SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0915/93 Received:08-OCT-93 Type:FULL

Name: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Agent: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Description: Change of use to workshop and store

Location : Stockwell Gate Holbeach
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 The premises shall only be used between the hours of 7 am and 6 pm Mondays to Fridays (inclusive) and betweeen 7 am and midday on Saturday. They shall not be used on Sundays and Bank Holidays.

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

3 Noise emitted from the workshop shall not exceed 48dB LAeq 1 hour measured at any adjacent residential boundary.

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

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

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

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 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.

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

Director of Planning and Building Control Services
22-DEC-93 H23/0915/93

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. H09 | 0915 | 93 (93)

Date Registered 27 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Laburnham Estates
Stockwell Gate
Holbeach, Lincs PE12 8AX

Tel. No. 0406 425475

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STOCKWELL GATE, HOLBEACH, SPALDING, LINCS PE12 8AX.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE TO WORKSHOP & STORE.

Please complete — I attach
* Four copies of all plans ✓
* an ownership certificate (see back page)
* a fee of £120 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 1/9/93 ..... 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 (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. Please state site area (in all cases)	1·1	hectares
B. If building works are proposed, please state extra floor space to be created:	N/A	sq. metres
C. Please state size of any new structure:- (a) max. height:	–	metres
(b) max. length:	–	metres
(c) max. width:	–	metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No	No	

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

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

VACANT : 2 YEARS

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	NO ➡	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?	AMPLE NOW.	

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	NO	➡ If so, please show details on plans.

DRAINAGE Please complete

N/A.

A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ✓ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture		➡ 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.	YES	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO ➡	Date: Consultee(s)
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 — no

B. The proposal involves the creation of or an alteration in total **gross** floorspace — no

Proposed total gross floorspace ____ sq. m. Previous total gross floor space 1855 sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial 75 sq. m. Warehousing 168 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?		1	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	WORKSHOP – WOOD WORKING MACHINERY – electric saw, planer etc. one off design for Kitchen / cabinet manufacture / installation.		
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	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	YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	1855sqm approx workshop - disrepair / obsolete possibly returning to agric. use.		
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)	PROVIDED (AS EXISTING)		
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)	1 car per day – 2 lorry per month for delivery of wood & swapping skips over.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Skip for wood offcuts.		
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No	NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	access already available.		

We have been refused onto the Fleet Rd Indus. Site due to the "possible noise & 'more capitalaty.' No such problem will exist on this site. as no one works or [illegible] lives in such close proximity.

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 ...1/9/93.....

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 .1/9/93.....

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120-00

Receipt No P3301

Date first Rec'd 27 SEP 1993

Registration

Reference H93/0915/93

Cross-Ref R

Date 28/9/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/(Use)/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 120.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 150 OS Plots
Grid ref 534050329930

Ward Z Parish WHAPLODE

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1715
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 1306/80.

Lean-to extension - permitted.

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H/79/0915/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
WAT	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

Case Officer : DAVID GEORGE

Senior Officer Confirmed ..... Date.....18/6 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Buildings currently upon site.
Boundaries : Hedgerowing area 2-3m leylandii hedge along frontage.
Site Features : Narrow lane. Open countryside. Residential further to east.

Inspected by DMG
Date 20/10

Site Notice posted by
Date DMG
Expiry 20/10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Note.
Discussed with Chris Briggs + J. Chapman 20/12 who requested conditions outlined below.

RECOMMENDATION/DECISION

Post committee

NON–DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

~~Case Officer Recommendation~~

Approve (or equiv)

Refuse (or equiv)

Signed DMG Date 21/12

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes:~~

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~ (cont overleaf)

(1) The premises shall only be used between the hours of 7am and 6pm monday to fridays (inclusive) and between 7am and midday on saturday. They shall not be used on sundays and bank holidays.
Reason: In the interests of the amenities of the locality.

(2) Noise emitted from the workshop shall not exceed ~~[illegible]~~ 43dB LA eq 1 hour measured at any adjacent residential boundary.
Reason: In the interests of the amenities of the locality.

(3) F6 Reason: F6

DC APPLICATION PROGRESS

STAGE	TO ADMIN	RETURNED ADMIN TO DC	MAX DAYS	CLEAR DAYS
REGISTRATION	Valid date:		+2	
CONSULTATIONS				
Standard Consults			+2	
			+2	
			+2	
			+2	
REPORTS				
Initial Draft				
DECISIONS				
Draft			+2	
Final			+1	

BRIAN SMI[illegible] 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

CUM

H23/0915/93

FULL

Applicant: Laburnham Estates
Tel: 0406 25475

Agent: Laburnham Estates
0406 425475
No such number.

Description: Change of use to workshop and store

Location: Stockwell Gate
Holbeach
Spalding
Lincs

Valid date:	08-OCT-93	Terminal date:	03-DEC-93
Target dates:		Target Committee:	17-NOV-93
To case officer	15-OCT-93	Report deadline:	03-NOV-93
Inspected by	22-OCT-93	Agreed TD Ext:	
Extra contacts	29-OCT-93	Case Officer:	
Report if not clear by	12-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1.1 HA
Category: Change of use only
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	20 ~~22~~-OCT-93	10 ~~12~~-NOV-93
Clerk to Whaplode PC 0406 26739	18-OCT-93	01-NOV-93
Dir of Environmental	18-OCT-93	01-NOV-93
Cllr A Biggadike	18-OCT-93	25-OCT-93

SITE RECORD

Grid ref: 534050 325930
OS Sheet: 150 Parcel:

L.C.C. – Obs Attached JE CB 21/10/93

A. R. TAYLOR
Stockwell Gate
Holbeach.
Lincs.
20.9.93.

Mr GOUNTY
S(H)DC.
Planning Dept.
Sleaford.

SOUTH HOLLAND D.C.
PLAN DEPT.
27 SEP 1993
REF 0915/93

Dear Sir,

Please find 4 sets of plans for change of use as discussed.

Please could you make sure that they can be included in the 9th Oct's planning meeting.

I will ring you & make sure everything is in order Monday. The location plan I hope is satisfactory.

Many thanks.

Yours

A. R. Taylor.

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: H09/0915/93

Applicant: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Agent: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Description: Change of use to workshop and store

SOUTH HOLLAND D.C.
PLAN DEPT
08 OCT 1993
REF Valid

Location: Stockwell Gate
Holbeach
Spalding
Lincs

Type: FULL

Date received: 27-SEP-93

30-SEP-93

Dear Sir/Madam

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

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

Four copies of a 1:2500 site location plan with the site outlined in red and any adjoining land in blue. Those submitted were not adequate. Copies can be purchased from this office.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

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 : P3301
Date received : 27-SEP-93

Received from

A R Taylor Esq

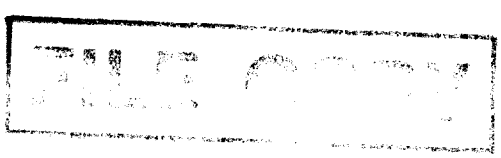
Address

Laburnham Estates
Stockwell Gate
Holbeach
Spalding Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....SANICKS.....
(Authorised Collector)



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.10.93

OUR REF: JC/SS/PC

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

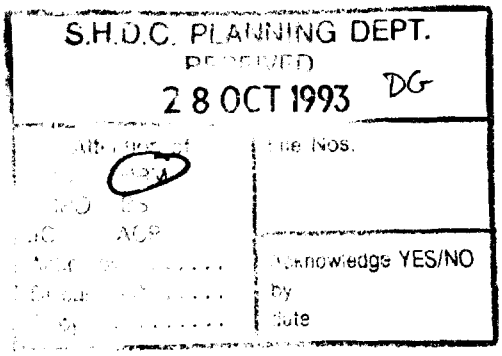
Planning Application H23/0915/93
Woodworking workshop and store, Stockwell Gate, Holbeach

I write in response to the above and foresee no objections in principle to the proposal subject to appropriate conditions in respect of dust, noise and possibly the continued occupation of the two "dwellings" nearby by persons associated with the site.

It will be necessary for me to undertake a noise survey of the locality should you feel that conditions are appropriate.

I await your deliberations.

Director of Environmental Services



BRIAN SMITH p 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: H23/0915/93

Applicant: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Agent: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Description: Change of use to workshop and store

Location: Stockwell Gate Holbeach
Spalding Lincs

Type: FULL

Date received: 08-OCT-93

18-OCT-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 01-NOV-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

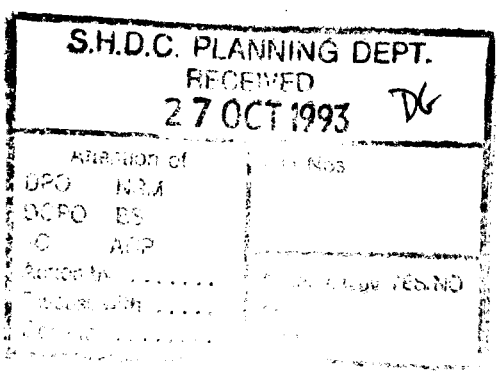
Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

No objections.

Signed:



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H23/0915/93

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		

2. Address or location

STOCKWELL GATE, Nr WHAPLODE

3. Name, classification and number of road

C11

4. Date application referred 21-10-93

5. State whether outline, detailed application etc.

FULL

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

CHANGE OF USE TO WORKSHOP & STORE

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 ocal 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: 21-10-93 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 proposed development forms part of a large area of buildings and hardstanding part of which has planning permission for storage of lorries. The road fronting this site, Stockwell Gate, is ~~has~~ only some 2·9m wide. This width is barely wide enough for a single lorry to travel over it therefore there is no room for 2 vehicle to pass.

This proposal would increase the commercial use of this site and thereby increase the volume of traffic travelling to and from it, over the narrow carriageway, to the detriment of highway safety.

Vehicles when meeting would have to either, make long reversing manoeuvres, to the detriment of highway safety or overun the carriageway edges and adjoining verges to the detriment of both.

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

Also, if permitted it would be difficult to resist further commercial uses of the remaining buildings thus excacerbating the problems refered to.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.12.93

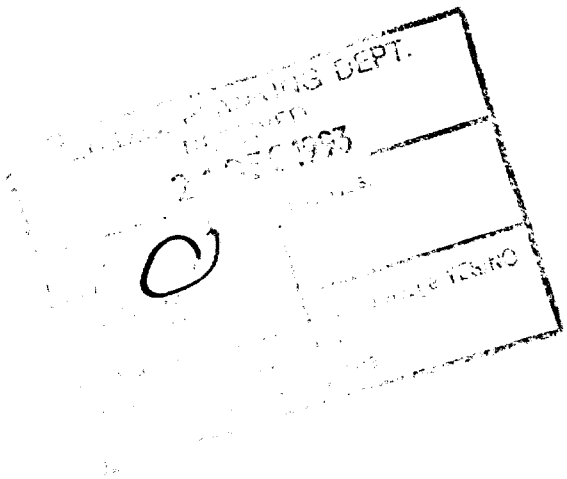
OUR REF: JC/SS/PC

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

Planning Application H23/0915/93
Workshop and store, Stockwell Gate, Holbeach

I write further to the above and would suggest that subject to normal weekday operating hours a residential boundary noise criteria of 48dB LA eq 1 hour measured at any adjacent residential boundary would be appropriate for this location.

for Director of Environmental Services



29th NOVEMBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H16/0700/93 Allison Homes	PJU	Deferred for further negotiations to loosen up the SE corner of development. Speak to highways re increased traffic calming measures within site and whether Pinchbeck Road/Woolram Wygate Junction will be able to cope with additional traffic generated.
H09/0865/93 Hey & Croft	JB	Deferred to full plans committee for decision. Verbal report on 7 Dec cttee saying sub-cttee happy with layout but cannot support house types. Check whether house types were mentioned in DoE Appeal decision letter and whether they have been altered in the new application, and situation with regard to sewerage.
H23/0880/93 PG & CL Frith	DMG	DPBCS Auth subject to section 106 agreement tying business to dwelling and revokation of planning permission for bungalow. Conditions to include height of pillars on either side of access being reduced to the same level as the lowest part of the garden wall.
H05/0901/93 Mr D J Lynn	DMG	Deferred. Request indicative plans showing how development will take place. Plans to show landscaping/access details and have sufficient detail to assess relationship with boundary and existing dwellings.
H01/0910/93 Mr & Mrs S W Sewell	DJR	Refused as recommended.
H23/0915/93 Laburnham Estates	DMG	Grant permission against recommendation. Seek advice from Env Svc with regards to condition to protect adjacent dwellings from noise.
H09/0918/93 R English Esq	DMG	Grant permission against recommendation. Conditions to include restriction to single storey building.
H01/0958/93 B Johnson	PJU	Refuse permission in accordance with recommendation "B". Report back to sub-committee with advise on enforcement action/negotiations to achieve removal of wall. Liaise with Admin Dept.
H02/0993/93 Miss P Steele	PJU	Grant permission as recommended.

30th November 1993

Signed: _____
Principal Planning Officer

Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs
PE12 8AX

Mr D M Gedney

DMG/LAC
H23/0915/93

3 November 1993

Dear Sirs

Planning Application H23/0915/93 - Change of Use To Workshop and Store, Stockwell Gate, Holbeach. (Laburnham Estates).

I refer to the above planning application recently submitted by yourselves.

It is noted within the above that you state that you have been refused permission to operate from the Fleet Road Industrial Site due to possible noise and general incompatibility. Pursuant to the above, could you please provide the name of the firm concerned and also the locatien of the present premises.

I look forward to your response in respect of the above within the next five days, so that I am in a position to proceed with the application.

Yours faithfully

N R Midden
Principal Planning Officer
Development Control

Rang B. Humphrey.

He confirmed that such a use (involving electric saws, planer, etc) would be unsuitable within Council owned industrial units at Holbeach, which are essentially light industrial.

DMG 3/11.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0915/93 Received:08-OCT-93 Type:FULL

Name: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Agent: Laburnham Estates
Stockwell Gate
Holbeach
Spalding
Lincs, PE12 8AX

Description: Change of use to workshop and store

Location : Stockwell Gate Holbeach
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.

2 The premises shall only be used between the hours of 7 a.m. and 6 p.m. Mondays to Fridays (inclusive) and betweeen 7 a.m. and midday on Saturday. They shall not be used on Sundays and Bank Holidays.

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

3 Noise emitted from the workshop shall not exceed 48dB LAeq 1 hour measured at any adjacent residential boundary.

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

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

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

20-DEC-93 AD check.....21/12.....

Authorised to issue (inc Delegation).....
21/12

+ SN 12 Disabled.

APPLICATION REFERENCE: H23/0915/93 DATE RECEIVED: 08-OCT-93

TYPE: Full

DESCRIPTION: Change of use to workshop and store

LOCATION: Stockwell Gate, Holbeach.

APPLICANT: Laburnham Estates AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT C
PORT TO PLANNING CO
Date 17 NOV 1993

RECOMMENDATION

Refuse Permission.

1 *The site is in the open countryside where it is the policy of the Local Planning Authority not to allow new industrial activities unless there is a demonstrable need for the business to be located in that particular position, in accordance with Lincolnshire Structure Plan Policy 18. The circumstances of the case are such that the Local Planning Authority is not satisfied that the development is essential in this particular location and therefore, if permitted, would be contrary to Structure Plan Policy 18. Also, the granting of planning permission for the development proposed would be harmful to the purposes of this Policy because as well as its individual deleterious effect it would encourage further similar proposals within the remaining agricultural buildings, which would then be difficult to resist.*

2 *The proposed development forms part of a large area of buildings and hardstanding, part of which has planning permission for storage of lorries. The road fronting this site (Stockwell Gate) is only some 2.9 metres wide and this width is barely wide enough for a single lorry to travel over it, thereby providing insufficient room for two vehicles to pass. This proposal would increase the commercial use of this site and thereby increase the volume of traffic travelling to and from it over the narrow carriageway, to the detriment of highway safety. Additionally, vehicles when meeting would have to either make long reversing manoeuvres, to the detriment of the highway safety, or overrun the carriageway edges and adjoining verges, to the detriment of both. Further, the proposal if permitted would make it difficult to resist further commercial uses within the remaining buildings, thus exacerbating the problems referred to.*

COMMENTS

1 Planning permission was recently granted for use of an adjacent concrete area as a lorry/car park (H09/0329/92), subject to the number of heavy commercial vehicles being restricted to no more than four and access being only via the route onto the A17 Trunk Road. This was granted due to the special circumstances of that particular case, but indicated the concern of the Committee that the lane could only take a limited degree of traffic.

2 This particular proposal is considered to be contrary to Structure Plan Policy 18. Not essential for this particular business to be located in this position; narrow lane unsuitable for industrial traffic; undesirable precedent.

REPRESENTATIONS

Parish Council: No objections.

County Highways: Request refusal.

Env. Services: No objections in principle subject to appropriate conditions in respect of dust, noise and possibly the continued occupation of the two dwellings nearby by persons associated with the site. Will be necessary for me to undertake noise survey of locality should you feel conditions are appropriate.

Applicant: (Summarised).

- Permission been refused to relocate on Fleet Road Industrial Site due to possible noise and incompatibility. No such problem will exist on this site, since no one lives in such close proximity.
- Woodwork machinery will be installed within workshop (electric saw, planner, etc). Used for one off designs in respect of kitchen installation/ cabinet manufacture.
- Existing premises in state of disrepair - possibly return to agricultural use.
- Estimated vehicular traffic is one car per day and two lorries per month for delivery of wood and exchange of skips.

752. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H23/0880/93 P G & C L Frith		Change of use of outbuilding to sell sports and leisure wear at Braemar, Mill Lane, Whaplode.

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

H05/0901/93 Mr D J Lynn	O.A.	Single storey dwelling at 15 Branches Lane, Holbeach.

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

(It was reported that a late letter of objection had been received.)

H01/0910/93 Mr & Mrs S W Sewell	O.A.	Dwelling with garage including details of means of access at Barrier Bank, Cowbit.

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

H23/0915/93 Laburnham Estates	Change of use to workshop and store at Stockwell Gate, Whaplode.

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

(Councillor A.E. Naylor left the meeting following consideration of the above application.)

H09/0918/93 R English Esq	O.A.	Dwelling at rear garden of 13 Cranmore Lane, Holbeach.

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

H01/0958/93 B Johnson	Boundary wall at Peak Hill House, Peak Hill, Cowbit.

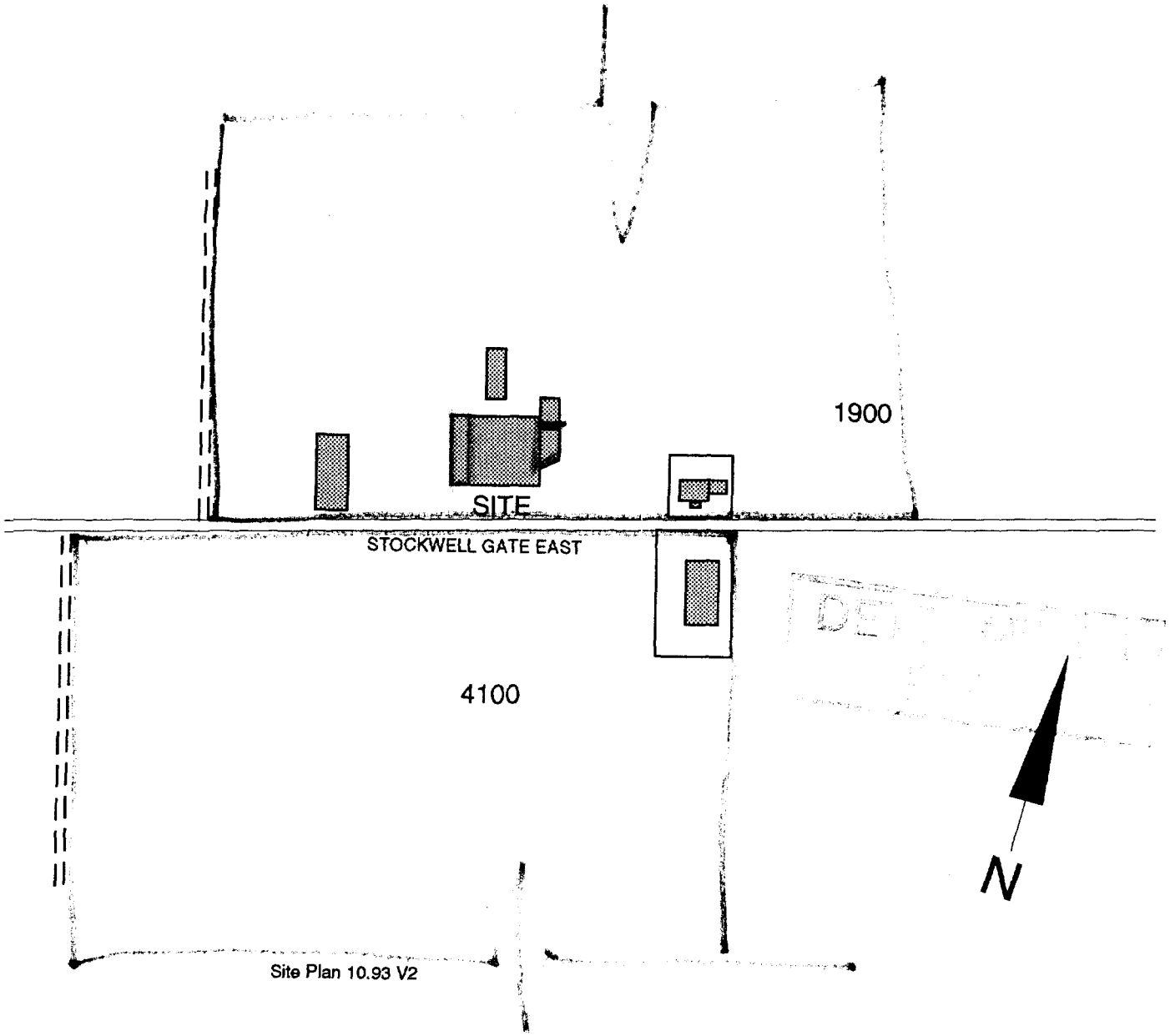
(Pending a site inspection to assess the suitability of the boundary wall in its present position.)

H02/0993/93 Miss P Steels	Details of brick and tile materials (Condition 2 of application H02/1344/91) at The Tiles, 58 West Street, Crowland.

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

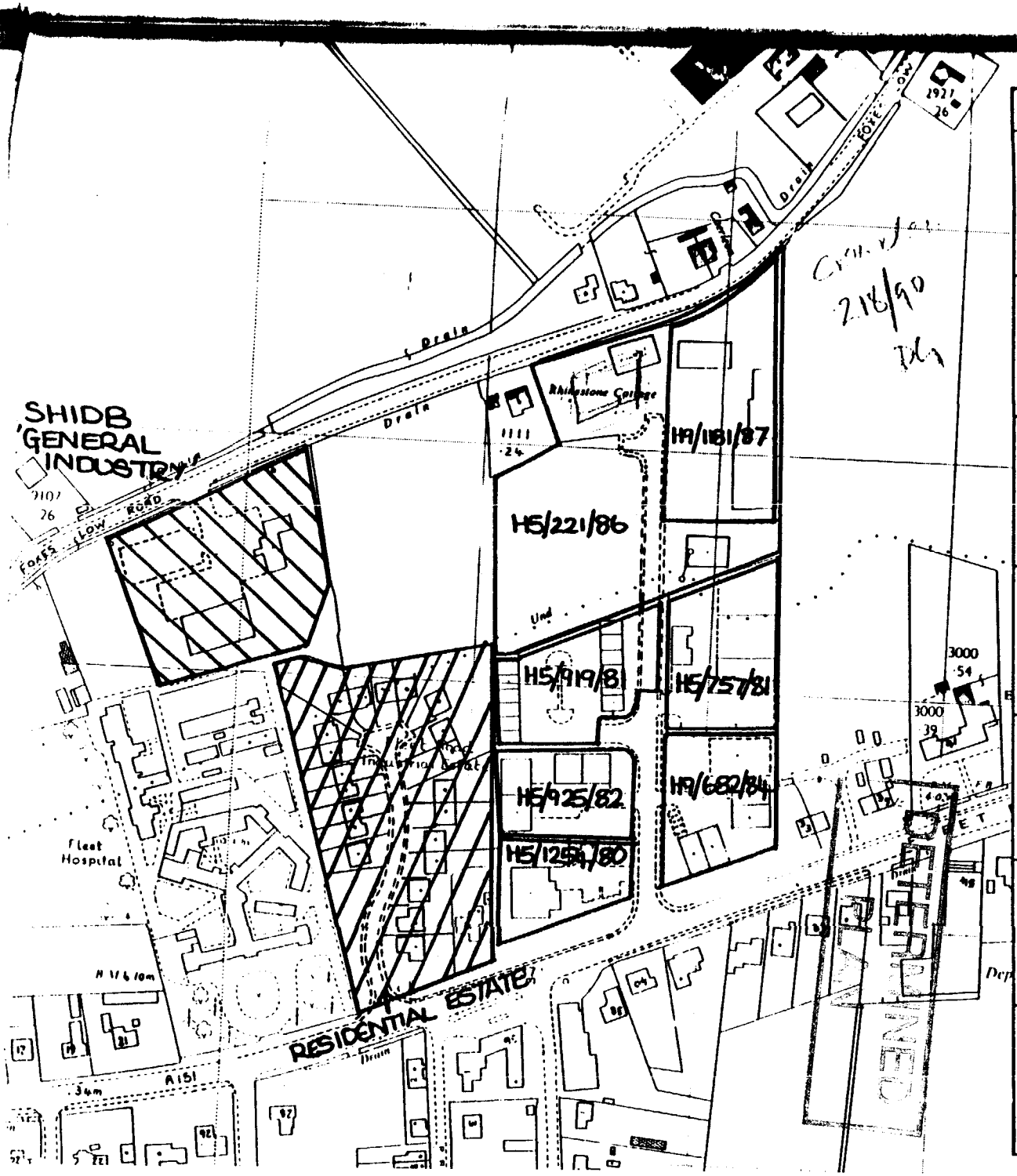
LOCATION PLAN 1:2500

REF 0915/93

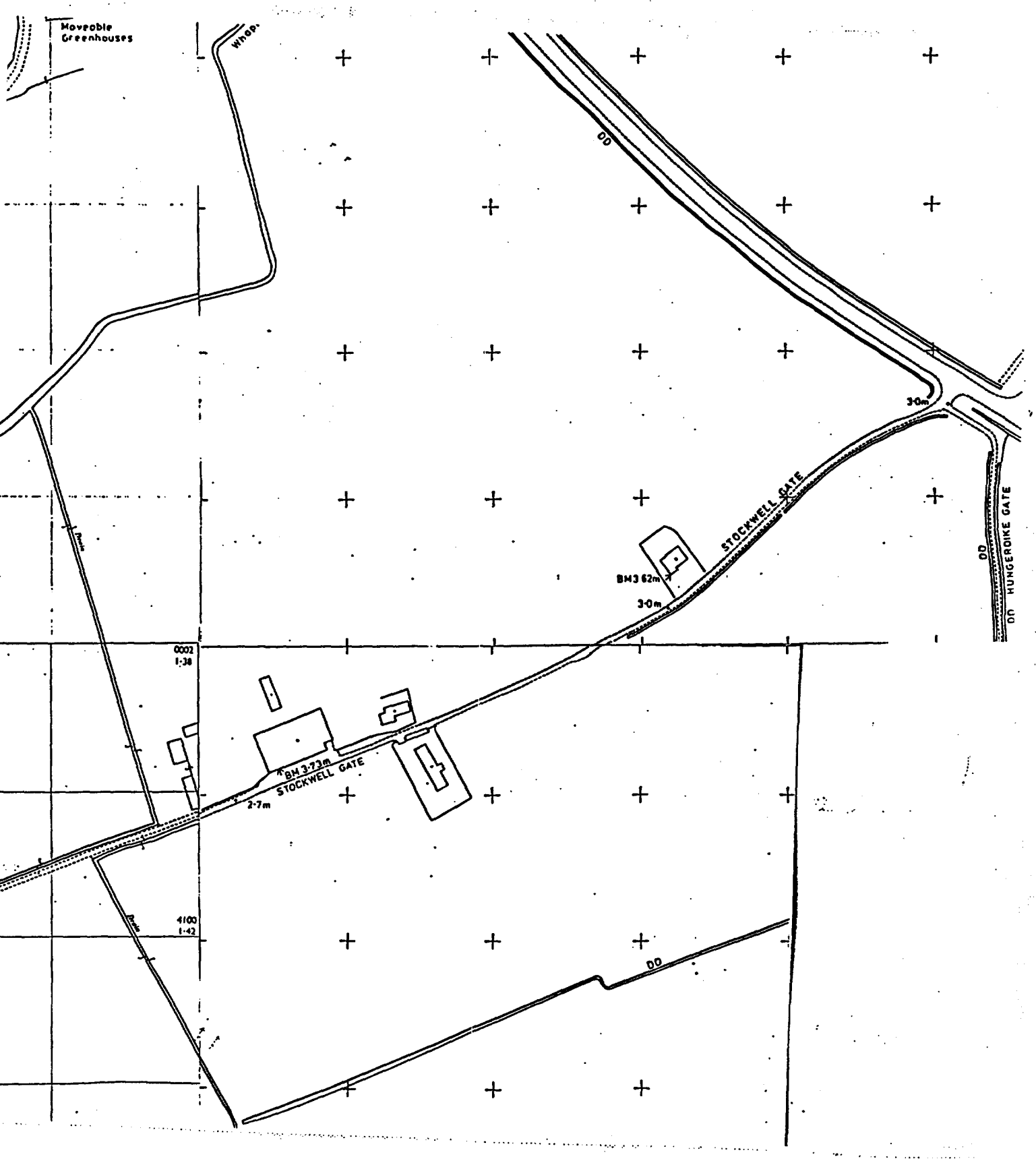


SOUTH HOLLAND D.C.
PLAN DEPT.
0 8 OCT 1993
REF 915/93

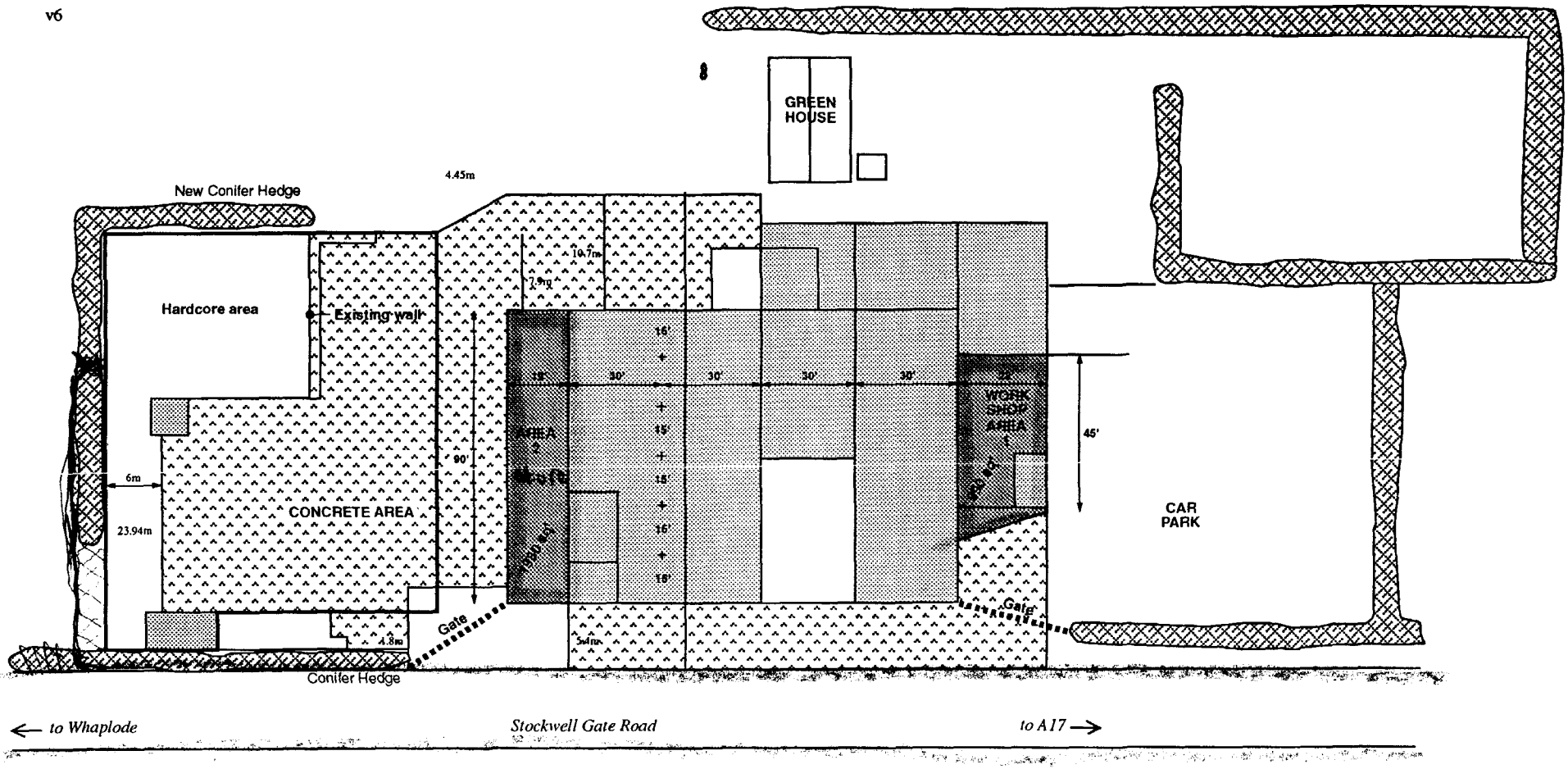
HOLBEACH INDUSTRIAL UNITS



APP. NO.	RESTRICTIONS
H5/221/86 (OUTLINE)	GENERAL INDUSTRY. RESTRICTED TO 'LIGHT' INDUSTRY AROUND RHINESTONE COTTAGE.
H9/1181/87	LIGHT INDUSTRY. 3 UNITS RESTRICTED TO CLASS B1.
H5/919/81	GENERAL INDUSTRY.
H5/757/81	GENERAL INDUSTRY.
H5/925/82	RESTRICTED TO LIGHT INDUSTRY ONLY.
H9/682/84	RESTRICTED TO LIGHT INDUSTRY.
H5/1254/80	RESTRICTED TO LIGHT INDUSTRY.


Moveable Greenhouses
Whse.
OD
3·0m
STOCKWELL GATE
OD
OD HUNGERDIKE GATE
BM 3·62m
3·0m
0002
1:38
BM 3·73m
STOCKWELL GATE
2·7m
4100
1:42
OD

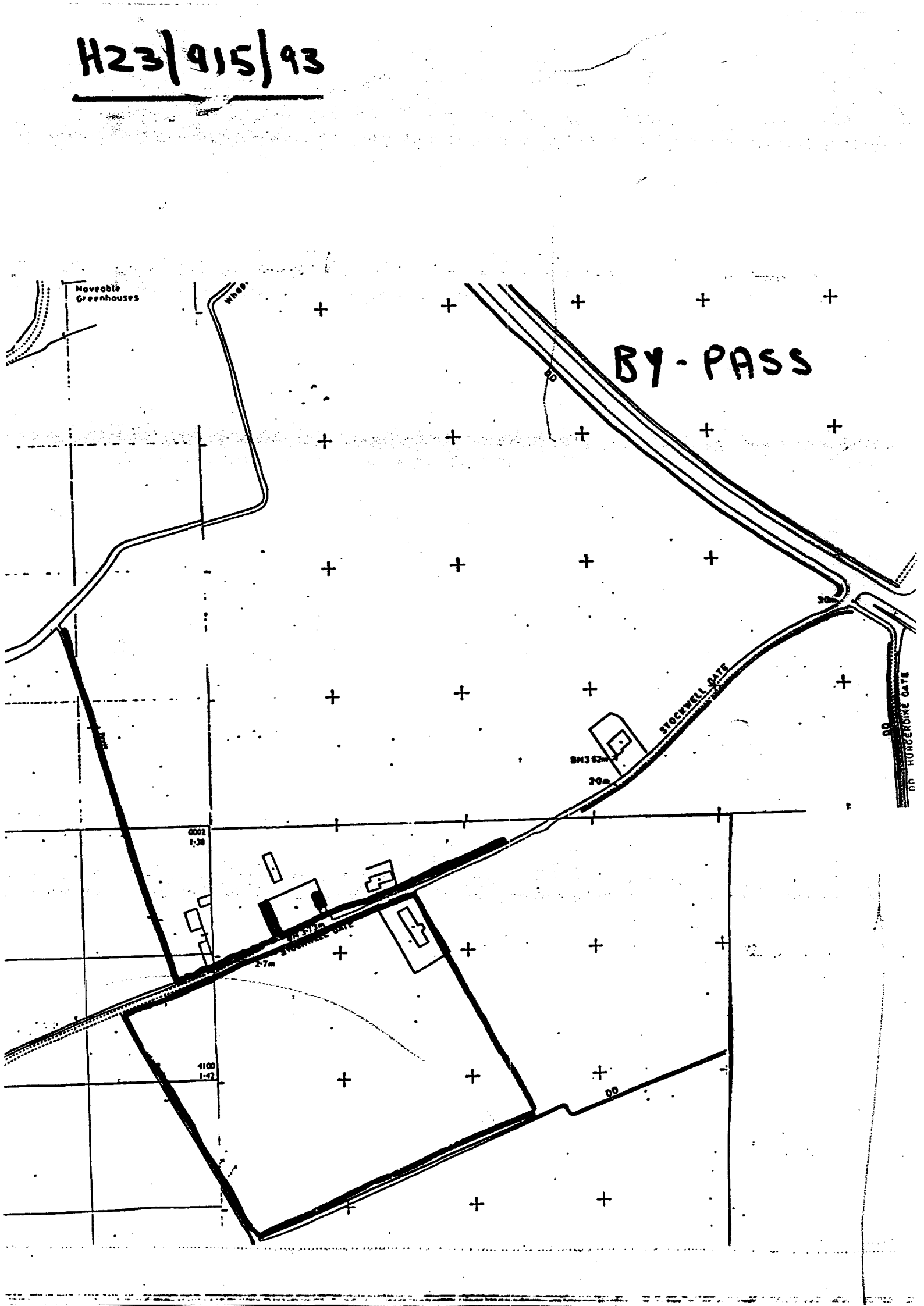
v6



Proposed Areas 1 & 2

SOUTH HOLLAND D.C.
PLAN DEPT.
27 SEP 1993
REF .0915./.93...

H23/915/93


Moveable Greenhouses
BY-PASS
STOCKWELL GATE
HUNGERDIKE GATE
BM 3.62m
30m
2·7m
STOCKWELL GATE
0002
1:30
4100
1:42