

# Banks, Long & Co.

CHARTERED SURVEYORS

Commercial Property Agents,  
Development & Planning Consultants

Peter R. Banks, B.Sc. F.R.I.C.S. I.R.R.V.  
Trevor L. Smelt Dip.Arb. M.R.I.C.S. F.B.Eng. F.C.I.Arb. MaPS  
(Chartered Building Surveyor)  
Timothy J. Bradford B.Sc. (Hons) M.R.I.C.S.

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(Chartered Building Surveyor)

**Consultant**

Andrew E. Long B.Sc. F.R.I.C.S.

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FAX: 01522 - 544522  
Email enquiries@bankslong.com  
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S

Date: 3<sup>rd</sup> February 2006  
Our Ref:  
Your Ref: PRB/CLF/5438

05/1469

W Hill Esq  
Principal Planning Officer  
Planning & Regeneration Service – Development Control  
Church Square House  
PO Box 42  
Scunthorpe, DN15 6XQ

Dear Mr Hill

**Re: 1.2 Acre Site, Falklands Way/Harrier Road, Barton Upon Humber**

Many thanks for your letter and enclosures of the 31<sup>st</sup> January which are appreciated. I have tried to contact Mr Jacklin but he will not be in until Monday.

My client's have not completely dismissed the Falkland Way site as the last time I spoke to Mr Armstrong of Cameron Facilities he felt that the consultants would be able to persuade the Environment Agency to release this site for development. That then just left the off-site drainage problems, where we need the extra over costs of providing on-site attenuation for surface water to see whether there is any room for a revised agreement with Ashtenne. I am pressing for this information.

In the meantime my client's will be happy to look<sup>at</sup> the alternative site which maybe bigger, although it is probably more low lying and unless it has previously been in builders merchants use will still require planning permission. Would we not therefore still meet the same planning problems (hopefully apart from the archaeological issue)?

Yours sincerely

**Peter R Banks**  
**Banks Long & Co**

DEVELOPMENT CONTROL SECTION	
06 FEB 2006	
Referred To	W.J.H.

17 May 2006



cameron  
facilities

project and facilities management

Our Ref: MW/JS/CFL424/4A

North Lincolnshire Council  
Planning and Regeneration Unit  
Church Square House  
PO Box 42  
SCUNTHORPE  
North Lincolnshire  
DN15 6XQ

1 Wilderhaugh  
Galashiels TD1 1QJ  
Tel 01896 753077  
Fax 01896 756046  
email office.cfl@btinternet.com

For the attention of Mr William Hill

Dear Sirs

**JACKSON BUILDING CENTRE – HARRIER ROAD BARTON-ON-HUMBER**  
**REFERENCE: 2005/1469**

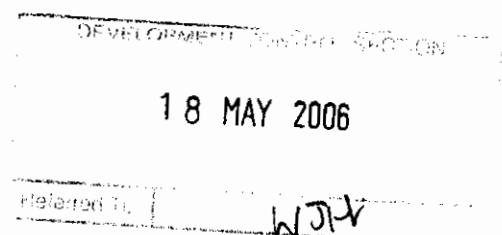
With reference to your letter of 12 May 2006, I wish to confirm that my Client is currently in discussion with the Environment Agency and the Local Authority regarding the ongoing development possibilities for the site. As such, I would be grateful if you could retain this application in a live status for a further 21 days.

I will keep you updated as soon as further information is available and can confirm that all requirements of the Environment Agency can be made to accommodate my Client's specific requirements.

I trust that this is acceptable but should you have any queries please do not hesitate to contact me.

Yours sincerely

DAVE ARMSTRONG



14 October 2005



cameron  
facilities

project and facilities management

Our Ref: MW/JS/CFL424/4A

North Lincolnshire Council  
Planning and Regeneration Unit  
Church Square House  
PO Box 42  
SCUNTHORPE  
North Lincolnshire  
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1 Wilderhaugh  
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email office.cf@btinternet.com

For the attention of Mr Martin Wilson

Dear Martin

**JACKSON BUILDING CENTRE – HARRIER ROAD BARTON-ON-HUMBER**  
**REFERENCE: 2005/1469**

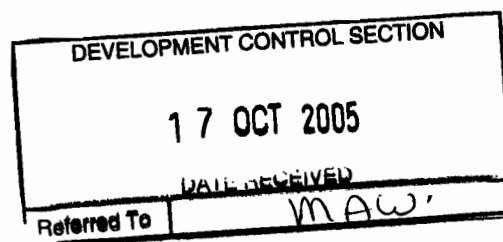
Please find enclosed 2 copies of the Flood Risk Assessment for the above and trust this will allow you to register our Planning Application.

If you require any further information please do not hesitate to contact me.

Yours sincerely

**MYLES WHEATLEY**  
For and on behalf of  
**CAMERON FACILITIES**

Enc



14 September 2005



cameron  
facilities

project and facilities management

Our Ref: MW/JS/CFL424/4A

North Lincolnshire Council  
Planning and Regeneration Unit  
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For the attention of Mr Martin Wilson

Dear Martin

**JACKSON BUILDING CENTRE – HARRIER ROAD BARTON-ON-HUMBER**  
REFERENCE: 2005/1469

I acknowledge receipt of your recent letter stating that our Planning Application for the above cannot be registered until it is accompanied by a Flood Risk Assessment.

I now confirm that a Flood Risk Assessment to accompany our current application is currently in the process of being produced and will be forwarded to you as soon as possible.

I trust this is in order but should you have any queries, please do not hesitate to contact me.

Yours sincerely

**MYLES WHEATLEY**  
For and on behalf of  
**CAMERON FACILITIES**

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE	
DEVELOPMENT CONTROL SECTION	
15 SEP 2005	
DATE RECEIVED	
Acknowledged by	copies to:
Referred to	

Please quote reference: **2005/1469**

Officer Dealing: Martin Wilson, 01724 297498  
Email: martin.wilson@northlincs.gov.uk

VALID 17/10/05

08 September 2005

M Wheatley  
Cameron Facilities Ltd  
1 Wilderhaugh  
Galashiels  
TD1 1QJ

Dear Sir

**Re:** Planning permission to erect an industrial building for use as builders merchants with external storage

**Location:** Corner of Falkland Way and Harrier Road Barton Upon Humber

Thank you for the application you submitted recently. Unfortunately, the proposal is invalid in its present form and requires the following additional information to enable it to proceed.

The application site is shown to be within the tidal/fluvial risk area on the Indicative Flood Plain maps. You have not provided a flood risk assessment, as required, to accompany your application.


Such an assessment should be made under the guidance of the Environment Agency, who can be contacted at their Lincoln office on 01522 785865. The assessment will then be used to determine the levels of risk to the proposed development and in the consideration of any works that may safeguard the property and its occupants.

The eight week statutory period for decision will only begin on receipt of the above information.

Please return the additional information requested within 21 working days. If I do not hear from you, I shall assume that you do not wish to proceed with your application and it will be returned to you.

When returning the information requested, please enclose the reply slip attached to this letter so that your application can be easily identified. Should you have any queries regarding the contents of this letter, do not hesitate to contact the Officer above, who will be pleased to assist you.

Yours faithfully



**Mike Welton**  
**Business Unit Manager, Development Control**

**FILE COPY**

**Application Number: 2005/1469**

(please quote in all correspondence)

**Case Officer:** William Hill    Tel: 01724 297482  
**Email:** william.j.hill@northlincs.gov.uk

24 October 2005

M Wheatley  
Cameron Facilities Ltd  
1  
Wilderhaugh  
Galashiels  
TD1 1QJ

Dear Sir/Madam

**TOWN & COUNTRY PLANNING ACT 1990  
NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION**

**Proposal:** Planning permission to erect an industrial building for use as builders merchants with external storage

**Site Location:** Corner of Falkland Way and Harrier Road Barton Upon Humber

**Applicant:** Jackson Building Centre Ltd

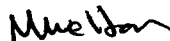
Your application was received as valid on 17/10/2005. A decision should be reached by 12/12/2005. Please direct any enquiries to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself under a clearly defined scheme of delegation, without reference to the planning committee. But applicants (or their representatives) can ask to address the committee themselves. **If you want to do this it is important that you write to let me know within 21 days from the date of this letter.** After that time we will be free to decide the application if it still falls within the terms of the delegation scheme. If your application is going to be decided by the committee I will write again to let you know the date of the meeting – it is not possible to do this now. You can get full details of the speaking procedure by contacting the Democratic Services Unit on 01724 296232 (email [steve.whittemore@northlincs.gov.uk](mailto:steve.whittemore@northlincs.gov.uk)).

If, by the 12/12/2005, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Office of the Deputy Prime Minister. You must make your appeal within six months from that date, and you must use a form which you can get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN .

Yours faithfully



**Mike Welton**  
**Business Unit Manager, Development Control**

1<sup>st</sup> September 2005

Our Ref: MW/LHW/CFL424/4A



cameron  
facilities

project and facilities management

North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
DN15 6XQ

1 Wilderhaugh  
Galashiels TD1 1QJ  
Tel 01896 753077  
Fax 01896 756046  
email office.cfl@btinternet.com

Dear Sir/Madam

**JACKSON BUILDING CENTRE – HARRIER ROAD, BARTON ON HUMBER**

We enclose herewith our Application for Planning Consent for the erection of a new building to form a builders merchants complete with external storage yard together with:

- Ownership Certificate.
- 5 copies of all drawings.
- 5 copies of the application forms.
- Our cheque for £2,915 in respect of Planning fees.
- 5 copies of our Planning Statement.

We have appointed a consultant to provide a flood risk assessment, which will follow within the next two, or three weeks but trust there is sufficient information in the meantime to allow this application to be registered. However, should you require anything further please come back immediately.

Yours faithfully

MYLES WHEATLEY  
For and on behalf of  
CAMERON FACILITIES

Enc.

NORTH LINCOLNSHIRE COUNCIL	
PLANNING AND REGENERATION SERVICE	
DEVELOPMENT CONTROL SECTION	
5 - SEP 2005	
DATE RECEIVED	
Acknowledged	Entered
Referred to	Copies to:

# Banks, Long & Co.

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Date: 22<sup>nd</sup> December 2005

Our Ref: PRB/CLF/5438

Your Ref:

J Duck Esq  
Ashtenne Industrial Fund Limited  
Unit 35 Concourse House  
432 Dewsbury Road  
LEEDS  
LS11 7DF

Dear Mr Duck

**Re: 1.2 Acre Development site, Harrier Road, Falklands Way,  
Barton Upon Humber**

I am still waiting to hear whether the Environment Agency will relax their flood risk requirements and allow my clients to complete their purchase before the 30<sup>th</sup> December. Clearly, time is running short and we appreciate that. The Council have been endeavouring to help us but it now transpires that your Company's site also has a drainage liability in that the Drainage Authority require major works of attenuation for surface water drainage. The costs maybe alleviated if there is some existing balancing facility for the site as a whole but even if there is it looks as if there could be another exceptional cost attached to any development of this land.

Things are not getting any easier but we will keep you advised.

Yours sincerely



**Peter R Banks  
Banks Long & Co**

23 DEC 2005

WJM



**Application Number: PA/2005/1469**

(please quote in all correspondence)

Case Officer: William Hill, Tel: 01724 297482

Email: william.j.hill@northlincs.gov.uk

31 January 2006

Mr Peter Banks  
Banks Long & Co  
15 St Marys Street  
LINCOLN  
LN5 7EQ

Dear Mr Banks

**Proposal:** Planning permission to erect an industrial building for use as a builder's merchants with external storage

**Site Location:** Corner of Falkland Way and Harrier Road Barton Upon Humber

I refer to the above application made by Jackson Building Centre Ltd and I am sending a copy of this letter to their agent, Cameron Facilities Ltd.

We have talked the situation through a number of times now and we still have not received any confirmation that the Environment Agency have agreed any remedies with Cameron Facilities Ltd in relation to the flood risk. You carefully explained to me the contractual obligations that your clients are under for the purchasing of this site; it appears by now the matter has moved on and this site is no longer available to Jackson Building Centre Ltd. Accordingly I am writing to advise you that the Council themselves have a site elsewhere in Barton that may be of use to you, and I'll be pleased if you would bring it to the attention of your clients. I enclose a large scale plan of Barton with both the application site and the available site marked in pale green together with an aerial photograph showing the site marked in a broad red outline. If you wish to discuss the price of this site and its availability Jonathan Jacklin based at Church Square House, is your first point of contact his telephone number is 01724 297332.

And secondly could you please advise Cameron Facilities Ltd that the application should be withdrawn or confirm yourself that I can consider this application withdrawn. I trust this is an agreeable way to move this application forward and perhaps we will be more fruitful dealing with Council owned land and Council officers to resolve any further difficulties.

Yours sincerely

**William Hill**  
**Principal Planning Officer**

- 2 -

Whilst recognising the concerns of the Environment Agency therefore I would ask that the Council approve the application as submitted, subject to the archaeological condition proposed by Alison Williams, on the grounds that not to do so would make this industrial site which has been laid out I understand at public expense and was marketed to us by the Council, undevelopable. If the application is refused then my clients will have suffered significant costs which in my view the Council should have been aware of in advance and should not therefore have been encouraging Companies such as my clients to incur these costs and explore the establishment of new business premises in this location. A refusal would mean that the business services that my clients can offer will not be introduced into Barton Upon Humber and the 12 new jobs that it is expected would be created, will be lost.

If the flood risk was more imminent or the type of use being proposed was one which would be seriously vulnerable to flood damage, then I believe that the circumstances would be different, but taking all the circumstances into account in this case, I believe that the Council should approve this application.

I would be grateful if you could telephone me on Monday to discuss the situation and the decision that the Council would propose in this case.

Yours sincerely



**PETER R BANKS**  
**BANKS LONG & CO**

**Banks, Long & Co.**

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(Chartered Building Surveyor)**Consultant**

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Date: 9<sup>th</sup> December 2005

Our Ref: PRB/SMH/5438

Your Ref:

W Hill Esq  
Principal Planning Officer  
Planning & Regeneration Service - Development Control  
Church Square House  
PO Box 42  
SCUNTHORPE  
DN15 6XQ

Dear Mr Hill

**RE: PLANNING APPLICATION FOR BUILDERS MERCHANTS DEPOT,  
HARRIER ROAD, FALKLAND WAY, BARTON UPON HUMBER**

I understand from my clients following advice by their architects, Cameron Facilities, that the Environment Agency are insisting that the floor slab of any building on this site must be built up about 1.4m. Bearing in mind that this site is the last small site within a larger industrial estate where the overall site levels are fairly consistent, this is clearly impractical for any future user on this site.

Alison Williams has contacted me to say that she is satisfied that if planning permission is to be granted it can be subject to an archaeological condition requiring an investigation of the double ditch feature that crosses the northern part of the site, prior to commencement of development and such a condition would be acceptable to my clients, Jackson Building Centres. This does not however get round the Environment Agency position.

My clients cannot accept a condition which significantly raises the floor slab level of the proposed building from that detailed in the planning application submitted. With respect I do not think that any other commercial occupier would be able to accept such a condition.

Cont'd .....

15 ST MARY'S STREET  
LINCOLN LN5 7EQ  
LINCOLNSHIRE

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**Consultant**  
Andrew E. Long B.Sc. F.R.I.C.S. F.S.V.A. S.C.V.

TEL: 01522 -544515  
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Date: 12th December  
Our Ref: PRB/SMH/5438  
Your Ref:

## FACSIMILE TRANSMISSION

<b>TO</b>	William Hill.....	<b>AT</b> Principal Planning Officer.....
<b>FAX NO.</b>	01724 297871.....	
<b>RE</b>	<b>Planning Application for Builders Merchants Depot – Harrier Road Falkland Way, Barton Upon Humber</b>	

Total Number of Pages Including This One (...3....) *If you do not receive all the pages please telephone immediately.*

### MESSAGE

... **URGENT**

0771  
628 874



15 ST MARY'S STREET  
LINCOLN LN5 7EQ  
LINCOLNSHIRE



**Application Number: PA/2005/1469**

(please quote in all correspondence)

Case Officer: William Hill, Tel: 01724 297482

Email: william.j.hill@northlincs.gov.uk

10 January 2006

Your ref: PRB/CLF/5438

**For the attention of Mr P R Banks**

Banks Long & Co  
15 St Mary's Street  
LINCOLN  
LN5 7EQ

Dear Mr Banks

**Proposal:** Planning permission to erect an industrial building for use as a builder's merchants with external storage

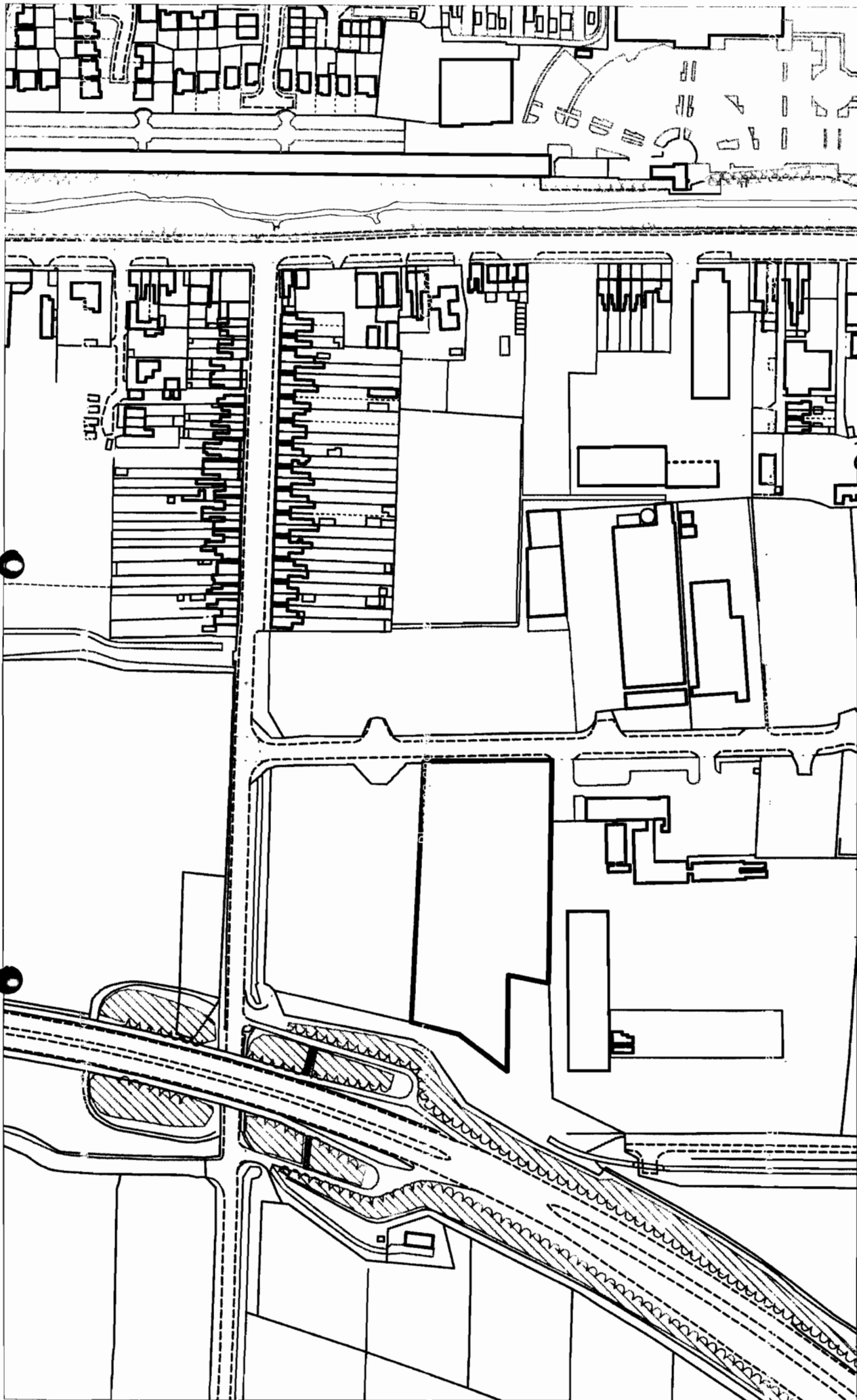
**Site Location:** Corner of Falkland Way and Harrier Road, Barton-upon-Humber

Further to our discussions just before Christmas, could you please advise me of what progress has been made in resolving the difficulties in respect of the application made by Jackson Building Centre at Barton.

If no progress has been made and your contractual obligations have not been met, do you know if either Jacksons, the agents – Cameron Facilities – or yourselves are in a position to withdraw this application.

Yours sincerely

**William Hill**  
**Principal Planning Officer**



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**NORTH LINCOLNSHIRE COUNCIL 100013349 2006**

**Drawing Title:** Humber Road, Barton Upon Humber

**Drawn by:** LF

**Date:** 22/03/2006  
**OS Grid Ref:** TA0265022860

**Scale:** 1:2,500

**Head of Service,**

**T Lyman BSc(Hons), Dip TP, MRTPI**

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**Planning and Regeneration Service**

**Head of Service,**

**T Lyman BSc(Hons), Dip TP, MRTPI**

4. Subject to Contract.

I believe this site has been available for some time and hope that this proposal would be of interest. My clients would be happy to commit to a development of the site within a fixed period of time if the above terms can be agreed. Their developments are of a high quality as you will know if you are familiar with their branch at Rowland Road, Scunthorpe. The site frontage would be attractively landscaped with customer parking, and a showroom and warehouse building of between 10,000 and 15,000 sq ft with the balance of the site securely screened and properly surfaced.

While this site is somewhat larger than their ideal, it does mean that there are increased opportunities for landscaping around the site perimeter.

If this proposal is likely to be of interest to the Council we would be happy to provide details of the new jobs that will be created, but would suggest an early meeting with Mr Hill of the Development Control Department to whom we have copied this letter, to ensure that my clients are not going to expend a large amount in professional fees on a site which ultimately proves to be undevelopable.

I look forward to hearing from you.

Yours sincerely



**Peter R Banks**  
**Banks Long & Co**

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(Chartered Building Surveyor)  
Emma L. White B.Sc. (Hons) M.R.I.C.S.

**Consultant**

Andrew E. Long B.Sc. F.R.I.C.S.

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FAX: 01522 - 544522

Email enquiries@bankslong.com  
www.bankslong.com

Date: 6<sup>th</sup> April 2006

Our Ref:

Your Ref: PRB/CLF/5840  
& 407

J Jacklin Esq  
Planning & Regeneration Service  
North Lincolnshire Council  
Church Square House  
PO Box 42  
SCUNTHORPE, DN15 6XQ

Dear Mr Jacklin

**COPY  
FOR INFORMATION**

DEVELOPMENT PLAN FOR SECTION  
11 APR 2006

**RE: Site off Humber Road, Barton Upon Humber**

Many thanks for providing the ordnance print of the above site, which I understand is just under 0.8 hectares in area (just under 2 acres), although the precise rear boundary position has still to be determined. I have discussed this site with my client's Jackson Building Centres Limited, who are a wholly owned subsidiary of the international builders merchants Grafton Plc, and can confirm that this would be a suitable alternative to the site at the junction of Harrier Road and Falklands Way which they had previously agreed to purchase from Ashtenne at a price of £70,000 for 1.22 acres. The agreed price for that site was therefore just under £58,000 per acre which would indicate a value for your land of about £115,000. I note that you are seeking either to grant a long ground lease (which would not be of interest to my clients), or to sell the freehold seeking offers in excess of £150,000. In the light of levels generally in Barton we consider this to be unrealistic, but my clients are keen to open a new branch business in Barton and have therefore asked me to submit the following offer for the site shown approximately edged red on the attached plan which is as follows:-

1. For the freehold interest with vacant possession the sum of £125,000.
2. Conditional upon the grant of planning permission for builders merchants use (a sui generis use).
3. Conditional upon development not being subject to onerous flood risk or surface water drainage requirements.

