SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Details

Reference: H03/0461/93 Received:18-MAY-93 Type:AGRIC DETAILS

Name: J T & E E Davis
Grays Farm
North Drove Bank
Spalding
Lincs PE11 3JX

Agent: J T & E E Davis
Grays Farm
North Drove Bank
Spalding
Lincs PE11 3JX

Description: Open sided 'barn' type building, steel frame (truss) to house mobile grain dryer
Location : Grays Farm North Drove Bank Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in accordance with the details contained in the application, subject to any conditions set out below:

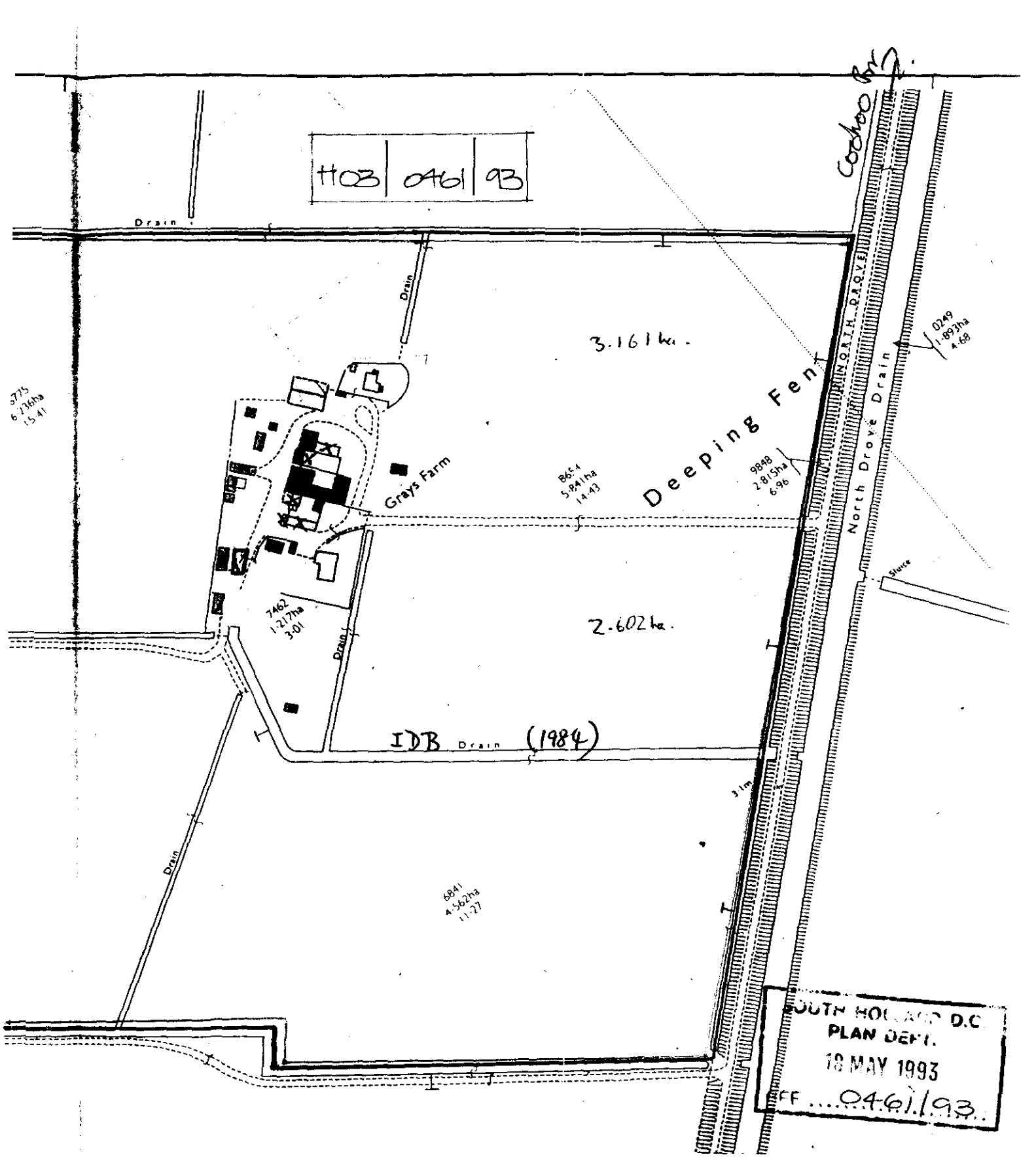
1 (a) *The development must be carried out within a period of five years* from the date this application for determination was received.
(b) The development must be carried out in accordance with the information contained in the application.

Director of Planning and Building Control Services
15-JUN-93 H03/0461/93

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)



SHEET TF 1818.

T M T Hopkins FRICS Director of Property Services		
Dr/Date 8/82	Scale 1:2500	Es Gr
Checked	Approved	
O.S. sheet reference TF1618-1718, TF1818-1918, TF1619-1719, TF1819-1919.		
File/Holding No.		Drawing

Lincolnshire County Council
County Offices, Lincoln

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Date 12/6/84

APPLICATION FOR AGRICULTURAL DETERMINATION

For Office use only 03
Application No. H16/0461/93
Date registered 18 MAY 1993
Grid reference .....

Please complete in block letters
NAME AND ADDRESS OF APPLICANT
J T & C E DAVIS
GRAYS FARM,
NORTH GROVE BANK, APPLEDORE
[illegible], PO11 [illegible]
Tel No: 0775 [illegible]

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

Tel No: —
Contact Name:

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete in block letters
FULL DESCRIPTION OF AGRICULTURAL BUILDING (OR PRIVATE WAY)

OPEN SIDED 'BARN' TYPE BUILDING STEEL FRAME (TRUSS) – TO HOUSE MOBILE GRAIN DRYER

Please complete
I attach the necessary plans and apply for a determination as to whether approval of details is required.

Signed Julian T. Davis (Applicant/Agent) Date 16th May 93

Please complete
Describe the materials to be used, including colour, and any other details to describe the building.

STEEL FRAME (ROOF TRUSS NOT PORTAL)
ASBESTOS CEMENT ROOF
GABLE ENDS ASBESTOS CEMENT CLAD TO EAVES LEVEL.
FLOOR – COMPACTED HARDCORE.

NOTES

One copy of the application form is required, together with one copy of a site plan to identify the land (preferably at a scale of 1/2500 and with the site edged red).

A fee is required with this application.

ADDITIONAL INFORMATION

The Regulations relating to agricultural development are complex and this information will help the Planning Authority to check whether you, in fact, need permission for the proposal.

Area of whole agricultural unit: 99 hectares

Area of the parcel of land where the development is proposed: 62 hectares

Has a building been constructed on this unit in the last two years (excluding dwellings) ? ~~YES~~ / NO

If yes, Total ground area: sq metres

Distance from proposed new building: — metres

Details of proposed new building or extension

83.8 m²

Length: 13.75 metres

Width: 6.10 metres

Height to ridge: 6.70 metres

Height to eaves: 5.18 metres

Details of original building (If the proposal is for an extension)

- Maximum height: — metres
- Cubic Capacity: — cu.metres

Is the building to be used for livestock ? ~~YES~~ / NO

Distance from highway: 300 metres

Distance from boundary of unit: 2.0 metres

A 'LICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJH
Date 25-5

Site Notice posted by NOT NEEDED
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

changed by PJH 26-5

Plan shows wrong building but well off road, no issues/probs

no details required

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0461/93

Directions

Art 7 (Outlines) ☐ RM checklist — Previous / Current / Required: 461/93

Reg 4 — Scale drawing....

☐ Non Std — Precise details:

Direction authorised by Senior Officer.....

Revalidation after Direction

Information satisfactory — Signed...

Valid date:

Amended description

Unsatisfactory – Further direction: Signed..... Senior Off..... — Precise details:

Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... *		
	D/Transp A18	.....		
	B Rail	.....		
Environment	Env Services	.....		
	NRA	.....		
	Env Assess	..... G *	Specify:	
Conservation	LB Demolish	..... G *	Standard	
	Eng Heritage	.....		
	Archaeology	..... G	Specify:	
	Consultant	.....		
	Other	.....	Specify:	
Hazards	HSC Group	..... G *	Standard	
	Specific	..... G	Specify:	
Other		.....	Specify:	

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed ..... Date..... Recorded DC....

MIN RECORD SHEET

Initial

Submitted Fee £22

Receipt No P2697

Date first Rec'd 17 MAY 1993

Registration

Reference H~~16~~ 03/0461/93

Cross-Ref N/A

Date 19/5

Validation

TYPE AGD

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 £22

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 273 OS Plots
Grid ref 5 1 8700 3 1 8620

Ward B

Parish DSN

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

Linked to property Ref 0020779

Dist Bound

Other:

Planning Records:
Earlier apps

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

APPLICATION REFERENCE: H03/0461/93 DATE RECEIVED: 18-MAY-93

TYPE: Agric Details

DESCRIPTION: Open sided 'barn' type building, steel frame (truss) to house mobile grain dryer

LOCATION: Grays Farm, North Drove Bank, Spalding

APPLICANT: J T & E E Davis AGENT:

REASON FOR COMMITTEE CONSIDERATION

The applicant is a Councillor for South Holland District Council.

RECOMMENDATION

Submission of details not required

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
- 8 JUN 1993

COMMENTS

1 The proposal is permitted development.
2 This application provides opportunity for Council to require extra detail on the basis of siting, design and external appearance of the building.
3 Isolated site, and not considered that these details are necessary.

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

H03/0461/93

AGRIC DETAILS

Applicant: J T & E E Davis
Tel: 0775 89243

Agent: J T & E E Davis
0775 89243

Description: Open sided 'barn' type building, steel frame (truss) to house mobile grain dryer

Location: Grays Farm
North Drove Bank
Spalding
Lincs

Valid date: 18-MAY-93
Target dates:
To case officer 25-MAY-93
Inspected by 01-JUN-93
Extra contacts 08-JUN-93
Report if not clear by 22-JUN-93

Terminal date: 13-JUL-93
Target Committee:
Report deadline:
Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

LATE OBS: CE: PDU Date: 1-6

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1993

27th May 1993

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

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0151
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H03/0461/93

PROPOSAL: OPEN SIDED BARNT TYPE BUILDING TO HOUSE MOBILE GRAIN DRYER
LOCATION: GRAYS FARM, NORTH DROVE BANK, SPALDING
APPLICANT: J T & E E DAVIS

I refer to your consultation received on 26th May 1993.

The Authority has no objection to the proposal provided the following conditions are included in any aproval:

CONDITION: All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.
REASON: To prevent pollution of the water environment.

Advice to Applicant

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

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

Only uncontaminated surface water shall be discharged to any soakaway.

A copy of this letter is enclosed for you to forward to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

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

27th May 1993

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
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SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2697
Date received : 18-MAY-93

Received from

J T & E E Davis

Address

Grays Farm
North Drove Bank
Spalding

Fee paid	£	22.00
VAT	£	0.00
Total received	£	22.00

Cash/Cheque : Cheque

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

416. PLANNING APPLICATIONS (Continued)

(j) **Details not required**

The applicant be advised that the submission of details is not required in respect of the undermentioned development:-

Plan No. and Applicant	Proposal
H03/0461/93 J T & E E Davis	Open sided 'barn' type building, steel frame (truss) to house mobile grain dryer at Grays Farm, North Drove Bank, Spalding.

(Councillor J.T. Davis declared an interest in the above application, and left the Council Chamber during consideration thereof.)

(O.A. denotes outline application.)

417. EAST BANK, SUTTON BRIDGE - ERECTION OF BUNGALOW (APPLICATION REFERENCE H18/0902/92) (730(e)/92)

The Director of Planning and Building Control Services reminded Members of their decision under minute 730(e)/92 to grant planning permission for a bungalow off East Bank, Sutton Bridge the subject of planning application reference H18/0902/92 subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the development remained available for local needs in the long term. The Committee at its meeting on 17th February, 1993 had agreed to reappraise the local needs policy in view of changes in legislation, recent developments in Government policy, recent decisions of the Local Government Ombudsman, and practical difficulties which had been experienced in operating the policy. In particular, the above decision had highlighted the difficulties in applying the policy, as it had not proved possible to draft an appropriate planning obligation as the term "local need" was difficult to interpret and incorporate precisely within an agreement. The applicants had therefore been advised that any planning obligation would be prepared in the light of the recommendations of the Planning Committee following the reappraisal of the policy.

An informal presentation had been made to members on 15th March, 1993, and a report would shortly be submitted to the Planning Committee for consideration. In the meantime, further discussions had been held with the applicants, and as a result of such discussions it had been agreed (a) that the application site be readjusted to exclude the area of garaging to align the eastern boundary with the limits of existing development in the locality and (b) that the applicants enter into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to prohibit any further residential development on the remainder of the adjoining land in the applicants' control or in the control of the applicants' family. Subject to the above, it was felt that the planning obligation requiring the development to remain available for local needs in the long term was no longer required.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to appropriate conditions, and to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to prohibit any further residential development of the remainder of the adjoining land within the applicants' control, or within the control of the applicants' family.