Bridge Road; and the effective width of the access at the inner tangent points shall be 6 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

12 The existing access to Bridge Road shall be used for residential purposes only and shall not afford access to the coal yard.

Reason: In the interests of road safety.

13 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local

Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

14 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles at the coal yard.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

15 Before development is commenced details shall be submitted to and approved by the Local Planning Authority which relocate the new access outside the spread of the existing frontage trees.

Reason: To ensure that the existing frontage trees are not adversely affected in the interests of the visual amenities of the locality.

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

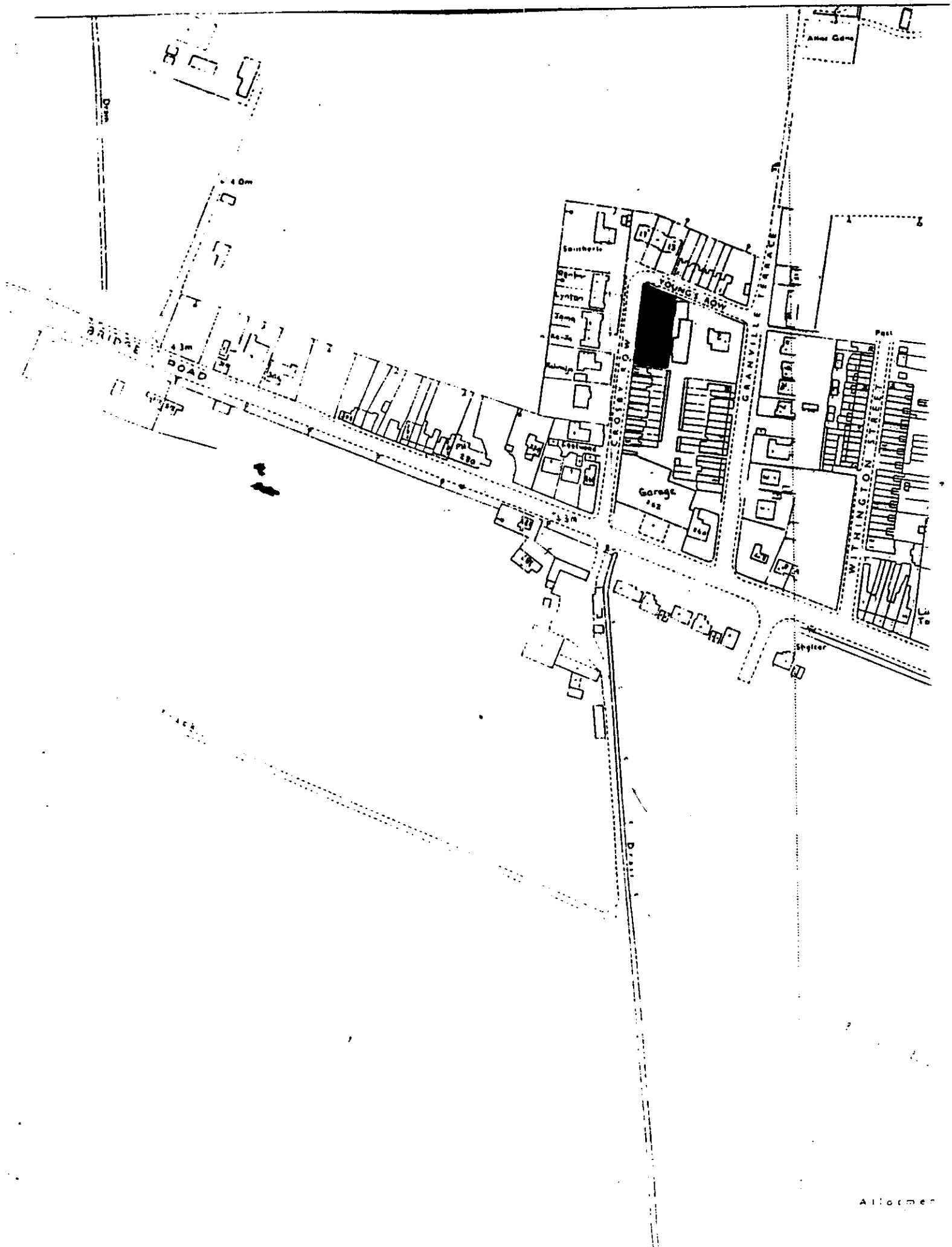
The applicant is reminded that planning permission has been granted purely for a change of use and any operational development (eg, buildings) may well require planning permission.

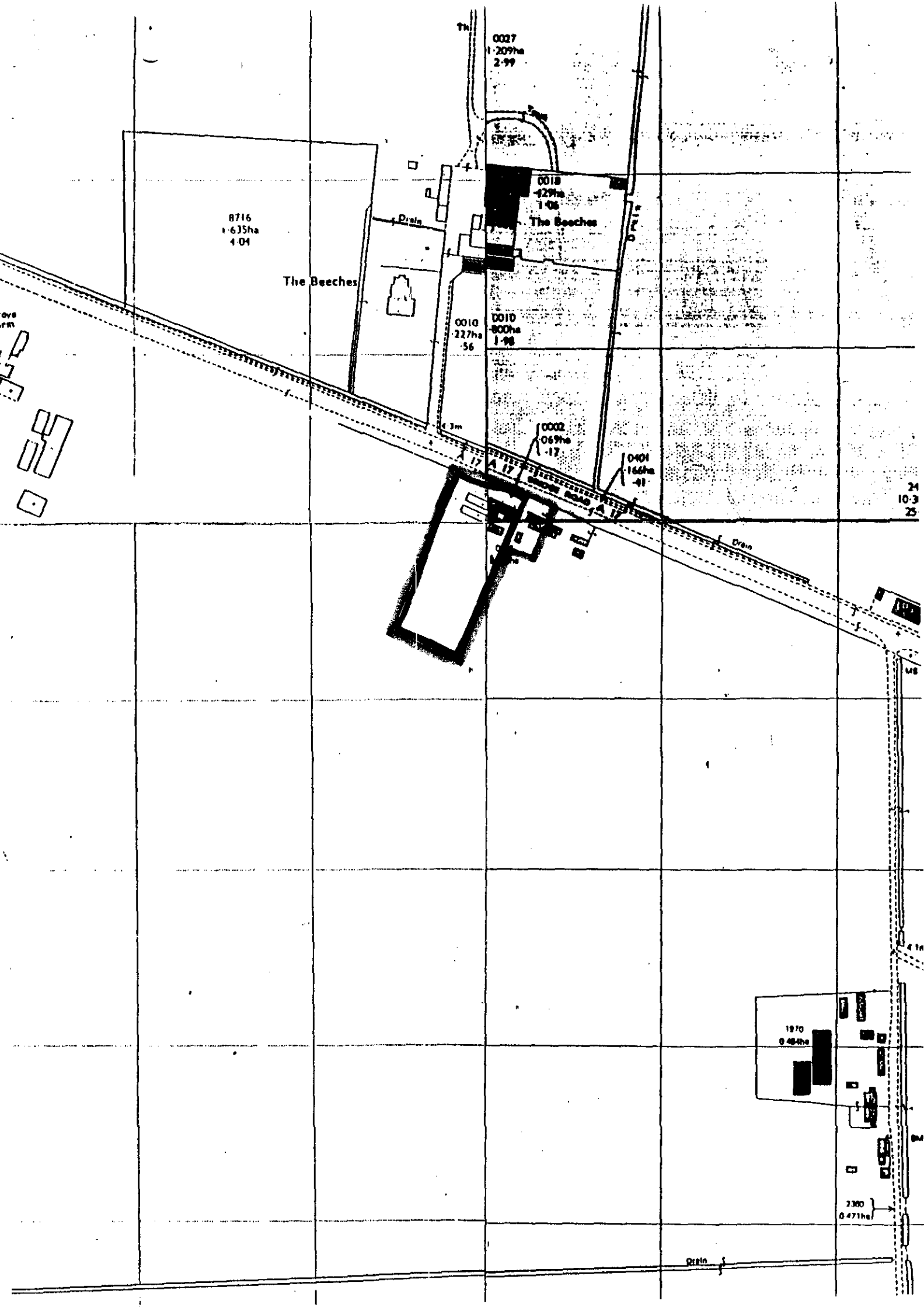
The landscaping scheme should include indigenous hedging around the periphery of the site, interspersed with trees.

Director of Planning and Building Control Services
13-JUL-93 H18/1228/92

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

PLAN 5




0027
1·209ha
2·99
8716
1·635ha
4·04
The Beeches
0018
·429ha
1·06
The Beeches
0010
·227ha
·56
0010
·800ha
1·98
0002
·069ha
·17
0401
·166ha
·41
A 17
Drain
1970
0·484ha
2380
0·471ha

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/1228/92

Date Registered 25 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S. E WARNER & SON.
2 YOUNGS ROW
SUTTON BRIDGE
SPALDING LINCS
PE12 9SS

Tel. No. 0406 - 350440

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

309 BRIDGE SUTTON BRIDGE SPALDING LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Change of use to COAL YARD

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

Signed.... E.D. Warner..... Date ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/~~or new building works~~ [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

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

(i) New Dwellings	NO	If so, how many:
(ii) Other new building(s)	NO	
(iii) Alterations or extension	NO	
(iv) Change of use	YES	

4. A. If building works are proposed, please state extra floor space to be created: — sq. metres

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

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

D. Please state type and colour of roofing materials.

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

5. **GENERAL INFORMATION** Please complete each section

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

RESIDENTIAL PROPERTY AND ITS CURTILAGE

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

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

or

B. There will be a new or altered access to a public road [✓] ➡ If so, name of road: BEDALE B
Will there be—
Individual access(es) [ ]
New estate road [ ]

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

EXISTING SPACES

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [ ]

B. The proposal does involve the felling of one or more trees [ ] ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [ ] Septic tank [✓] AS NOW

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	[ ]	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H18/0208/92

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

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

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

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

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	Proposal involves relocation of existing unit.		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐ If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

PART OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

Owner's Name:

Address of owner at which notice was served: State Date notice served:

HARRISON CIRCLE AND THE SYDNEY MARSH 4/8/12

Signed ... E.D. Warnet ..... (Applicant / Agent) Date 23/8/12.....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ... E.D. Warnet ..... (Applicant / Agent) Date ..23/8/12...

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

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other currently vacant. Previously stables. Existing outbuildings. Semi-detached home to north. Large farm opposite. Open countryside. 2 large trees along frontage. (Ash + Sycamore)

Inspected by DMC
Date 8/12

Notice posted by DMC
Date 8/12

Resident Notices required

Sent | Delivered

307 Bridge Rd
The Beeches, Bridge Rd
16/12

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/~~Reasons~~ (continue overleaf) DPO authorised DMC 5/7.

PTO.

~~Notes to applicant~~

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

SCHEDULE OF CONDITIONS

1 SC21 - (landscaping scheme).
2 SC27 - (implementation of planting).
3 SC28 - (protection of existing trees) No trees or hedging ...
4 The approved hedging around the periphery of the site shall be allowed to reach a height of at least 1.8 metres.
5 Before any development is commenced a scheme to provide screening of the eastern boundary and also the coal storage compounds shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the use hereby permitted is brought into use.
6 The proposed private roadway and loading/turning area shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the use is commenced.
7 The site shall be laid out in accordance with the plan accompanying the application (reference H18/01228/92, received by the Local Planning Authority on 25 November 1992).
8 No loading, unloading, sorting or other operations shall be carried out on Sundays or Bank Holidays, nor between the hours of 6.00 pm and 7.30 am on other days.
9 Noise emitted from plant and machinery shall not exceed 45 dB expressed as a 15 minute LAeqT measured at a distance of 3.5 metres from any adjacent residential facade.
10 B11 - (radii and width of access) ... 7.5 metres ... Bridge Road ... 6 metres.
11 The existing access to Bridge Road shall be used for residential purposes only and shall not afford access to the coal yard.
12 F5 - (turning).
13 F6 - (loading) ... coal yard.
14 Before development is commenced details shall be submitted to and approved by the Local Planning Authority which relocate the new access outside the spread of the existing frontage trees.

Reasons

1 Standard.
2 Standard.
3 Standard.
4 In the interests of the visual amenities of this rural locality.
5 In the interests of the amenities of the locality.
6 To ensure a satisfactory development in the interests of the amenities of the locality.
7 To ensure a satisfactory development in the interests of the amenities of the locality.
8 In the interests of the amenities of the locality.
9 In the interests of the amenities of the locality.
10 B6.
11 B1.
12 F5.
13 F6.
14 To ensure that the existing frontage trees are not adversely affected in the interests of the visual amenities of the locality.

NOTES

1 SN9 - (section 106 planning obligation).
2 The applicant is reminded that planning permission has been granted purely for a change of use and any operational development (eg, buildings) may well require planning permission.
3 The landscaping scheme should include indigenous hedging

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required DMC 2/12

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	✓	8/12/92
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	✓	3/12/92
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DMC

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1958.

Date first Rec'd 25 NOV 1992

Registration

Reference H18/1228/92

Cross-Ref

Date 26/11

Validation

TYPE FULL

Earliest permission

Site area 0.45

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 110

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 931

OS No's

Grid ref 546030 319910

Ward V

Parish S BRIDGE

TR Rural YES
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps

708/90
930/91
447/89
793/89
1456/89
1057/90
503/89

B Reg Records:
Already submitted - Ref
Request
Requested

Dear S

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

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

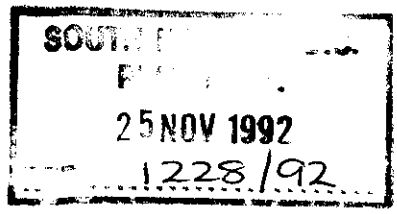
I am aware that the site is in the open countryside, and has clear visibility from both directions on the former A 17 (now de-trunked). I would be agreeable to any conditions with regard to suitable screening works which the District Council may wish to impose, and to undertake to do those within a reasonable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

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

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

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

I hope that this information is helpful to you, and would be glad if you will let me know if you require any further information at this stage, or whether the matters mentioned can be dealt with by way of condition, to be clearly itemised at the stage of detailed planning application for



any necessary buildings, etc.

Yours sincerely,

(E. Warner).

E Warner

If this planning application is accepted
the planning application No H15/0708/12 can be ~~[illegible]~~
withdrawn.

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: H18/1228/92 Type: FULL

Applicant: S E Warner & Son
Tel: 0406 350440

Agent: S E Warner & Son
0406 350440

Description: Change of use to coal yard.

Location: 309 Bridge Road
Sutton Bridge
Spalding
Lincs

Valid date: 25-NOV-92 Terminal date: 20-JAN-93
Target dates: Target Committee: 05-JAN-93
To case officer 02-DEC-92 Report deadline: 22-DEC-92
Inspected by 05-DEC-92
Extra contacts 09-DEC-92 Case Officer:
Report if not clear by 30-DEC-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .45 HA
Category: Change of use only
Listed building: Other Constraints: TR
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton Brid	03-DEC-92	17-DEC-92
Cllr C J T H Brewis 0406 350818	03-DEC-92	17-DEC-92
Cllr D Dewsberry 0406 350947 (Of	03-DEC-92	17-DEC-92
Dir of Environmental	03-DEC-92	17-DEC-92
Owner/Occupier, 301 Bridge Road	16-DEC-92	06-JAN-93
Owner/Occupier, The Beeches	16-DEC-92	06-JAN-93
Site/Press Advert MAJ	08-DEC-92	29-DEC-92

L.C.C - Obs Attached JE CS 17/12/92

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

Telephone: (0775) 761161
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Cllr D Dewsberry	0406 350947 (Of	03-DEC-92	17-DEC-92
Dir of Environmental		03-DEC-92	17-DEC-92
Site/Press Advert MIN		08-DEC-92	29-DEC-92 ✓

L.C.C -
Plan taken as 10/12/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H18/1228/92 Received:25-NOV-92 Type:FULL

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

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

Description: Change of use to coal yard.

Location : 309 Bridge Road Sutton Bridge
Spalding Lincs

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

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 91 of the Town and Country Planning Act 1990.

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Reason: In the interests of visual amenity.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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Reason: In the interests of the amenity of the area.

X 5 The approved hedging around the periphery of the site shall be allowed to reach a height of at least 1.8 metres.

formal

* without the prior written consent of the L.P.A.

Reason: In the interests of the visual amenities of this rural locality.

6 Before any development is commenced a scheme to provide screening of the eastern boundary and also the coal storage compounds shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the use hereby permitted is brought into use.

Reason: In the interests of the amenities of the locality.

7 The proposed private roadway and loading/turning area shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the use is commenced.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

8 The site shall be laid out in accordance with the plan accompanying the application (reference H18/1228/92, received by the Local Planning Authority on the 25 November 1992).

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

9 No loading, unloading, sorting or other operations shall be carried out on Sundays or Bank Holidays, nor between the hours of 6.00 pm and 7.30 am on other days.

Reason: In the interests of the amenities of the locality.

10 Noise emitted from plant and machinery shall not exceed 45 dB expressed as a 15 minute LAeqT measured at a distance of 3.5 metres from any adjacent residential facade.

Reason: In the interests of the amenities of the locality.

11 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of Bridge Road; and the effective width of the access at the inner tangent points shall be 6 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

12 The existing access to Bridge Road shall be used for residential purposes only and shall not afford access to the coal yard.

Reason: In the interests of road safety.

13 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local

Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

14 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles at the coal yard.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

15 Before development is commenced details shall be submitted to and approved by the Local Planning Authority which relocate the new access outside the spread of the existing frontage trees.

Reason: To ensure that the existing frontage trees are not adversely affected in the interests of the visual amenities of the locality.

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

The applicant is reminded that planning permission has been granted purely for a change of use and any operational development (eg, buildings) may well require planning permission.

The landscaping scheme should include indigenous hedging around the periphery of the site, interspersed with trees.

07-JUL-93 AD check..SAH 8/7.

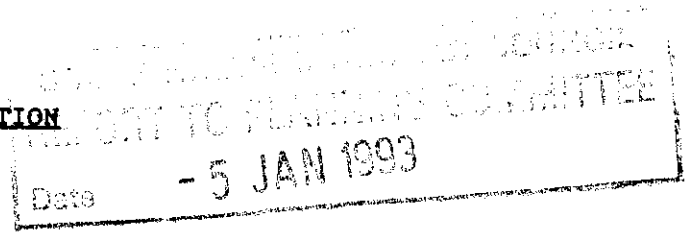
Authorised to issue (inc Delegation).....8/7.

APPLICATION REFERENCE: H18/1228/92 TYPE: Full

DESCRIPTION: Change of use to coal yard

LOCATION: 309 Bridge Road, Sutton Bridge, Spalding, Lincolnshire

APPLICANT: S E Warner & Son



REASON FOR COMMITTEE CONSIDERATION

Requested by Ward Member.

RECOMMENDATION

That upon the expiration of the consultation period (6 January 1993) the Director of Planning and Building Control Services be authorised to grant permission, subject to:

A The applicants entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 requiring:
   (i) The occupation of the existing house on the site to be restricted to the owner, manager or an employee of the proposed coal yard.
   (ii) The discontinuance of the use of the land at Young's Row, Sutton Bridge, as a coal yard upon commencement of the proposed use of the application site.

B Conditions.

C The withdrawal of planning application H18/0708/92.

PLANNING ISSUES

1 This is essentially an "amendment" to planning application H18/0708/92 which was considered by the Plans Sub-Committee on the 17 August 1992 (when it was resolved that the Director of Planning and Building Control Services be authorised to grant permission). The applicant has now decided to materially alter the overall shape/dimensions of the site.

2 Policy considerations - the Plans Sub-Committee have raised no objections in principle.

3 Highway considerations - the County Highways Authority have requested conditions relating to the width of the new access, use of the existing access and satisfactory parking/loading areas.

4 The likely effect the proposal would have upon neighbouring residential property. The site is slightly further away from the neighbouring semi-detached dwelling. Other residential properties are sufficiently far away as not to be materially affected.

5 The proposed access will need to be repositioned to avoid existing frontage trees (ash and sycamore).

REPRESENTATIONS

Parish Council: No objections by neighbours or Parish Council providing screening is provided around the perimeter of the site.

County Highways: Request conditions.

Environmental Services: Request conditions relating to screening, yard surfacing, hours of work, emission of noise.

Applicant: Agreeable to conditions relating to screening, new access, siting of various aspects of proposal. Consider the proposal would represent a "planning gain" in that a non-conforming use in Young's Row would be removed from an area which is primarily residential. Prepared to withdraw application H18/0708/92 if consent is given.

SCHEDULE OF CONDITIONS

1 SC21 - (landscaping scheme).
2 SC27 - (implementation of planting).
3 SC28 - (protection of existing trees) No trees or hedging ...
4 The approved hedging around the periphery of the site shall be allowed to reach a height of at least 1.8 metres.
5 Before any development is commenced a scheme to provide screening of the eastern boundary and also the coal storage compounds shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the use hereby permitted is brought into use.
6 The proposed private roadway and loading/turning area shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the use is commenced.
7 The site shall be laid out in accordance with the plan accompanying the application (reference H18/01228/92, received by the Local Planning Authority on 25 November 1992).
8 No loading, unloading, sorting or other operations shall be carried out on Sundays or Bank Holidays, nor between the hours of 6.00 pm and 7.30 am on other days.
9 Noise emitted from plant and machinery shall not exceed 45 dB expressed as a 15 minute LAeqT measured at a distance of 3.5 metres from any adjacent residential facade.
10 B11 - (radii and width of access) ... 7.5 metres ... Bridge Road ... 6 metres.
11 The existing access to Bridge Road shall be used for residential purposes only and shall not afford access to the coal yard.
12 F5 - (turning).
13 F6 - (loading) ... coal yard.
14 Before development is commenced details shall be submitted to and approved by the Local Planning Authority which relocate the new access outside the spread of the existing frontage trees.

Reasons

1 Standard.
2 Standard.
3 Standard.

4 In the interests of the visual amenities of this rural locality.

5 In the interests of the amenities of the locality.

6 To ensure a satisfactory development in the interests of the amenities of the locality.

7 To ensure a satisfactory development in the interests of the amenities of the locality.

8 In the interests of the amenities of the locality.

9 In the interests of the amenities of the locality.

10 B6.

11 B1.

12 F5.

13 F6.

14 To ensure that the existing frontage trees are not adversely affected in the interests of the visual amenities of the locality.

NOTES

1 SN9 - (section 106 planning obligation).

2 The applicant is reminded that planning permission has been granted purely for a change of use and any operational development (eg, buildings) may well require planning permission.

3 The landscaping scheme should include indigenous hedging around the periphery of the site, interspersed with trees.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: JMB/JF/KS/PL.639

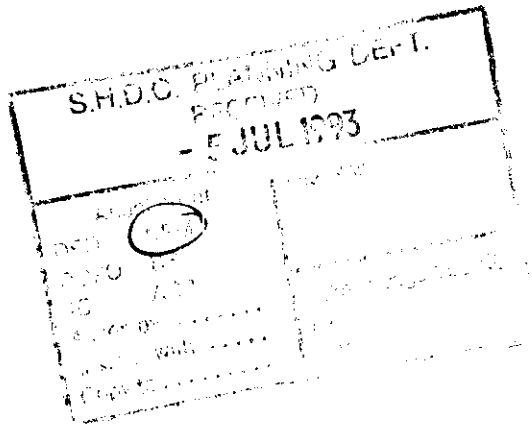
YOUR REF:

Date: 5th July 1993

SUBJECT: PLANNING APPLICATION NO. H18/1228/92 - CHANGE OF USE TO COAL YARD AT 309 BRIDGE ROAD, SUTTON BRIDGE (WARNER)

I enclose for your records a copy of the original Planning Obligation entered into by Mr and Mrs Warner, containing the correct substituted plan A signed by each party.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

ERIC WARNER

and

JUDY WARNER

re

Change of use to coal yard,
309 Bridge Road, Sutton Bridge

I hereby certify that this is a true copy of
the deed relating to land at 309 Bridge Road,
Sutton Bridge

R. Cook

.....
Director of Administration

THIS DEED is made the 5th day of April One thousand nine hundred and ninety-three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and ERIC WARNER and JUDY WARNER trading as S E WARNER & SON of 2 Youngs Row Sutton Bridge in the County of Lincoln (hereinafter called "the Owners") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the land at Youngs Row Sutton Bridge ("the further Land") shown coloured red on plan B attached hereto

(3) The Owners have by application dated the twenty fifth day of November one thousand nine hundred and ninety-two applied to the Council for planning permission for a change of use of the land to a coal yard in accordance with the plans and particulars supplied therewith under planning reference H18/1228/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owners" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of "the Land")

The land situate at 309 Bridge Road Sutton Bridge shown edged blue on plan A attached hereto

SECOND SCHEDULE

(The Planning Obligation)

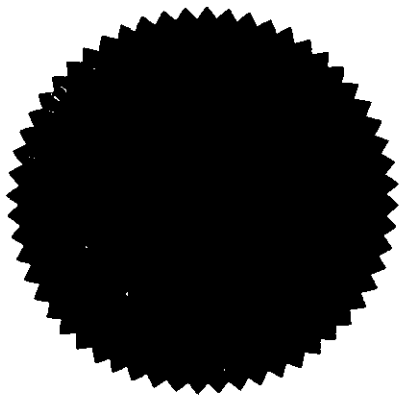
The Owners hereby covenant with the Council

(i) that the existing dwelling shown edged red on plan A attached hereto shall not be occupied except by the owner manager or an employee of the coal yard authorised as the Development

(ii) that with effect from the date that the Development is brought into use the use of the Further Land as a coal yard shall be discontinued permanently

5817

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)



W D Shelbs

Chairman of the Council

R Gole

Director of Administration

SIGNED AS A DEED by the said ERIC WARNER in the presence of:-

E D Warner.

Witness

Address 4 BRIDGE ROAD SUTTON BRIDGE

Occupation DIRECTOR.

SIGNED AS A DEED by the said JUDY WARNER in the presence of:-

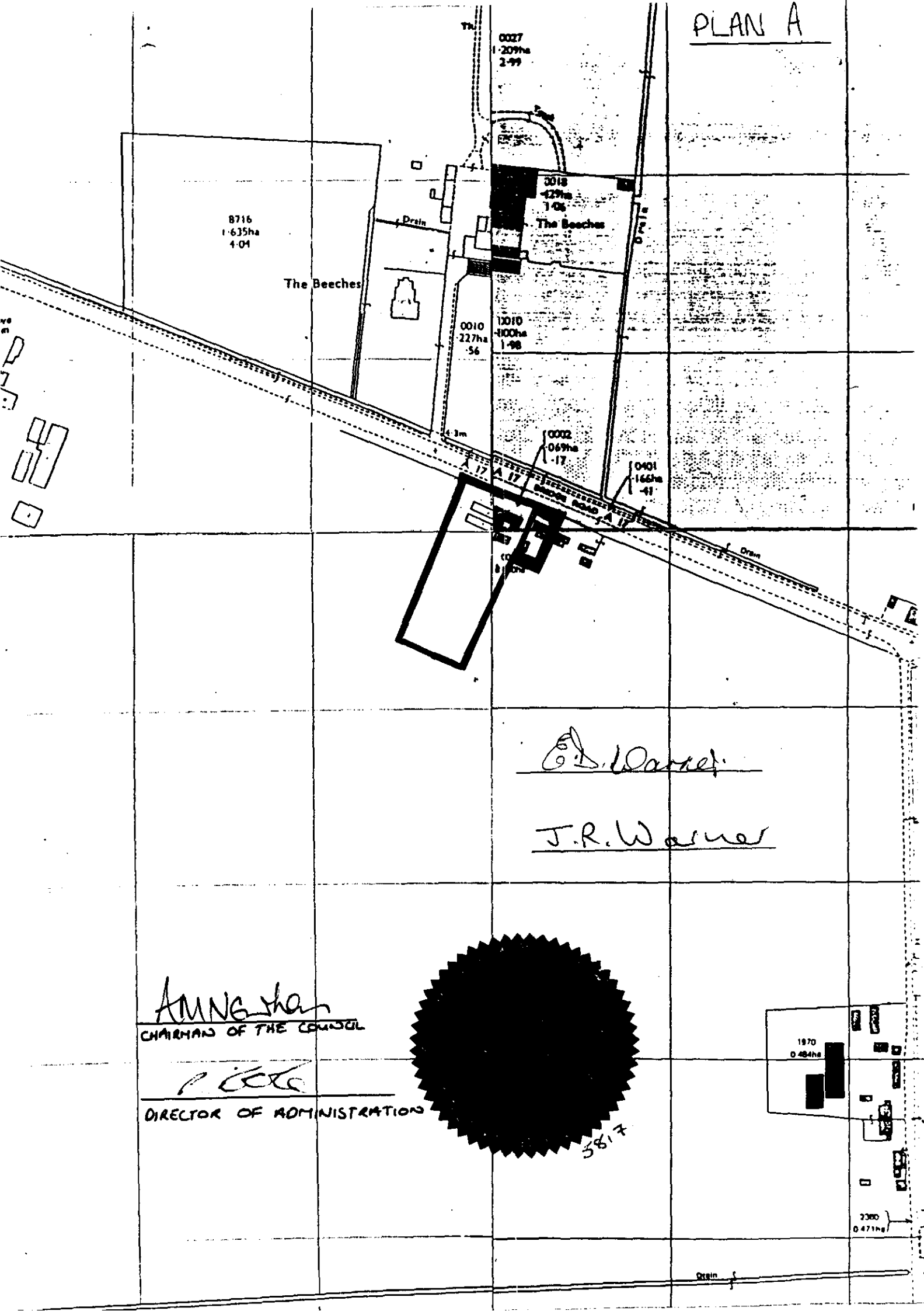
J.R. Warner

Witness

Address 4 BRIDGE ROAD SUTTON BRIDGE

Occupation DIRECTOR.

PLAN A



J.R. Warner

J.R. Warner

CHAIRMAN OF THE COUNCIL

DIRECTOR OF ADMINISTRATION

5817

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

REF: DMG/ST H18/1228/92

REF: PC/JF/LST/PL.639

DATE: 8 April 1993

SUBJECT: PLANNING OBLIGATION - H18/1228/92
CHANGE OF USE TO COAL YARD AT 309 BRIDGE ROAD, SUTTON BRIDGE

I refer to your memorandum dated 6 April 93 enclosing a copy of the above planning obligation and subsequent conversation S. Thorn/P. Cleghorn of 8 April 93 and enclose 10 copies of additional plan showing the existing dwelling edged red.

Director of Planning and Building Control Services

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PC/JF/LST/PL.639

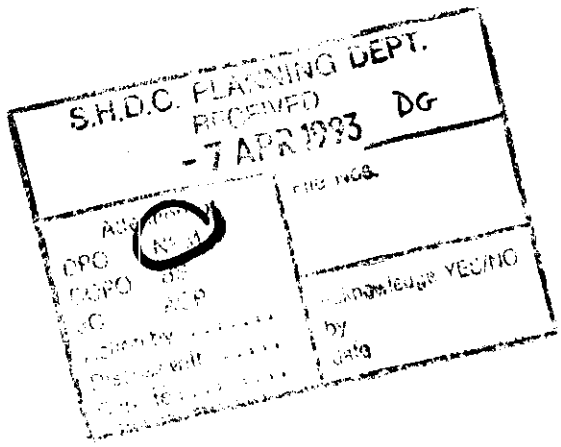
YOUR REF:

DATE: 6th April, 1993

SUBJECT: PLANNING APPLICATION H.18/1228/92
CHANGE OF USE TO COAL YARD AT 309 BRIDGE ROAD, SUTTON BRIDGE

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 111 of the

Local Government Act 1972

between

SOUTH HOLLAND DISTRICT COUNCIL

and

ERIC WARNER

and

JUDY WARNER

re

change of use to coal yard,
309 Bridge Road, Sutton Bridge

I hereby certify that this is a true copy of
the deed relating to land at 309 Bridge Road,
Sutton Bridge

.....
Director of Administration

THIS DEED is made the 5th day of April One thousand nine hundred and ninety-three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and ERIC WARNER and JUDY WARNER trading as S E WARNER & SON of 2 Youngs Row Sutton Bridge in the County of Lincoln (hereinafter called "the Owners") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the land at Youngs Row Sutton Bridge ("the further Land") shown coloured red on plan B attached hereto

(3) The Owners have by application dated the twenty fifth day of November one thousand nine hundred and ninety-two applied to the Council for planning permission for a change of use of the land to a coal yard in accordance with the plans and particulars supplied therewith under planning reference H18/1228/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owners" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of "the Land")

The land situate at 309 Bridge Road Sutton Bridge shown edged blue on plan A attached hereto

SECOND SCHEDULE

(The Planning Obligation)

The Owners hereby covenant with the Council

(i) that the existing dwelling shown edged red on plan A attached hereto shall not be occupied except by the owner manager or an employee of the coal yard authorised as the Development

(ii) that with effect from the date that the Development is brought into use the use of the Further Land as a coal yard shall be discontinued permanently

5817

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)

Chairman of the Council

Director of Administration

SIGNED AS A DEED by the said ERIC WARNER in the presence of:-

Witness

Address 4 BRIDGE ROAD SUTTON BRIDGE

Occupation DIRECTOR.

SIGNED AS A DEED by the said JUDY WARNER in the presence of:-

Witness

Address 4 BRIDGE ROAD SUTTON BRIDGE

Occupation DIRECTOR.

S.E. WARNER
Solid Fuel Merchant

Approved COAL Merchant

2 Youngs Row
Sutton Bridge
Spalding
Lincs
PE12 9SS

Tel; (0406) 350 440

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

19th February 1993

Dear Sir,

Planning Application H18/1228/92.

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

Yours faithfully

J.R. Warner

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

Attention of DPO NDM HMPO BS JC ACP
Action by .....
Discuss with .....
Copy to .....

Doc Nos.

Acknowledge YES/NO
by
Date

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H18/1228/92

Your Ref:

Date: 26 Feb 1993

H18/1228/92 S E WARNER & SON
CHANGE OF USE TO COALYARD, 30A BRIDGE ROAD, SUTTON BRIDGE.

Further to my earlier memo dated 26th January 1993, I now enclose a copy of the letter confirming that the applicant is willing to enter into the Planning Obligation.

Find enclosed also a copy of the letter stating the conditions from Mr D Gedney which the applicant is agreeing to.

G Smith
Technical Assistant

Enc.

D M Gedney

DMG/SAH
H18/0708/92

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

15 February 1993

Dear Sir

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

I refer to my letter dated 8 January 1993.

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

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

1 The occupation of the existing house on the site to be restricted to the owner, manager or an employee of the proposed coal yard.
2 The discontinuance of the use of the land at Youngs Row, Sutton Bridge, as a coal yard upon commencement of the proposed use of the application site.

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

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

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H18/1228/92

Your Ref:

Date: 12 Feb 1993

H18/1228/92 - S E WARNER & SON
CHANGE OF USE TO COAL YARD, 30A BRIDGE ROAD, SUTTON BRIDGE.

Further to my earlier memo dated 26th January 1993 with reference to the above planning obligation, I now enclose a plan showing the curtilage of the existing coalyard site, at Youngs Row, Sutton Bridge.

G Smith
Technical Assistant

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

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

Your Contact: Mr D Gedney

Our Ref: DMG/JJ H18/0708/92

Your Ref:

Date: 11 Jan 1993

Dear Sir/Madam,

CHANGE OF USE TO COAL YARD AT 309 BRIDGE ROAD, SUTTON BRIDGE H18/0708/92.

With reference to the above, could you please show the curtilage of the site on the attached plan to indicate the site of the existing coal yard.

Yours faithfully

D M Gedney.

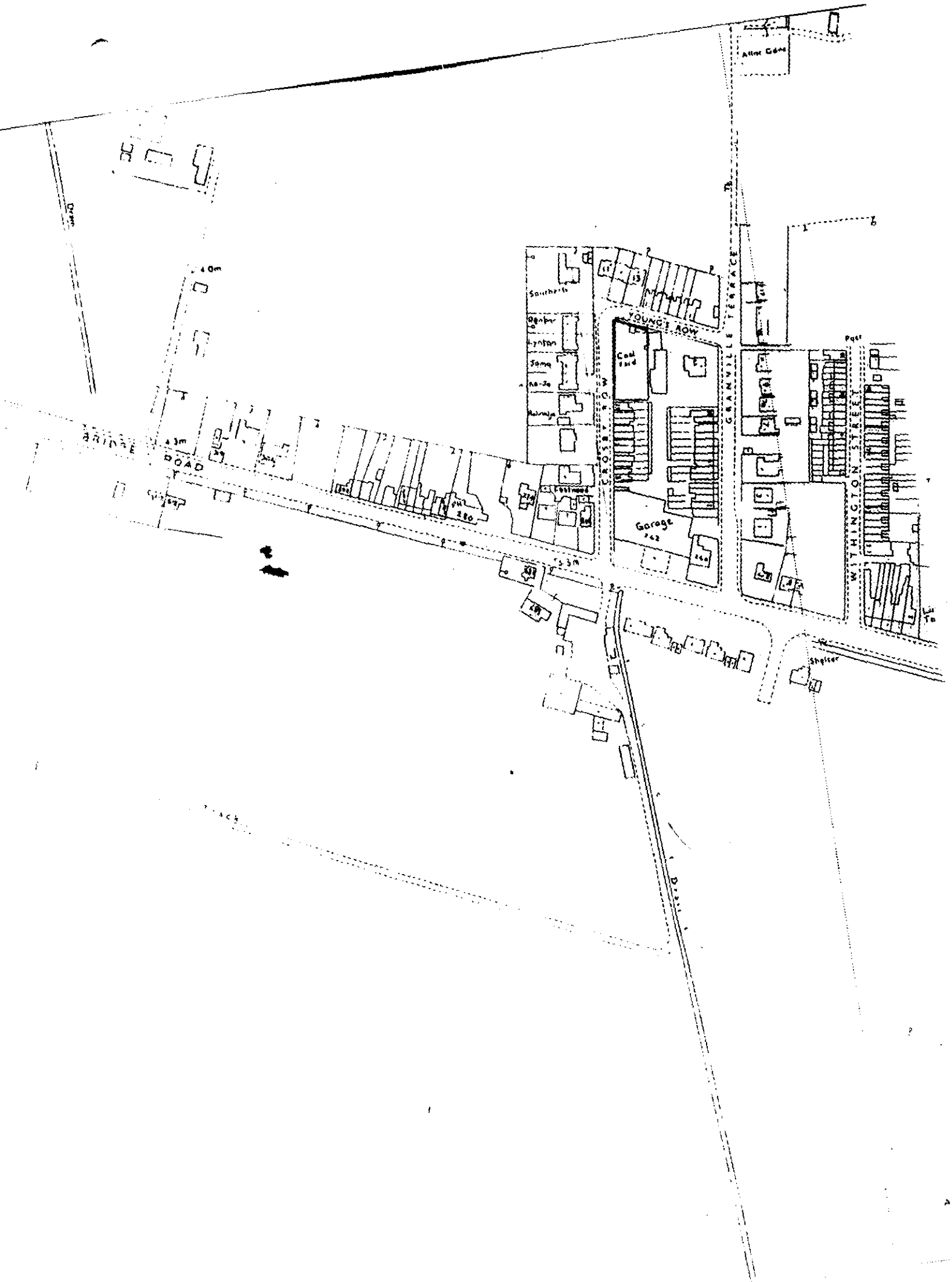
N ~~Midlen~~
Principal Planning Officer
Development Control

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

what is this about?

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

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


Allen Gate
Southerly
Garage
YOUNG'S ROW
GRANVILLE TERRACE
WITHINGTON STREET
ROAD

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H18/1228/92

Your Ref:

Date: 26 Jan 1993

H18/1228/92 - S E WARNER & SON
CHANGE OF USE TO COAL YARD, 30A BRIDGE ROAD, SUTTON BRIDGE.

With reference to the above it was resolved at the Planning Committee of 5th January 1993 that the above be authorised subject to the applicant first entering into a Planning Obligation under the Provisions of Section 106.

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

The Planning Obligation requires also the discontinuance of the use of the land at Youngs Row, Sutton Bridge, as a coal yard upon commencement of the proposed use of the application site, of which plans will be forwarded when received.

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

1. Six 1:2500 site location plans indicating the curtilage of the site, the subject of the agreement, edged red, and the surrounding land edged blue.

2. A copy of the planning application form.

Confirmation that the applicant is willing to enter into the above agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

5th JANUARY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H09/0835/92	JB	DPO Auth as recommended
3	H20/0845/92	DG	Granted as recommended
	H20/0993/92	DG	Granted as recommended
5	H20/0853/92	JB	Refused as recommended (Non-Det Appeal received 5th Jan 93) - no notice to be issued.
6	H06/0994/92	JB	Defer for Site Visit 18th Jan 93
8	H09/1036/92	DG	Granted as recommended
9	H05/1089/92	JB	Granted as recommended plus extra condition no advertising displayed without prior approval.
12	H08/1107/92	PU	Granted as recommended
13	H06/1113/92	DG	Defer for Site Visit 18th Jan 93 Transparency to show larger area of Gedney Dawsmere and identify dwelling over which cttee took concern in the past.
14	H14/1176/92	DR	DPO Auth as recommended Amend line 3 of note to read "means of sewage treatment and disposal of"
15	H12/1181/92	DG	Refused as recommended
17	H17/1188/92	PU	Granted as recommended
18	H17/1193/92	DR	Grant Certificate as recommended
19	H16/1199/92	PU	Defer for Site Visit 18th Jan 93 Transparency to show larger area
20	H05/1211/92	DG	Defer for Site Visit 18th Jan 93 Transparency broadly indicating potential for backland development in area.
21	H16/1222/92	PU	Granted as recommended
22	H14/1223/92	PU	Defer for Site Visit 18th Jan 93 Chris Briggs to look at application with view to other business referred to by cttee agenda. Transparency to show more of road and Pode Hole end. Request details of scale of activity from applicant.
23	H08/1124/92	DR	Defer for Site Visit 18th Jan 93 1:2500 Transparency to show more area to North East.
24	H01/1226/92	PU	No Objections as recommended Also ask for work to be coordinated with construction of Spalding By-Pass.

25	H18/1228/92	DG	DPO Auth as recommended
28	H16/1229/92	PU	Defer for Site Visit 18th Jan 93

6th Jan 93

Signed _____
Principal Planning Officer

PLANNING COMMITTEE - 5th January, 1993

2. PLANNING APPLICATIONS (Continued)

(e) **Reserved Matters Approval** (continued)

Plan No. and Applicant	Proposal
H20/0845/92 Mr & Mrs J H Griffiths	Details of barn/warehouse on land adjacent Priory Cottage, Broadgate, Sutton St James.
H20/0993/92 Mr & Mrs J H Griffiths	Dwelling in connection with adjacent proposed barn/warehouse on land adjacent Priory Cottage, Broadgate, Sutton St James.

(f) **Certificate of Alternative Development**

The Director of Planning and Building Control Services be authorised to grant a certificate stating that the undermentioned development would have been permitted:-

Plan No. and Applicant	Proposal
H17/1193/92 Mr & Mrs K Napper	Residential development (part site of A16 Spalding-Sutterton by-pass) on land adjoining 'Wedgewood', Seas End Road, Surfleet.

(g) **Development by Lincolnshire County Council**

The Lincolnshire County Council be advised that this authority raises no objections to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services, and be urged strongly to ensure (i) that the proposed improvements are carried out at the same time as the new A16 Spalding by-pass is constructed, (ii) that improvements are carried out to the whole section of the A1073 between the proposed Spalding by-pass and the existing Crowland by-pass, and (iii) that as much tree planting as possible is carried out. It was also agreed that clarification be sought on whether the new lengths of road would be erected on stilts:

Plan No. and Applicant	Proposal
H01/1226/92 Lincolnshire County Council	Construct new lengths of highway as part of improvements to A1073 principal road between Spalding and Crowland.

(Councillor Mrs A M Newton left the meeting following consideration of the above application.)

(h) **Application Approved Subject to Planning Obligation**

Subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 requiring (i) the occupation of the existing house on the site to be restricted to the owner, manager or an employee of the proposed coal yard and (ii) the discontinuance of the use of the land at Young's Row, Sutton Bridge as a coal yard upon commencement of the proposed use of the application site, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H18/1228/92 S E Warner & Son	Change of use to coal yard at 309 Bridge Road, Sutton Bridge.

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

NRA

National Rivers Authority
Anglian Region

22nd December 1992

Our Ref: GT/SHG/92/1/SH/0334

Dear Sirs

PLANNING APPLICATION NO. H18/1228/92
FOR PROPOSED DEVELOPMENT OF A COALYARD AT 309 BRIDGE ROAD, SUTTON BRIDGE BY WARNER & SON

With regard to the above-mentioned application received on 8th December 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no further observations other than those contained in my letter dated 10th July 1992 in reply to Planning Application Number H18/0708/92 submitted by S E Warner & Son at the site referred to in the current application.

Yours faithfully

R F Morgan
Planning Engineer

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

DS

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

BRIAN SMITH D[illegible] 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

4 DEC 1992

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/1228/92

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

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

Description: Change of use to coal yard.

Location: 309 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 25-NOV-92

03-DEC-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 18-DEC-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: No objections by neighbours or Parish Council. Comments on 'screening' made by P.C. in July '92 still apply.

Signed: [signature]

Date 14.12.92

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/1228/92/JAM **Your Ref.**

Date 7 December 1992

Dear Sirs,

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

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

pp ENGINEER TO THE BOARD

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

S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1992 DG

Attention of
DPO NRM
DDPO RS ✓
JC ACP
Action by .....
Discuss with .....
Reply by .....

File No.
Acknowledge YES/NO
By
Date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H15/1223/92

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

309 Bridge Road, Sutton Bridge

3. Name, classification and number of road

III

4. Date application referred 10 - 12 - 92

5. State whether outline, detailed application etc.

Full.

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

Change of use to Coal Yard

7. Delete as appropriate

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

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

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

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

d. Requests the local planning authority to complete Form T.R. 108 para 105 as shown overleaf.

Date: 11/12/92 Signed: [signature]
Director of Highways and Planning

CONDITIONS: –

Delete as appropriate

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

(ii) For other applications

(1) B11 - - - 7.5m - - - Bridge Road - - - 6m

(2) ~~B~~ The existing access to Bridge Road shall be used for residential purposes only and shall not afford access to the coal yard

(3) F5

(4) F6 - - - - - - Coal Yard.

Delete as appropriate

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

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

(1) B6

(2) B~~11~~ ——— ~~Class H~~

(3) F5

(4) F6

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

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 9.12.92

OUR REF: JC/SS/PC

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

Planning Application H18/1228/92
Coalyard, 309 Bridge Road, Sutton Bridge

I write with reference to the above and would suggest that conditions relating to the following should be included:-

1. Screening of eastern boundary and coal storage compounds.

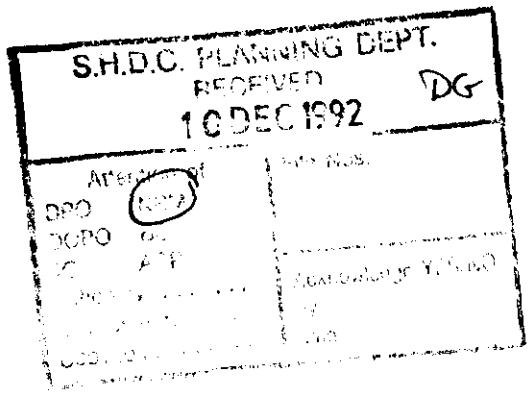
2. Yard surfacing.

3. Hours of work.

4. Noise emitted from plant and machinery shall not exceed 45dB expressed as a 15 minute LAeqT measured at a distance of 3.5m from any adjacent residential fascade.

I trust this information is of assistance to you.

Director of Environmental Services



Two bedroom cottage style homes available now, offering spacious accommodation at a price you can afford. Free mortgage protection scheme available.

Talk to Allison — we have the answer.

Sales Centre Open 7 days a week.
Tel (0775) 713410.

Allison Homes Dept LFP 8-12. 3a£WVN 3788
The Old Brewery, Cradge Bank, Spalding, Lincs PE11 3AB
Tel (0775) 724701. Fax (0775) 762153

Allison Homes is a trading name of Swallow Homes Ltd.

ALSO BUILDING AT BASTON, QUADRING AND WHAPLODE

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Up to £1000 paid
CARS, MOTORBIKES
MoT Failures, Accident Damaged, Non-Runners
WE COLLECT
Tel 0945 780329 or 0831 441241

PUBLIC NOTICES

SOUTH HOLLAND DISTRICT COUNCIL

CONTRACT SERVICES REFUSE COLLECTION ARRANGEMENTS FOR CHRISTMAS AND NEW YEAR INFORMATION TO HOUSEHOLDERS

COLLECTIONS OVER THE HOLIDAY PERIOD WILL BE AS FOLLOWS:

Friday, 25th December, 1992	**No Collection**
Monday, 28th December, 1992	**No Collection**
Friday, 1st January, 1993	**Double Collection (in lieu of 25th December, 1992)**
Monday, 4th January, 1993	**Double Collection (in lieu of 28th December, 1992)**

N.B. All other collections remain as normal and householders are reminded that all collections will commence at 7.30 am and plastic refuse sacks must be placed at the front curtilage.

5f4037 ©WVN

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO THROUGH TRAFFIC

MOULTON — HALLGATE

LINCOLNSHIRE COUNTY COUNCIL Hereby Give Notice that owing to roadworks no person shall cause or permit a vehicle to proceed on B1357 Hallgate, Moulton, commencing December 14, 1992 for a period of five days or the completion of the works.

The alternative route for traffic affected by this Notice is via A151, Churchgate, Millgate and Broadwater Lane.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

5f©WVN 4036 187/507/LFB-12

PLANNING APPLICATIONS

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

H06/1085/92 N. Parnell FULL
Change of use to storage of scrap metal and provision of vehicular access.
Windmere, Dawsmere Road, Gedney Drove End, Spalding.

H06/1207/92 FULL
Victory Hall Management Comm
Erection of new village hall to replace existing timber hall.
Land adjacent to Victory Hall, Gedney, Spalding.

H09/1238/92 McKenna Developments Ltd FULL
Residential development (27 units) with access road, parking and garaging areas.
Fishpond Lane, Holbeach, Spalding, Lincs.

H18/1228/92 FULL
S. E. Warner & Son
Change to use to coal yard FULL
309 Bridge Road, Sutton Bridge, Spalding, Lincs.

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

H04/0754/92 G. C. Weston FULL
Change of use to single storey dwelling
18A Market Place, Donington, Spalding, Lincs. ADDITIONAL INFORMATION RECEIVED.

H05/1231/92 The Leonard Cheshire FULL
Extension to home to form four bedrooms and self-contained flat.
Hovendon House, Roman Bank, Fleet, Spalding, Lincs.

H05/1232/92 LISTED BUILDING
The Leonard Cheshire
Extension to home to form four bedrooms and self-contained flat.
Hovendon House, Roman Bank, Fleet, Spalding, Lincs.

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

B. Smith
Director of Planning and Building Control Services
December 8th, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

5f4042 ©WVN

PUBLIC NOTICES

A small surplus of cash is available from the MOSES Trust. Those eligible: Single, Pensioners, Widows and Widowers residing in the Gosberton Village Ward only. Applications stating qualifications must be made to me in writing only by December 31st, 1992 This will not be a recurring distribution

F. J. TAYLOR
"Homefields", Wargate Way, Gosberton, Spalding PE11 4HE.
5f£WVN 4032

GOODS VEHICLE OPERATOR'S LICENCE

FRANK and MARGARET JOAN THORLEY, trading as F. & M. J. Thorley, of Dovecote Farm, Gosberton Clough, nr Spalding, Lincs PE11 4JR is applying to replace without change a licence to use Dovecote Farm, Gosberton Clough, nr Spalding, Lincs PE11 4JR as an operating centre for one goods vehicle and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

5f©WVN 3989 187/507/LFB-12

LFP 8/12/92

BRIAN SMITH 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: H18/1228/92

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

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

Description: Change of use to coal yard.

Location: 309 Bridge Road Sutton Bridge
Spalding Lincs

Type: FULL

Date received: 25-NOV-92

03-DEC-92

Dear Cllr D Dewsberry

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

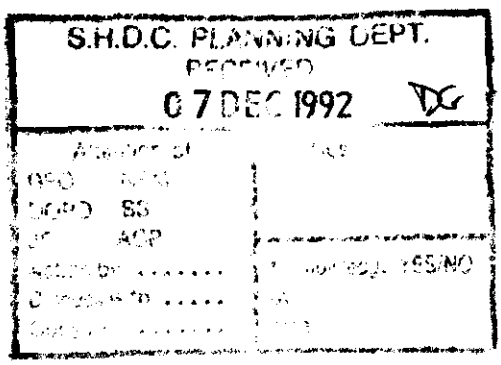
As applications can be determined under delegated powers in many cases, please let me know by 13-DEC-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

I request that this application be considered by Planning Committee, because outside the development area for Sutton Bridge, but agree with its relocation from its present site in a residential area.

Signed:



Office Copy

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that *S E Warner & Son*
is applying to the Council for planning permission for the following:

Reference No: H18/1228/92
Description: Change of use to coal yard.

Location: 309 Bridge Road
Sutton Bridge
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 29-DEC-92
Any observations should be sent to me by 29-DEC-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-DEC-92

SOUTH HOLLAND DISTRICT COUNCIL

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H18/1228/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H18/0986/93 Received:18-OCT-93 Type:CONDITION COMPLIANCE

Name: S E Warner & Son
2 Youngs Row
Sutton Bridge
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Details of access, landscaping and storage/loading areas (Conditions 2,6,7,11,14 & 15 of application H18/1228/92)

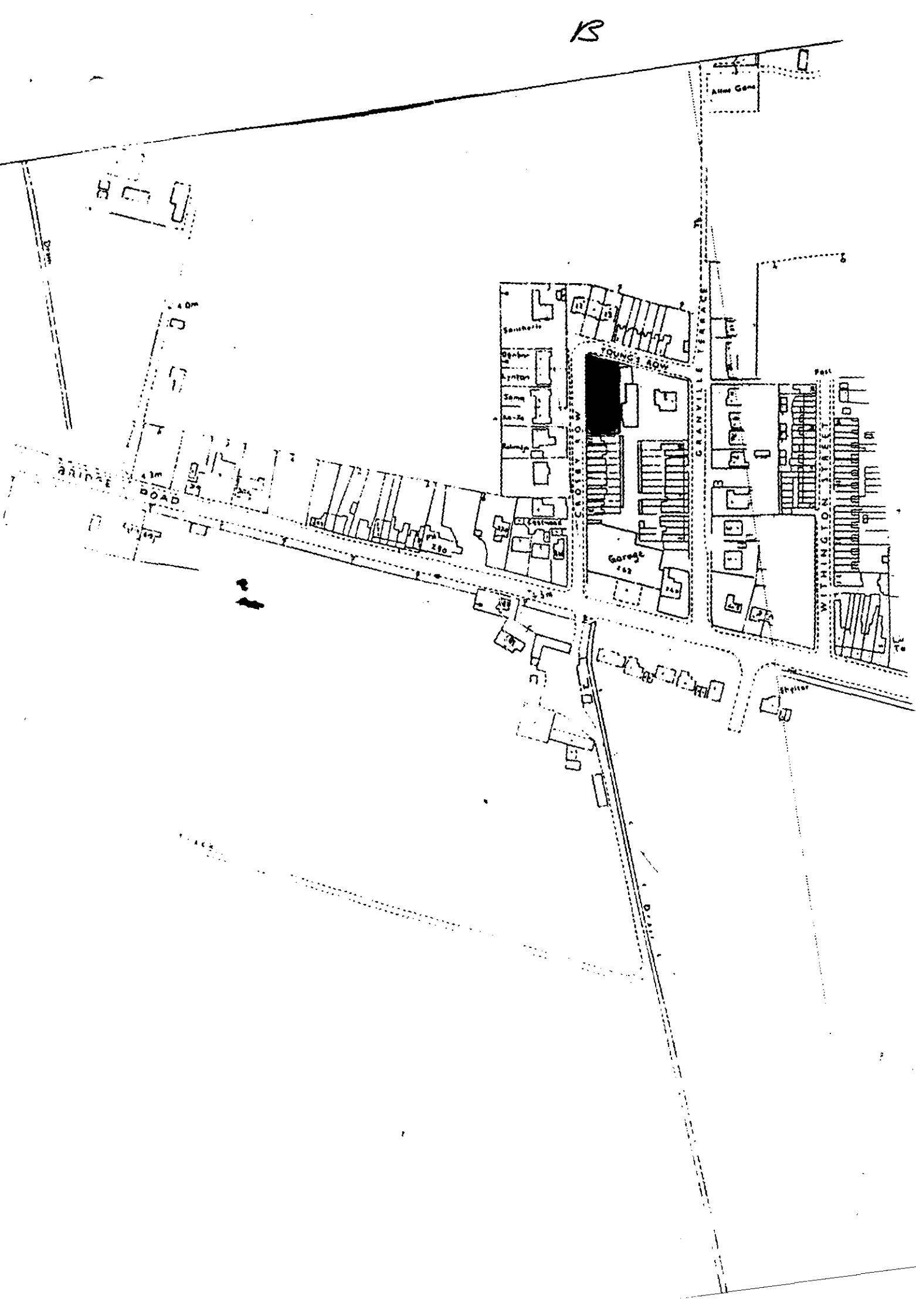
Location : 309 Bridge Road Sutton Bridge Spalding Lincs

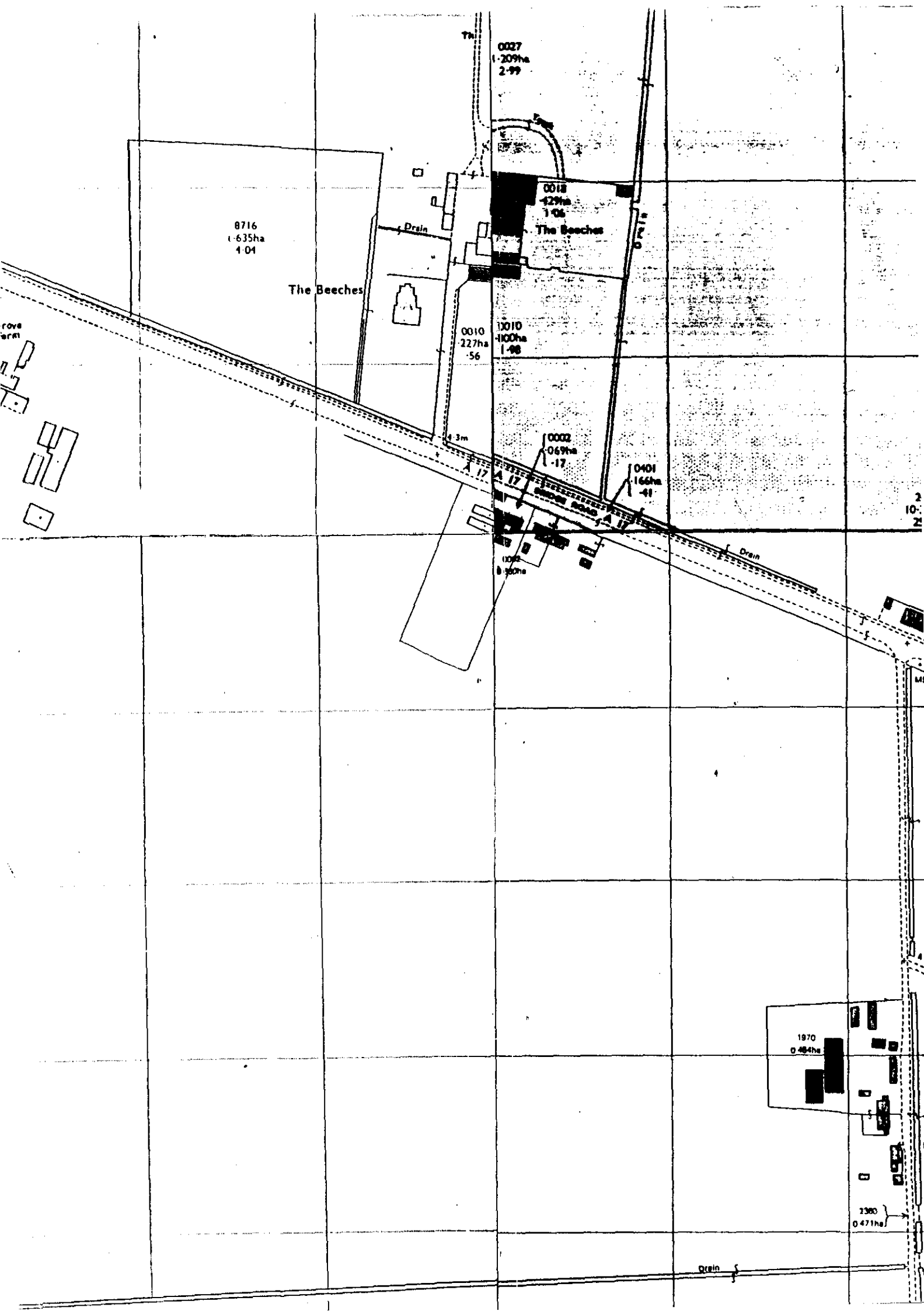
South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted as revised by the amended drawing no. 9374/1A received by the Local Planning Authority on 12 November 1993.

sgd B SMITH
Director of Planning and Building Control Services

25-NOV-93 H18/0986/93


B
Allens Gate
TOUNGE
GRANVILLE TERRACE
WINCHESTER
Garage
ROAD


0027
1·209ha
2·99
8716
1·635ha
1·01
The Beeches
Drain
0018
·429ha
1·06
The Beeches
0010
·227ha
·56
10010
·100ha
1·98
0002
·069ha
·17
0401
·166ha
·41
A 17
A 17
A 17
Drain
Drain
1970
0·484ha
2360
0·471ha

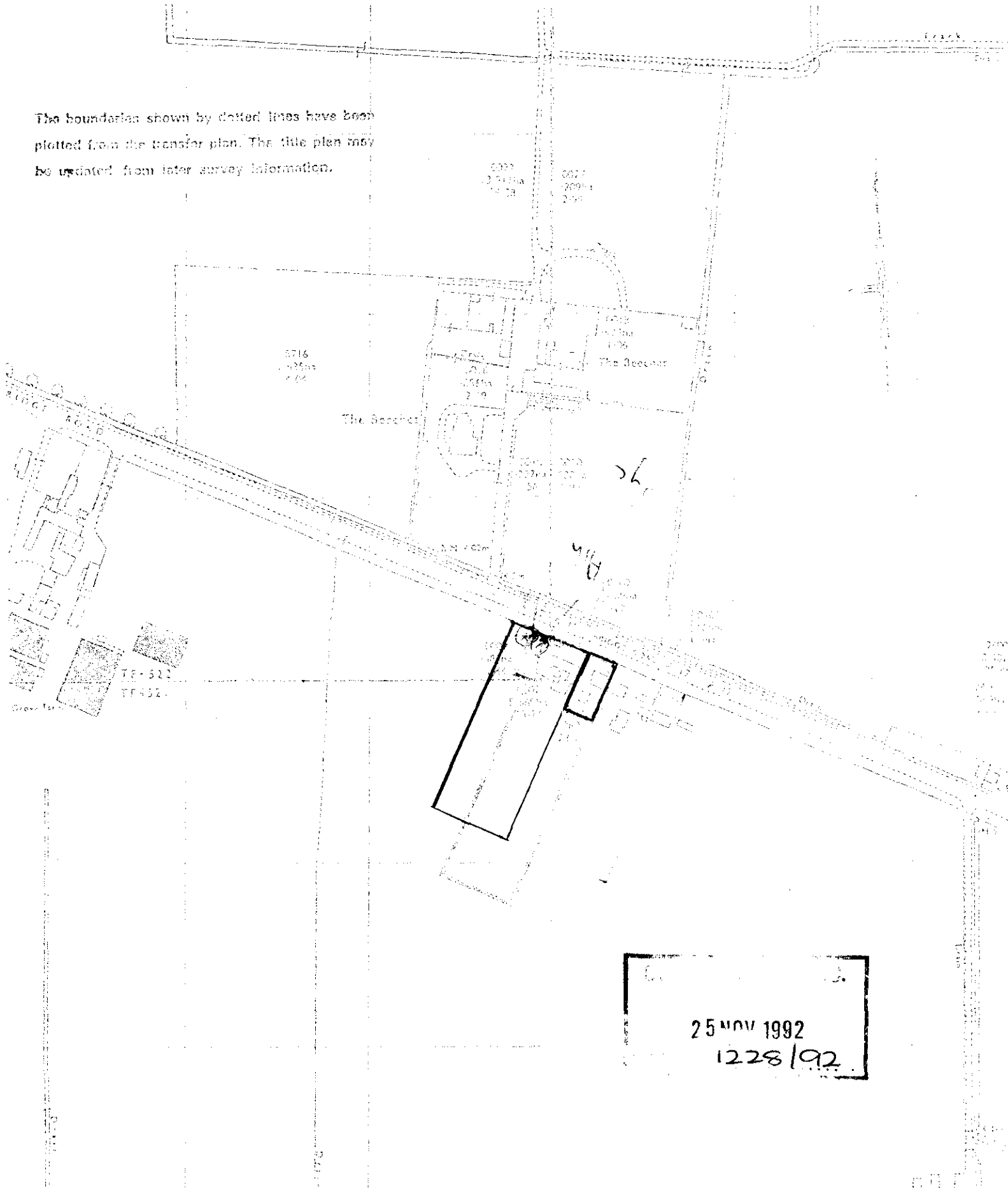
H.M. LAND REGISTRY

TITLE NUMBER

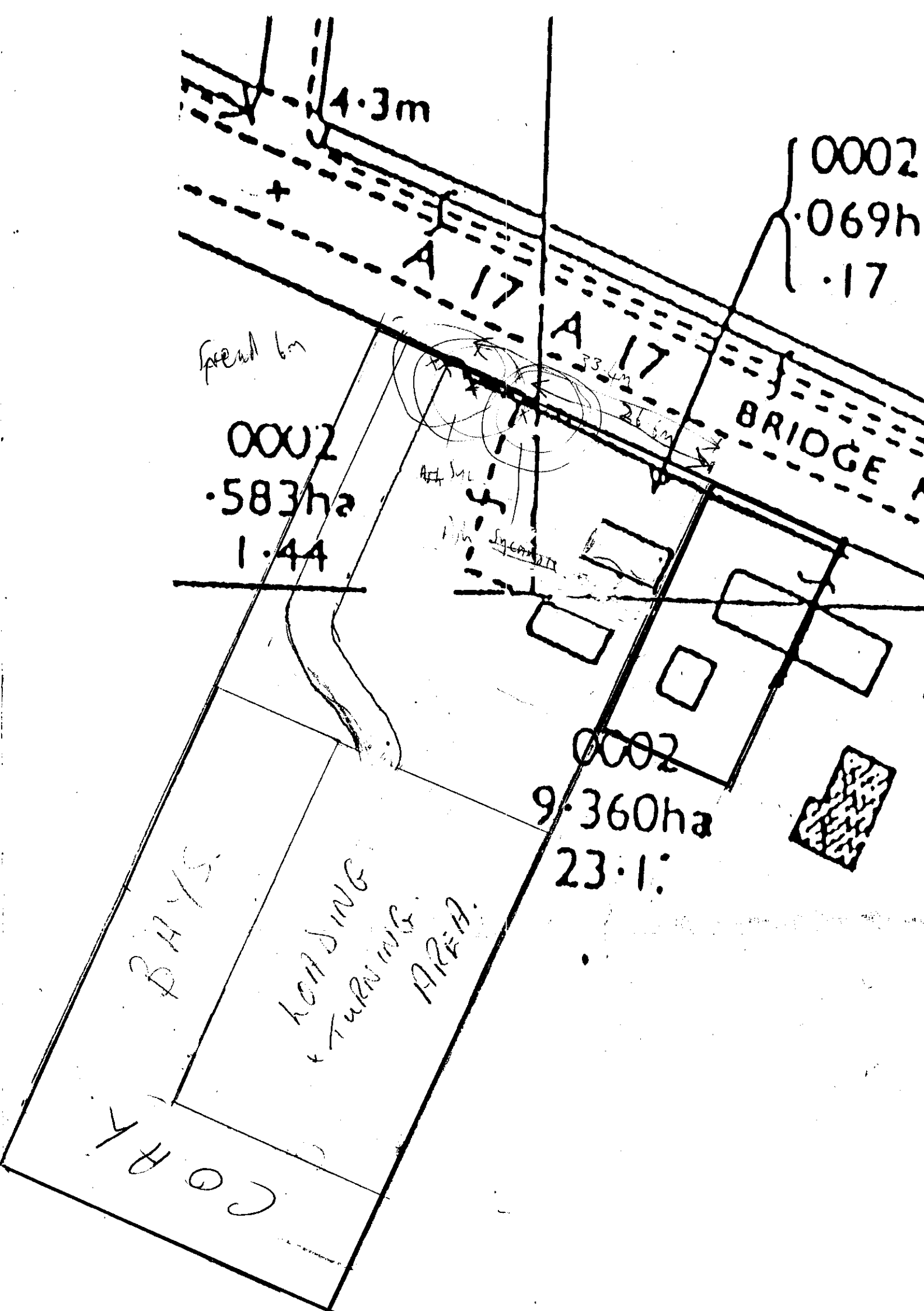
LL 19740

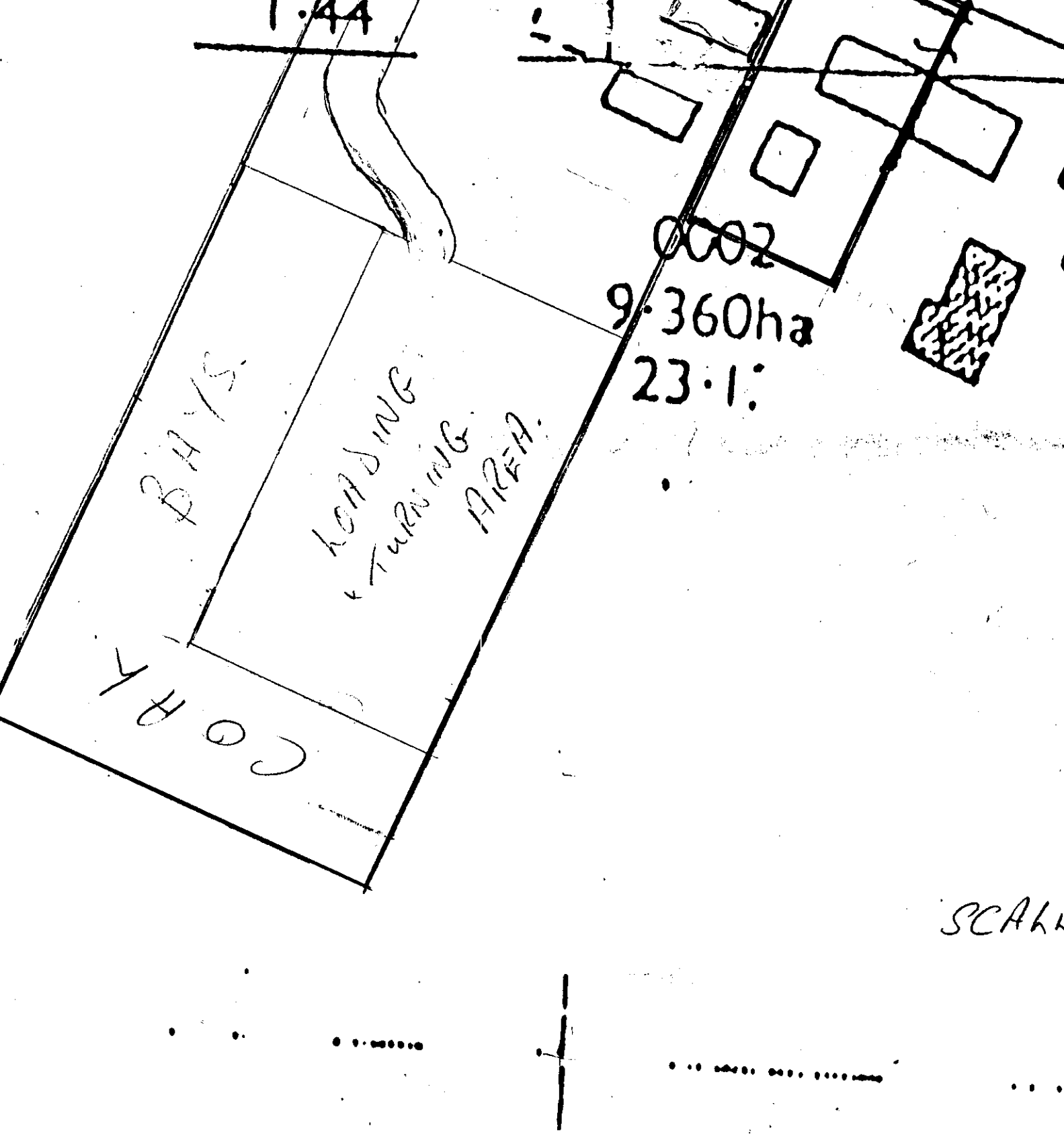
ORDNANCE SURVEY PLAN REFERENCE	TF 4522 – 4622 4521 – 4621		Scale 1/2500
COUNTY LINCOLNSHIRE	DISTRICT SOUTH HOLLAND		© Crown copyright 1975

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



25 NOV 1992
1228/92


4·3m
A 17
A 17
0002
·069h
·17
0002
·583ha
1·44
0002
9·360ha
23·1
BRIDGE
landing
turning
area


1.44
0002
9.360ha
23.1
PAVS
LANDING
TURNING
AREA
COAL
SCALE