FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Land Compensation Act 1961

Certificate of Alternative Development

Reference: H22/0003/92 Received:02-JAN-92 Type:CERT OF ALT DEV

Name: Mr & Mrs B G Runciman
The Elms
89 High road
Weston
Spalding Lincs

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Class B1 and B8 Uses, in particular extension of existing industrial use immediately on north side
Location : Part O.S. Nos 0229, 2939 & 1321 off High Road Weston Spalding

South Holland District Council certify that in their opinion, if the land was not proposed to be acquired, planning permission WOULD HAVE BEEN GRANTED for the above class(es) on the following conditions:

1 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.

2 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.

3 Details of any buildings to be erected shall be submitted to and agreed by the Local Planning Authority.

Reason: This application is for a change of use of the land only and no such details have been submitted.

4 There shall be no open storage on the land.

Reason: To ensure a tidy site which is visible from a Listed Building.

Notes to Applicant:

The County Highway Authority advise that the site would need to be included

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

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

SOUTH HOLLAND DISTRICT COUNCIL

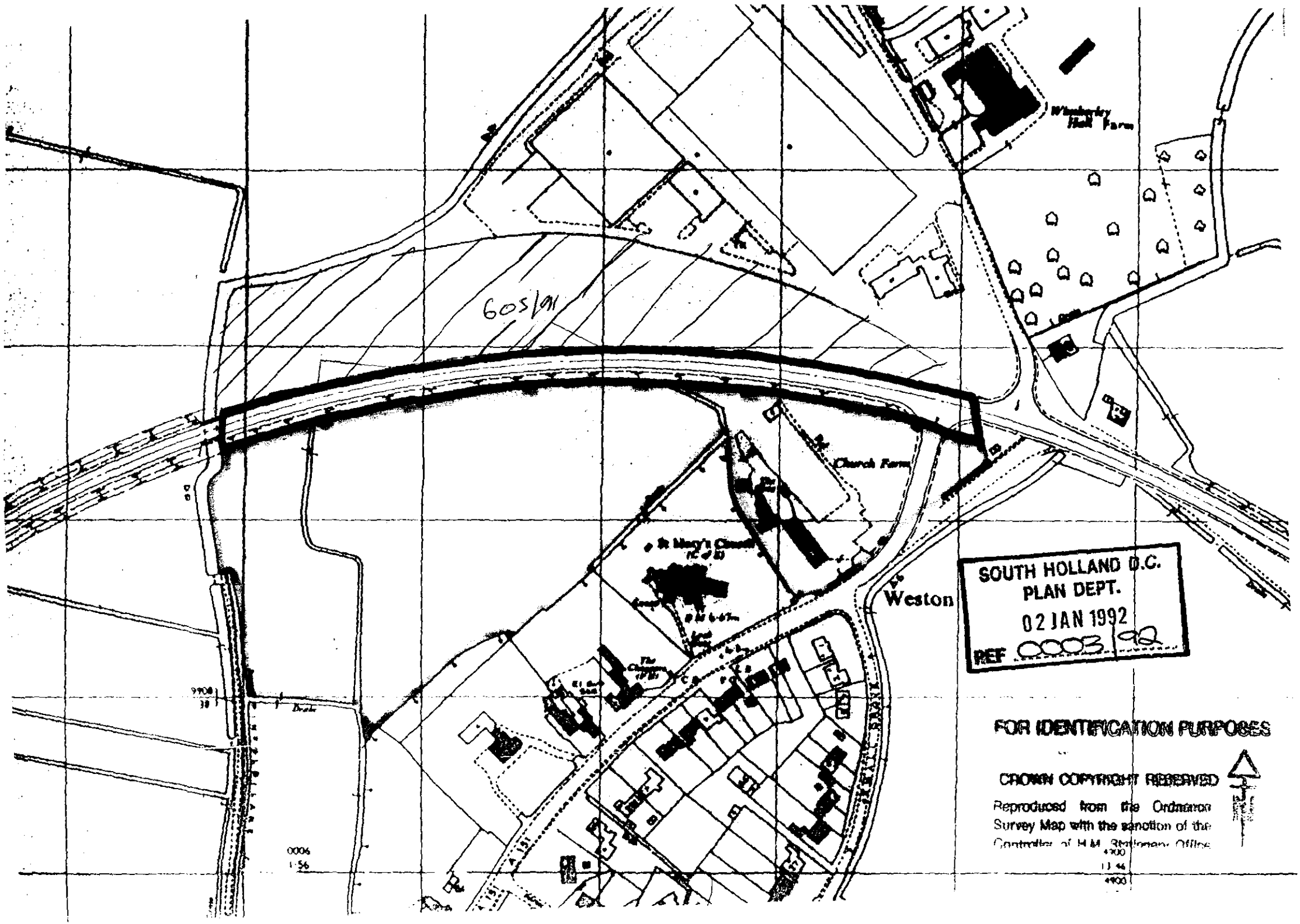
in a Section 278 Agreement, made under the Highways Act, which is required on the land to the north to improve the existing highway network to serve the industrial use.

Director of Planning and Building Control Services
27-MAR-92 H22/0003/92

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

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

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


60s/91
Church Farm
Weston
SOUTH HOLLAND D.C.
PLAN DEPT.
02 JAN 1992
REF S003/92
FOR IDENTIFICATION PURPOSES
CROWN COPYRIGHT RESERVED
Reproduced from the Ordnance
Survey Map with the sanction of the

ase read the accompanying notes before completing any part of this form

OFFICE COPY

Form LC1

Application for certificate of alternative development

Land Compensation Act 1961

Application no. H22|0003|92	For official use only
Date received 02 JAN 1992	

Four completed copies of this form and plans should be sent to the local planning authority

1. **Applicant** (in block capitals)

Name Mr. & Mrs. B.G. Runciman

Address The Elms, 89 High Road, Weston, Spalding, Lincs.

Tel No. (0406) 371651/370197

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

Name R. Longstaff & Co.,

Address 5 New Road, Spalding, Lincs.

Tel. No. (0775) 766766

2. Other party directly concerned (in block capitals): No

Name

Address:

3. Full address or location of the land to which this application relates: plans should be submitted sufficient to identify the land:

Part O.S. Nos. 0229, 2939 and 1321 off High Road, Weston, Spalding, Lincs.

4. Particulars of applicant's interest in the land:

Owners

5. State the purpose for which the land is to be acquired (if known):

The A151 Weston Bypass

6. Specify one or more classes of development which appear to the applicant would be appropriate for the land if it were not to be acquired by any authority possessing compulsory purchase powers:

Class B1 and B8 User, in particular extension of existing industrial use immediately on the north side.

7. Has a reference been made to the Lands Tribunal to determine the amount of compensation payable (see note 3)?

No

8. State the date on which a copy of this application has been or will be served on the other party specified in 2 above:

N/A

An interest in the land described in this application is proposed to be acquired by an authority possessing compulsory purchase powers and I hereby apply for a certificate of appropriate alternative development in accordance with section 17 of the Land Compensation Act 1961.

Date 31st December, 1991

Signed

On behalf of Mr. & Mrs. B.G. Runciman

(insert applicant's name if signed by an agent)

Notes:

1. *Either of the parties directly concerned may apply for a certificate where an interest in land is proposed to be acquired by an authority possessing compulsory purchase powers in the following (but no other) circumstances:*

   (a) where, for the purposes of a compulsory acquisition by that authority of land consisting of or including land in which that interest subsists, a notice required to be published or served in connection with that acquisition, either by an Act or by any Standing Order of either House of Parliament relating to petitions for private bills, has been published or served in accordance with that Act or Order; or

   (b) where a notice requiring the purchase of that interest has been served under any enactment, and in accordance with that enactment that authority are to be deemed to have served a notice to treat in respect of that interest; or

   (c) where an offer in writing has been made by or on behalf of that authority to negotiate for the purchase of that interest.

2. *An application for a certificate* **cannot** *be made if the land consists or forms part of:*

   (a) an area defined in the development plan as an area of comprehensive development, or

   (b) an area shown in the development plan as an area allocated primarily for a use which is of a residential, commercial or industrial character, or for a range of two or more uses any of which is of such a character.

3. *An application for a certificate* **cannot** *be made if a reference has been made to the Lands Tribunal to determine the amount of compensation payable in respect of the interest except either:*

   (a) with the consent in writing of the other party directly concerned, or

   (b) with the leave of the Lands Tribunal.

BRIAN [illegible]ITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0003/92 Type: CERT OF ALT DEV

Applicant: Mr & Mrs B G Runciman
Tel: 0406 371651/370197

Agent: R Longstaff & Co
0775 766766

Description: Class B1 and B8 Uses, in particular extension of existing industrial use immediately on north side
Location: Part O.S. Nos 0229, 2939 & 1321 off High Road Weston Spalding

---

Valid date: 02-JAN-92
Target dates:
To case officer 07-JAN-92 9-1-92
Inspected by 12-JAN-92
Extra contacts 17-JAN-92
Report if not clear by 06-FEB-92

Terminal date: 27-FEB-92
Target Committee: 12-FEB-92
Report deadline: 29-JAN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

L.C.C. - cbs Attached Jo cb 16/1/92

Sent Expiry

SITE DETAILS

Grid ref: 529200 325320
OS Sheets: 147 Parcel:

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..Nil..

Receipt Issued ..... No. .....

Date First Received 02 JAN 1992

REGISTRATION

REFERENCE H22/0003/92

Cross-Ref .....

Date 3/1/92

VALIDATION Date 6/1/92

Type ....CHAN... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 7.1.92

Index Sheets 147.. OS Nos ..... Grid Ref 529200 329320

Ward ..X... Parish ....WESTON

Inside IBD .NO Inside LP Area..NO

TR Rural	☒	CA	☒	Grade
TR Bypass	☒	LB		
Level crossing	☒	TPO		
Footpath	☐	Other:		

Linked to site.....Ref...218.. Linked to property.....Ref.....

Planning Records:
Earlier apps 162/91

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed. 9/1/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Other

Boundaries Open Site Features

Inspected by: PJH

date: 10-1-92

Residents notified on site visit: NO

Case Officer Conclusions (Issues)

Open land between church & Longridge.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approval? —

Confirmed by Case Officer:

Departure from policy — Yes ___ No ___

Grant number request — Yes ___ No ___

Recommend approval against material objection — Yes ___ No ___

Any objection received? No
If yes, is any objection material? No
Yes

Yes ___ Reason:

Other circumstances meriting Committee decision: Yes ___ No ___

Yes ___ Signed by Senior Officer
Signed ___

Reason:

ALL OR ABOVE

Recommended refusals —

Refusal on adopted policy grounds on those applic —

No ___ All Count (more Signed Authorisation)

ANY ONE OF ABOVE Other info. Signed ___

Yes ___

Committee report:
Sub-Committee:
SP recommended ___
Ward/Cllr. recommended ___

Delegation confirmed by Senior Officer:
DR 11/2

Recommendation/draft report produced ___ Amended/confirmed ___

Conditions/Reasons

See attached A4 Sheet

Notes to applicant

Decision

Outstanding RM

Amended plans

Other

FURTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM =

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:-

CONSULTATION/PUBLICITY REQUIRED

Publicity = General
Departure
Setting of LB Viz

Consults = Dept of Transport
Env Health
Conservation consults = Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant = Name
Order No:-
Other =

check recent planning History of land to North of By-pass. will be relevant to determination

---

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:-

Amended description:-

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-registered .....
Ack/Reception/Filesheet .....
Consultation .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/0003/92 Received:02-JAN-92 Type:CERT OF ALT DEV

Name: Mr & Mrs B G Runciman
The Elms
89 High road
Weston
Spalding Lincs

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Class B1 and B8 Uses, in particular extension of existing industrial use immediately on north side
Location : Part O.S. Nos 0229, 2939 & 1321 off High Road Weston Spalding

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

1 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.

2 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.

3 Details of any buildings to be erected shall be submitted to and agreed by the Local Planning Authority.

Reason: This application is for a change of use of the land only and no such details have been submitted.

4 There shall be no open storage on the land.

Reason: To ensure a tidy site which is visible from a Listed Building.

Notes to Applicant:

The County Highway Authority advise that the site would need to be included

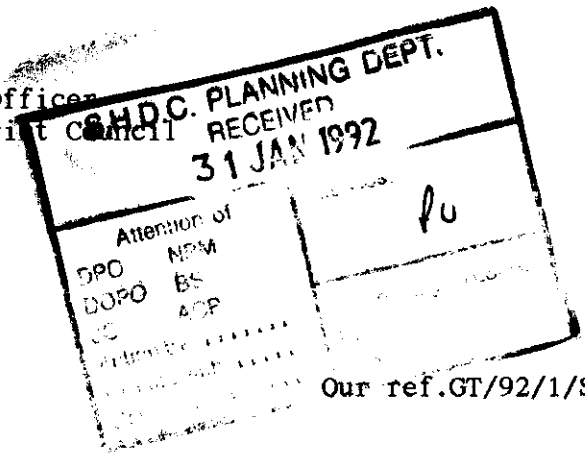
in a Section 278 Agreement, made under the Highways Act, which is required on the land to the north to improve the existing highway network to serve the industrial use.

Authorised to issue:

25-~~FEB~~ MAR-92 H22/0003/92 AD..AL..... DC..... 26/3

26/3

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



NRA

National Rivers Authority
Anglian Region

29 January 1992

Our ref.GT/92/1/SH/0023

Dear Sir

PLANNING APPLICATION NO. H22/0003/92
PROPOSED CLASS B1 and B8 USE, OFF HIGH ROAD, WESTON, SPALDING,
BY MR AND MRS RUNCIMAN.

With regard to the above-mentioned application received on 20 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

All foul sewage and trade effluent (including vehicle wash water) shall be discharged to the main foul sewer.

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

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

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed. Such waters should bypass the interceptor.

The discharge of surface water will require the consent of the NRA Anglian Region under the Water Resources Act 1991. Such consent is not implied by these observations. A Notice of the need for consent will be issued and a separate application must be made for the consent. The Act allows up to 4 months to consider each application.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

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

DR. KEVIN BOND
Regional General Manager

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

/contd

NRA

Our ref.GT/92/1/SH/0023

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

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

Yours faithfully

R F Morgan
Planning Engineer

cc R Longstaff & Co
5 New Road
Spalding

VJC

SOUTH HOLLAND
Internal Drainage Board

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

PLANNING DEPT.
RECEIVED
20 JAN 1992 PU

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

File Nos.

Acknowledge YES/NO
by
Date

Please contact: Mr. Staines

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

Our Ref. RS/PA-R/3/92/JAM **Your Ref.** **Date** 17 January 1992

Dear Sirs,

CERT. OF ALT. DEV. - MR. & MRS. B.G. RUNCIMAN
INDUSTRIAL DEVELOPMENT OFF HIGH ROAD, WESTON

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted the above application.

Whilst my Board would not wish to object to the proposal in principal, the following observations etc. would apply if the project materialised.

The watercourse along the sites Western boundary is my Board's Pinfold Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to the applicants attention.

Other watercourses adjoining the site are privately owned and maintained.

It is the Board's policy that where increased surface water flows are to be discharged 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 attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £6,600 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

Riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dykes. Prior to such works being undertaken however full details must be provided for my

Our Ref: RS/PA-R/3/92/JAM 17 January 1992

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.

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

R. Longstaff & Co.,
5 New Road,
Spalding,
Lincs.

Established 1770

LONGSTAFF

Legal & General Appointed Representative
Legal and General is a member of LAUTRO.

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: CRML.SMS Date: 31st December, 1991

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.

Dear Sirs,

re: Mr. & Mrs. B.G. Runciman -
Application for Certificate of Alternative Development off
High Road, Weston, Nr. Spalding

We enclose an application for a certificate of alternative development on behalf of our clients and would be obliged if you would be kind enough to deal with this as soon as convenient.

We believe that no planning fee is required in respect of this application but if this is not the case, no doubt you will be in touch.

If any further information or clarification is required please do not hesitate to contact us.

Yours faithfully,

encs.

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

Annabel Theatre.

Would we have allowed more Ind?

Doubtful getting close to listed buildings.

Also outside IBD.

Annabel suggested screening but quashed if Longanders sold by land at Industrial. prices.
+ then plant extensive buffer.

IBD's used for Res + Ind use.

Previous apps on site (600) are still to be determined.

If was to proper assess must apply again for Certificate of Alternative Development

P77

D. Val 21-7 re this. repeated above

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H22/0003/92.

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	9	2	2	5	3

2. Address or location

PT OS NOS 0729, 2939 & 1321, HIGH ROAD, WESTON

3. Name, classification and number of road

I (A151)

4. Date application referred

16-1-92

5. State whether outline, detailed application etc.

C.A.D

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

CLASS B1 & B8 USES IN PARTICULAR EXTENSION OF EXISTING INDUSTRIAL USE ON NORTH SIDE

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: 16-1-92 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) Site acceptable subject to a S278A to improve existing highway network to serve industrial use (as requested by Highways)

(2) C1

Delete as appropriate

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

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

(1) To ensure safe and adequate access is provided

(2) C1

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

3/92.

605/91 Land to North of by-pass to boundary of Lingarden.

P.P. Sub to 278.

By pass line provides an obvious boundary for the site.

Dyke meanders across from East to west which would provide some form of boundary. Other than this the most boundary is to the rear of the frontage development on the present A151. This includes the church which is Grade I listed + a number of items within the church yard, listed Grade II

Issues

1) Would not permit extension of business such that it would effect setting of listed building or amenities of other properties

2) Would wish to see an obvious boundary to site, ie by pass. This would also provide a barrier which disturbance from the site would have to cross. The by-pass will cause some disturbance on its own right.

Conclusions

1) If the by-pass had run parallel + South of its permitted line I consider P.P. would have been granted on the site outlined red as per site referred to under 1122/605/91

2) If by-pass had ~~been~~ been routed elsewhere some of the red-site could have been developed dependent on layout of scheme to protect amenities of properties to south.

Recommendation:- P/N 14-2-92

Propose certificate of Alt development

Subject to following conditions:

SC21

SC27

B22

Note The county Highway Authority has advised that the site would be acceptable subject to the applicants first entering into an agreement under section 278 of the Highways Act to improve the existing highway network to serve the industrial use.

1153/88	Connection	Grant
367/89	Carpark	Grant
188/85	Addition parking	Grant
659/85	Advert	Refused
992/85	Advert	NON RET
1092/85	"	Consent
405/87.	Loading Canopy	Granted
341/84	Loading Canopy	"
270/84	Cold Store	Granted
1241/81.	Store + alterations to access	Granted
153/78	Ext" to warehouse + alt" of access	Granted.
402/78	Loading canopy	Granted
81/77	Ext" to Horticultural building	Granted
756/76	Office	Granted
964/76	Boiler house + cold storage building	Granted
542/73		
3/73		
36/74		
377/72		