SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H20/0127/93 Received:17-FEB-93 Type:OUTLINE

Name: F S Campling
Fishergate
Sutton St James
Spalding
Lincs, PE12 OEN

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of indoor bowling building with car parking from existing access
Location : Fishergate Sutton St James Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The development hereby approved shall accord in terms of the siting of the indoor bowling building, means of access, parking and the location of landscaping with the amended plans received by the Authority on the 15 June 1993, and the terms of Condition 8 of detailed below.

Reason: To define the terms of the permission.

3 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

4 Prior to the commencement of the use of the indoor bowling building hereby approved, the car parking area shall be laid out and surfaced to the satisfaction of the Local Planning Authority in accordance with the terms

of the letter received from the applicant's agent on the 9 July 1993.

Reason: In the interests of highway safety.

5 Notwithstanding the provisions of Class D2 of the Town & Country Planning Use Classes Order 1987, the building hereby approved shall be used solely as an indoor bowling rink.

Reason: To define the terms of the permission and because any other use of the building might give rise to detriment to residential amenity.

6 Prior to the commencement of the use of the indoor bowling building hereby approved, the access road and yard/forecourt shall be surfaced in accordance with details previously submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety.

7 The indoor bowling rink hereby approved shall not be used at any time on Sundays, nor between the hours of 11 pm and 8 am on other days.

Reason: In the interests of residential amenity.

8 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of one 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.

9 The area shown green on the attached plan shall be landscaped to the satisfaction of the Local Planning Authority, in addition to the other areas of landscaping shown on the submitted plans, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented at the same time as the remainder of the landscaping is provided on the site.

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

This permission is granted in accordance with the application submitted as revised by the letter and plans received on the 15 June 1993 and letter received on the 9 July 1993.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to

SOUTH HOLLAND DISTRICT COUNCIL

Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
16-JUL-93 H20/0127/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20 | 0127 | 93

Date Registered 17 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

F.S. CAMPLING ESQ.
FISHERGATE,
SUTTON ST. JAMES.
SPALDING,
LINCS. PE12 0EN

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
LOWETH CONLING DESIGN
STATION HOUSE,
STATION STREET,
HOLBEACH,
SPALDING. LINCS.
Tel. No. 0406 22126
(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHERGATE, SUTTON ST. SPALDING. LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF INDOOR BOWLING BUILDING WITH CAR PARKING FROM EXISTING ACCESS.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £360-00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 13.2.93 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 0.25 (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		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

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	YES

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

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

site of existing Building

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

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

to be provided.

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 —

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

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

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.			
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).

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 13/2/93

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:

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

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 ..... ~~(Applicant~~ / Agent) Date 13/2/93

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 .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	22-FEB-93
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer JOHN BLACKLOCK Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection — Accuracy — Neighbours — Boundaries

Site Features — Other

Inspected by

Date

Notice posted by GS

Date 23/2/93

Resident Notices required

Sent — Delivered

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 17/6

Conditions/Reasons (continue overleaf)

Notes to applicant

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

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

H20/127/93

OUTLINE

Applicant: F S Campling
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of indoor bowling building with car parking from existing access

Location: Fishergate
Sutton St James
Spalding
Lincs

Valid date: 17-FEB-93
Target dates:
To case officer 24-FEB-93
Inspected by 03-MAR-93
Extra contacts 10-MAR-93
Report if not clear by 24-MAR-93

Terminal date: 14-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .25 HA
Category: Redevelopment
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	22-FEB-93	08-MAR-93
Cllr Mrs E O Hall-Pa 0945 700 829	22-FEB-93	08-MAR-93
Dir of Environmental	22-FEB-93	08-MAR-93
Site/Press Advert MIN	23-FEB-93	16-MAR-93
L C C Obs Attached Jack 4/3/93 Plan Taken 25/2/93		
Clerk to Sutton St James	01-APR-93	15-APR-93

SITE DETAILS

Grid ref: 538750 318280
OS Sheets: 283 Parcel:

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SHDC.
Planning Dept.
Priory Road.
Spalding. Lincs

8th July 93.

F.A.O. J. Blackstock Esq.

Dear Sir

Re:- H20/127/93 Camping - indoor sporting building.

Further to our meeting today we would confirm that our client accepts the conditions which were explained to us and also that the car parking areas are to be finished with tar and chippings to alleviate traffic noise.

Yours faithfully.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUL 1993

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

File Nos.

Acknowledge YES/NO
by
Date

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

14th June 93.

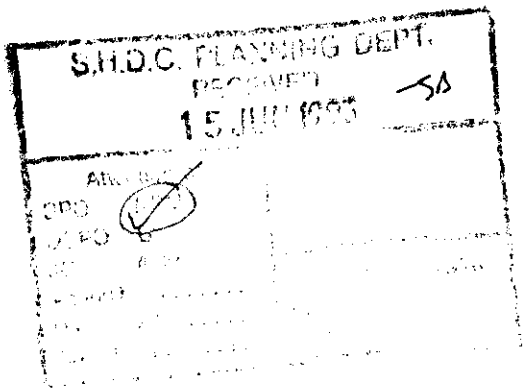
with compliments.

F.A.O. J. BLACKLOCK ESQ.

Ref. H20/127/93.

Further to our meeting on Friday the 11th June 93 please find enclosed plans all as requested.

Kind Regards.



Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th May, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. J.T. Davis	Mr. T.G.M. Tyler
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.A. Dobney, N.P. Judge, M.B.E. and W.D. Skells.

390. MINUTES

The Minutes of the meeting held on 4th May, 1993 were signed by the Chairman as a correct record.

391. PLANNING APPLICATIONS

(a) Determinations following Site Inspections

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

Plan No and Applicant	Proposal
H18/0064/93 J W Trayford	Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

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

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to conditions including a) the restriction of the hours of use to 11 p.m. at the latest; b) the restriction of the use to that of a bowling rink only; c) the provision of enhanced landscaping; d) the surfacing of the yard and access road; and e) the relocation of the parking area so that the proposed building acts as a noise barrier.

H09/0794/92 Mr and Mrs L Britton	Agricultural dwellinghouse and garage at New River Gate, Holbeach Drove.

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

H23/0237/93 P and S W Hoyes	Sculpture (oak and steel) off Churchgate, Whaplode.

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

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th May, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. J.T. Davis	Mr. T.G.M. Tyler
Mr. N.L Capes	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.A. Dobney, N.P. Judge, M.B.E. and W.D. Skells.

390. MINUTES

The Minutes of the meeting held on 4th May, 1993 were signed by the Chairman as a correct record.

391. PLANNING APPLICATIONS

(a) Determinations following Site Inspections

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

Plan No and Applicant	Proposal
H18/0064/93 J W Trayford	Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

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

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to conditions including a) the restriction of the hours of use to 11 p.m. at the latest; b) the restriction of the use to that of a bowling rink only; c) the provision of enhanced landscaping; d) the surfacing of the yard and access road; and e) the relocation of the parking area so that the proposed building acts as a noise barrier.

H09/0794/92 Mr and Mrs L Britton	Agricultural dwellinghouse and garage at New River Gate, Holbeach Drove.

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

H23/0237/93 P and S W Hoyes	Sculpture (oak and steel) off Churchgate, Whaplode.

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

298. PLANNING APPLICATIONS (continued)

(a) Determinations following Site Inspections (continued)

Plan No and Applicant		Proposal
H08/0097/93 Mr & Mrs J T Pike	O.A.	Bungalow and garage at part OS 109 Cheal Road, Gosberton Cheal.

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

H09/1284/92 Murco Petroleum Limited	Free standing projecting pole sign at Fen Road, Holbeach.

RESOLVED: Advertisement consent be granted for the above development.

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

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

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

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to hold further discussions with the respective owners of the land affected by the application in accordance with his recommendation, following which a further report be submitted to the Sub-Committee, and in the meantime the objectors be advised that all issues raised have been properly addressed.

(Prior to consideration of the above application the Director of Planning and Building Control Services read in full a letter of objection together with a letter in support of the application and the Deputy Director of Administration reported upon a letter dated 30th April 1993 from an objector the contents of which had not been investigated although the Director of Planning and Building Control Services was satisfied that all matters referred to in correspondence had been considered.)

(b) Planning Applications Awaiting Site Inspections

As there was insufficient time to visit the sites prior to the meeting, consideration of the undermentioned applications be deferred pending a site inspection for the reasons indicated:-

Plan No and Applicant		Proposal
H18/0064/93 J W Trayford		Residential development - three detached houses including three detached garages at Wharf Street, Sutton Bridge.

RESOLVED: In view of concern regarding access to the proposed development.

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: In order to assess the suitability of the site for the proposed development.

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: H20/0127/93

Applicant: F S Campling
Fishergate
Sutton St James
Spalding
Lincs, PE12 0EN

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of indoor bowling building with car parking from existing access

Location: Fishergate Sutton St James
Spalding Lincs

Type: OUTLINE

Date received: 17-FEB-93

01-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 16-APR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

DSD

S.H.D.C. PLANNING DEPT.
14 APR 1993

FOR PARISH COUNCIL USE ONLY

Comments:

The Parish Council agreed for this bowling green should go ahead.

Signed:

264. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant		Applicant
H16/0074/93 Longhurst Housing Association Ltd.		Listed Building Consent for the conversion of existing warehouse into 16 no. self contained flats at Longs Warehouse, Double Street, Spalding.

RESOLVED: That following a full discussion of the issues involved and the objections received, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the applicants and other owners of land within the vicinity of Double Street/Albion Street and High Street entering into appropriate agreements where necessary, relating to the provision of associated car parking facilities.

(Councillor J Clark declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Clark had declared an interest when the site was inspected, and had remained on the coach during the inspection.)

H16/0082/93 Tanglewood Group		Elderly persons' home at Cedar Falls, London Road, Little London, Spalding.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that the proposed development if permitted would, having regard to the internal layout of facilities, its scale and massing, result in an inappropriate extension of the site that would adversely affect the amenities of adjoining properties to the south west by reason of overlooking. In addition, and notwithstanding the County Council's standards for parking provision on site, it was considered, following the site visit, that such provision would be inadequate. It was also agreed that a note be added to the decision notice indicating the local planning authority's support in principle for the development, subject to a more appropriate design.

H05/0086/93 Mr J C Clark and Miss J M Fines.	O.A.	Dwelling and garage at Lowgate, Fleet.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in order to assess the suitability of the site for the proposed development.

H08/0097/93 Mr & Mrs J T Pike		Bungalow and garage at part OS 109 Cheal Road, Gosberton Cheal.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in order to assess the suitability of the site for the proposed development having regard to the previous planning history of the site and its location in the open countryside.

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St. James.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in order to assess the suitability of the site for the proposed development.

APPLICATION REFERENCE: H20/0127/93 DATE RECEIVED: 17-FEB-93

TYPE: Outline

DESCRIPTION: Erection of indoor bowling building with car parking from existing access

LOCATION: Fishergate, Sutton St James

APPLICANT: F S Campling AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 31 MAR 1993

RECOMMENDATION

Refuse Permission.

1 *The proposed development relates to land outside the defined Interim Boundary of Development for Sutton St James. As such, the proposed development is contrary to the Lincolnshire Structure Plan which seeks to prevent the establishment of such uses in the countryside.*

2 *The proposed development would adversely affect the amenities of neighbouring residential property by virtue of noise and disturbance from the vehicular traffic which it would generate.*

3 *The proposed development would be served off an existing access (which already serves a haulage depot) that has insufficient visibility to the west to enable vehicular traffic generated by the proposed development to negotiate the access without detriment to highway safety.*

4 *The proposed development would give rise to vehicular traffic which would be likely to conflict with the HGV traffic arising from the adjacent haulage yard. In particular, this conflict could lead to vehicles having to stay, wait or even reverse onto the adjacent Class II county road, to the detriment of highway safety.*

PLANNING ISSUES

1 Site is outside I.B.D. and contrary to Structure Plan Policy - No argument put forward by applicant why policy should not prevail. It is behind existing dwelling and risks causing detriment, whilst County Highways consider the access inadequate.

2 Use Class Order would allow this building to be used as bingo hall, dance hall, casino, for any indoor games. Proximity to dwellings must risk detriment.

REPRESENTATIONS

Parish Council: No comment.

Environmental Services: No objection, subject to conditions on hours of use, yard and load surfacing and screening.

County Highways: Requests refusal.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 360

Receipt Issued P2261

Date first Rec'd 17 [illegible] 1993

Registration

Reference H20/0127/93

Cross-Ref N/A

Date 18/2/93

Validation

TYPE OUTLINE

Earliest permission

Site area

No of dwellings

Floorspace 0.25

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £360

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 083

OS No's

Grid ref 538750 318250

Ward W

Parish SSJ

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD Rural

Inside LP area NO

Linked to site

Ref 1.291

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

219. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant		Proposal
H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St. James.

(Pending a site inspection to assess the suitability of the site for the development, and to enable the Director of Planning and Building Control Services to consult the Parish Council on the proposals as the original consultation document appears to have gone astray in the post.)

H22/0132/93 Mr E Revell	O.A.	Dwelling and garage at the Bell Inn, 69, Austendyke Road, Weston Hills.

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

(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 respect of the undermentioned proposals subject to the comments indicated:-

Plan No. and Applicant	Proposal
H09/1238/92 McKenna Developments Ltd	Residential development (27 units) with access road, parking and garaging areas at Fishpond Lane, Holbeach.

(Subject to the Director of Planning and Building Control Services being satisfied regarding the maintenance of the footpaths, roads and open spaces, including any redesign in the layout if necessary, and to an additional condition restricting permitted development rights.)

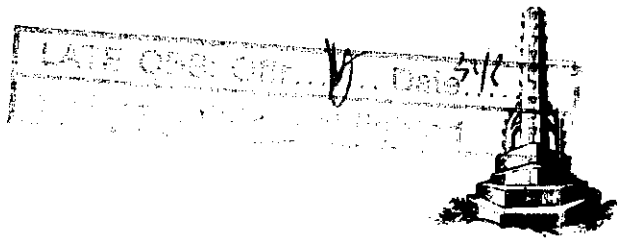
H16/1093/92 Revills Jewellers	Installation of security grilles to windows at Revills Jewellers, 12 Market Place, Spalding.

(Subject to the Director of Planning and Building Control Services negotiating with the applicants an amended scheme, the site to be inspected by the Plans Sub-Committee if the Director of Planning and Building Control Services is unable to negotiate such a scheme.)

H16/1094/92 Revills Jewellers	Listed Building Consent for installation of security grilles at 12 Market Place, Spalding.

(Subject to the Director of Planning and Building Control Services negotiating with the applicants an amended scheme, the site to be inspected by the Plans Sub-Committee if the Director of Planning and Building Control Services is unable to negotiate such a scheme.)

Sutton St. James Parish Council



The Butter Cross

K. Savage - Clerk

50 High Street
HOLBEACH
Spalding
Lincs
PE12 7ED
Tel: 0406 22161

FOR THE ATTENTION OF: MR BLACKLOCK
South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs

Our Ref: KS/SB

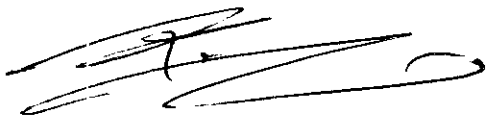
26 March 1993

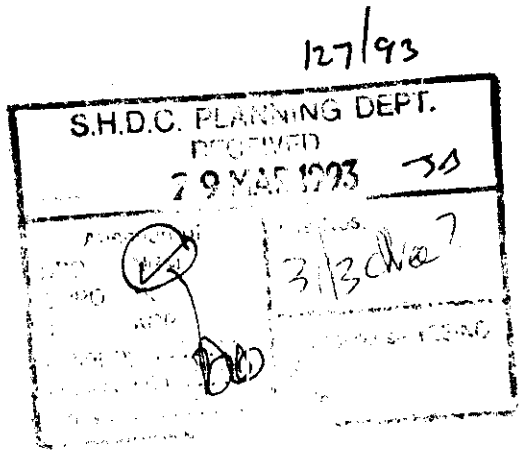
Dear Sir

Re: Consultation With Parish Council- Bowling Green - Mr Campling.

Further to our telephone conversation I confirm that no notification of the above matter has been received and as a consequence, this Parish Council has had no opportunity to put their comments. It would be appreciated therefore, if this item could be deferred from next Tuesday's agenda and the necessary paperwork forwarded at an early date.

Yours faithfully





H20/127/93 page 44 of Agenda

F. S. Campling

26/3.

NIGEL

P.C. HAVENT RECEIVED DETAILS OF THIS APPLICATION.

ADVISED CHAIRMAN OF PARISH COUNCIL THAT :—

(A) SEND IN LETTER ASKING for DEFERMENT OF COMMITTEE CONSIDERATION

(B) If DEFERRED, DETAILS of APPLICATION TO BE SENT.

MR HP phoned 8/4 Application apparently still not received.

A/C call to Eric Garner (PC Chairman) 01485 226

- Sent on 1/4 to Clerk
- Clerk's address recorded as 25 Albert Street

Mr Garner confirms both Albert Street (home) or High St (office) should be acceptable.

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

S.H.D.C. PLANNING DEPT.
19 MAR 1993

NRA

National Rivers Authority
Anglian Region

12 March 1993 Our Ref: GT/93/1/SH/0060/EB

Dear Sir

PLANNING APPLICATION NO H20/0127/93
ERECTION OF INDOOR BOWLING BUILDING WITH CAR PARKING FACILITIES, FISHERGATE, SUTTON ST JAMES, PROPOSED BY MR F S CAMPLING

With regard to the above-mentioned application received on 26 February 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

Contd/.....;....

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

NRA

/Contd.....

Our Ref: GT/93/1/SH/0060/EB

If tests indicate the percolation value is greater than that identified in B.S.6297 (ie >140s) then other means of disposal of foul sewage will need to be considered. Details of alternative proposals should be submitted to the NRA.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

Surface water from vehicle parking areas should be discharged via trapped gullies.

Yours faithfully

R F Morgan
Planning Engineer

cc Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs

SOUTH HOLLAND
Internal Drainage Board

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

PLANNING DEPT.
RECEIVED
- 9 MAR 1993 -50

Please contact: Mr. Staines

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

Our Ref. RS/PA-G/127/93/JAM **Your Ref.** **Date** 3 March 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. F.S. CAMPLING
INDOOR BOWLING BUILDING - FISHERGATE, SUTTON ST. JAMES

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

As your client will be aware, the watercourse to the North and Western boundaries of his property is the Board's Chapelgate West Drain and the Board's Byelaws as summarised on the enclosed conditions apply and should be brought to your clients attention.

Other watercourses adjoining the site are privately owned and maintained.

Based upon the submitted information it would not seem that your clients project will affect my Board's interests but I will be glad if the following general advice could be borne in mind when preparing detailed proposals should the project proceed.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. 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. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

Our Ref: RS/PA-G/127/93/JAM Your Ref: 3 March 1993

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,

ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Spalding, Lincs.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPT

RECEIVED

- 5 MAR 1993

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 3.3.93

OUR REF: JC/SS/PC

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

Planning Application H20/0127/93
Indoor Bowling, Fishergate, Sutton St. James

I write in response to the above and having regards to information provided I would suggest that the following conditions are appropriate:-

1. Hours of use

2. Yard and road surfacing.

3. Screening (1.8m close boarded) of the access road and car parking area.

I trust this information will be of assistance to you.

pp Director of Environmental Services

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H20/0127/93

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		
	3	8	7	1	8	2

2. Address or location

FISHERGATE SUTTON ST JAMES

3. Name, classification and number of road

II

4. Date application referred 25/2/93

5. State whether outline, detailed application etc.

OL.

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

ERECTION OF INDOOR ~~BOWLING~~ BOWLING BUILDING WITH CAR PARK.

7. Delete as appropriate

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

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

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

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

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

Date: 4/3/93 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

Delete as appropriate

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

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

The existing access, which already serves a haulage depot has insufficient visibility to the west, the traffic approach side. This leads to vehicles having to edge out onto the Class II County Road, where the speed limit is 40 m.p.h, before being able to see, or be seen by, oncoming traffic, to the detriment of highway safety.

Also I consider the proposed use would conflict with the existing use with vehicles using the proposed use having difficulty in passing HGVs leaving the haulage depot. This could lead to vehicles having to stop, wait or even reverse back onto the Class II County Road, to the detriment of highway safety.

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

1. STANDARD OUTLINE CONDITIONS ——

DELETE REFERENCE TO SITING AND MEANS OF ACCESS.

TL 2

2. THE DEVELOPMENT HEREBY APPROVED SHALL BE CARRIED OUT IN TERMS OF SITING OF THE INDOOR BOWLING BUILDING, ~~AND~~ MEANS OF ACCESS, PARKING AND THE LANDSCAPING WITH THE ~~APPROVED~~ AMENDED PLANS RECEIVED BY THE AUTHORITY ON 15/6/93. AND THE TERMS OF CONDITION 7 DETAILED BELOW.

3. PRIOR TO THE COMMENCEMENT of the USE OF THE INDOOR BOWLING BUILDING HEREBY APPROVED, THE CAR PARKING AREA SHALL BE LAID OUT AND SURFACED TO THE SATISFACTION OF THE L.P.A. THE PARKING AREA SHALL HAVE A GRAVEL FINISH.

4. NOTWITHSTANDING THE PROVISIONS of CLASS D2 of the TOWN AND COUNTRY PLANNING USE CLASSES ORDER, 1987 THE BUILDING HEREBY APPROVED SHALL BE USED SOLELY ~~FOR~~ AS AN INDOOR BOWLING RINK, ~~ONLY~~.

5. PRIOR TO THE COMMENCEMENT OF THE USE OF THE INDOOR BOWLING BUILDING HEREBY APPROVED, THE ACCESS ROAD AND YARD/FORECOURT SHALL BE SURFACED TO THE SATISFACTION OF THE L.P.A.

6. THE ~~PREMISES~~ INDOOR BOWLING RINK HEREBY APPROVED SHALL NOT BE USED AT ANY TIME ON SUNDAYS NOR BETWEEN THE HOURS OF 11 PM AND 8 AM ON OTHER DAYS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE L.P.A.

7. SC ~~28~~ 27 — LANDSCAPING

— DEVELOPMENT OF THE LAND

ADD TO CONDITION ' AT THE SAME TIME AN ADDITIONAL AREA OF PLANTING SHOWN IN GREEN ON THE ATTACHED PLAN SHALL BE PROVIDED TO THE SATISFACTION OF THE LPA.

REASON

1. SEE.
2. TO DEFINE THE TERMS OF THE PERMISSION.
3. IN THE INTERESTS OF HIGHWAY SAFETY
4. TO DEFINE THE TERMS OF THE PERMISSION
5. IN THE INTERESTS OF HIGHWAY SAFETY
6. IN THE INTERESTS OF RESIDENTIAL AMENITY
7. IN THE INTERESTS OF ~~HIGHWAY~~ VISUAL SAFETY AND RESIDENTIAL AMENITY.

9319. Statement in respect of Building for Indoor Bowls at Fishergate, Sutton St. James.

17 FEB 1993
0127/93

Location. It is proposed to erect the building on the site of a large existing building (100 x 30'). and retain the existing tree planting which is already on site.

The access is very good and the existing on site roadway would be made good and retarmacad. More than sufficient car parking can be provided as the maximum nos which could play at any one time (2 rinks per match) is 32.

Need. Within the village of Sutton St James there are already more than enough people who play indoor bowls to make the proposal viable. Much support has been given to the

9319.

applicant by these people and we trust that you can also show that support.

Proposal. The proposed building would be 140' long x 70' wide and 12' to the eaves with a 10° pitch. - very low profile.

The external walls would be plastic coated steel sheets (insulated internally) as would the roof - colours could be to suit your requirements.

Internally 4 playing lanes would be set out with other areas for toilets and changing areas and a small refreshment area.

As you can imagine this type of sport does not create noise therefore no problems can be foreseen in respect of that aspect.

The playing times are during the day and could be upto 10.30 at night.

9319

(3)

Support. We would request that the officers and committee of the South Holland District Council give this proposal their full backing to enable this locally financed, locally needed and locally supported project to become reality -- thank you.

Yours.

Lovett Cushing Design
Station House
Station Street
Holbeach.
Spalding. Lincs.

0406 22126.

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

9319

17 FEB 1993
9127/93

SHDC.
Racing Dept.
Spalding. Lincs.

15th Feb 93.

Dear Sirs.

Re:- Indoor Bowling Building.

Please find enclosed application drawings and documents in respect of the above proposal at Fishergate, Sutton St James.

We trust that you can recommend the proposal to your next appropriate committee. Thank you.

Yours faithfully

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2261
Date received : 17-FEB-93

Received from

F S Campling

Address

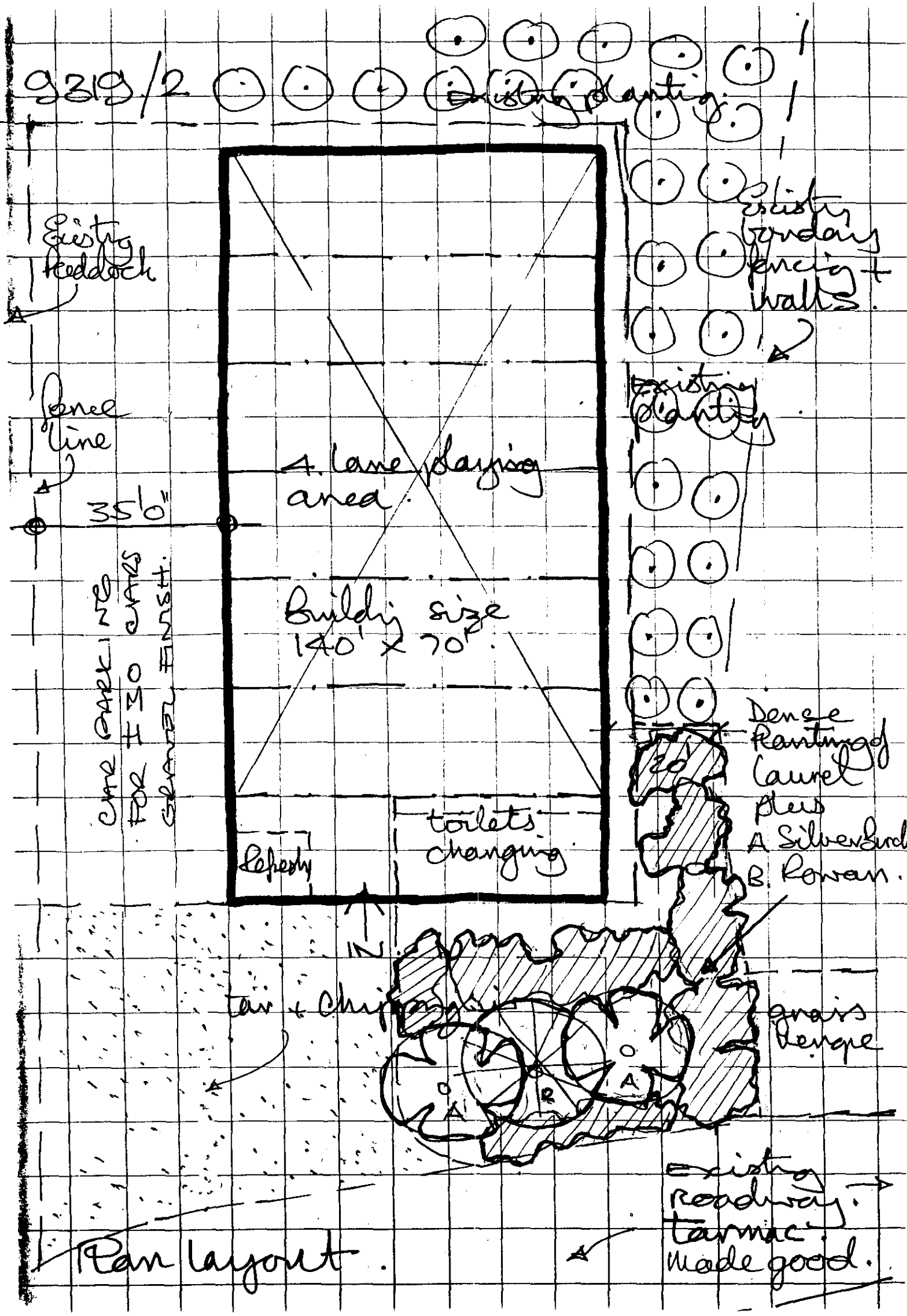
Fishergate
Sutton St James
Spalding

Fee paid	£	360.00
VAT	£	0.00
Total received	£	360.00

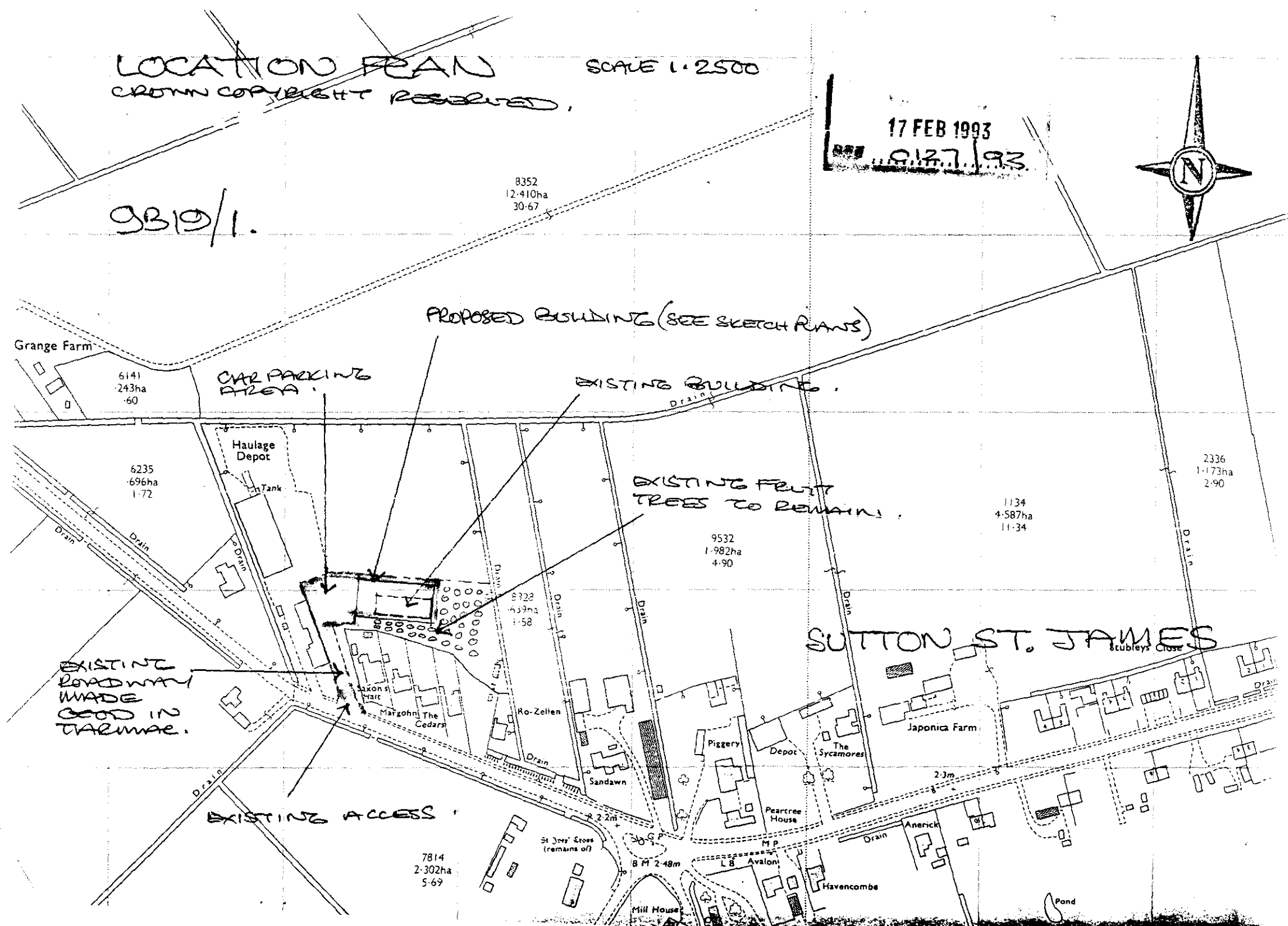
Cash/Cheque : Cheque

Signed.....K. Lowe...
(Authorised Collector)

9319/2



Plan layout.


LOCATION PLAN
SCALE 1:2500
CROWN COPYRIGHT RESERVED.
17 FEB 1993
0127/93
9819/1.
PROPOSED BUILDING (SEE SKETCH PLANS)
CAR PARKING AREA.
EXISTING BUILDING.
EXISTING FRUIT TREES TO REMAIN.
EXISTING ROADWAY MADE GOOD IN TARMAC.
EXISTING ACCESS.
SUTTON ST. JAMES
Grange Farm
Haulage Depot
Tank
Drain
Saxon's Lair
Margohni
The Cedars
Ro-Zellen
Sandawn
Piggery
Depot
The Sycamores
Japonica Farm
Stubleys Close
Peartree House
Anerick
Avalon
Havencombe
Pond
Mill House
St Joes' Cross (remains of)
8352
12·410ha
30·67
6141
·243ha
·60
6235
·696ha
1·72
9532
1·982ha
4·90
1134
4·587ha
11·34
2336
1·173ha
2·90
7814
2·302ha
5·69
2·3m
2·2m
B M 2·48m
G P
M P
L B
N