

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0089/93

Received: 05-FEB-93 Type: FULL

Name: South Holland IDB
Marsh Reeves
Foxes Lowe Road
Holbeach
Spalding Lincs

Agent: J T Elsey
Engineer to the Board
South Holland IDB
Foxes Lowe Road
Holbeach Spalding Lincs

Description: Small building to house switchgear for new pumping station

Location : Near Leeds Gate Bridge Fleet Fen
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 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.

- 3 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.

- 4 Before the development hereby permitted is commenced details of the material for the external walls shall be submitted to and approved in writing by the Local Planning Authority.

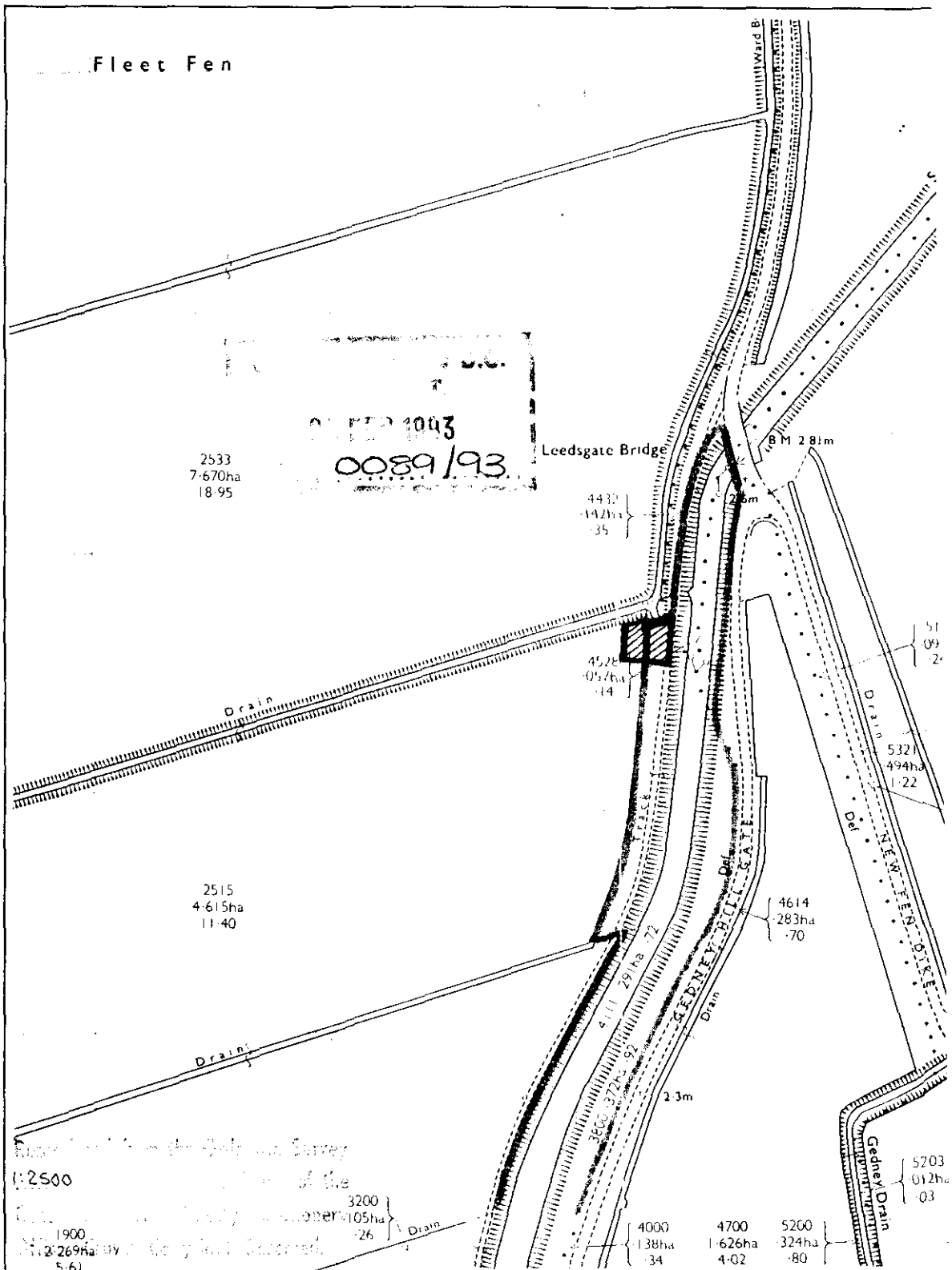
Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This permission is granted in accordance with the application submitted

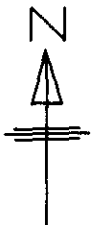
as revised by the letter, dated 18 February 1993, received by the Local Planning Authority on the 22 February 1993.

Director of Planning and Building Control Services
10-MAR-93 H05/0089/93

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.



LAND TO WHICH THE APPLICATION RELATES S
LAND IN THE CONTROL OF THE S.H.I.D.B. S
Scale - 1:2500



Engineer's Office,
Marsh Reeves,
Foxes Lowe Road,
Holbeach.

Date- February 1993
Drwg. No. F2801

SOUTH HOLLAND INT

FLEET FEN NORTH

GOTTS PUMI

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by GS
Date 12/2/93

Notice posted by GS
Date 12/2/93

Accuracy

Neighbours

Boundaries

Other

Very open. perhaps needs screening.
Positioned alongside a dyke.
Visible from road although opp. dir.

Resident Notices required

Sent

Delivered

Case Officer Conclusions

Small scale development.
No real objection on policy grounds.
Neighbouring property not materially affected.
Public breathing not prejudiced.

RECOMMENDATION

COMMITTEE

Departure from Policy
Ward Member request
Recommend approval against material objection
Other circumstance viz:

Change to Committee recorded

DELEGATED

Case Officer
Senior Officer

Case Officer Recommendation

Approve Refuse
Signed D.M. G. edney

Conditions/Reasons

(continue overleaf)

- ① PL7
- ② SC21. Reason standard.
- ③ SC27.

④ ~~SC12~~ material for the external walls - Reason. Standard

Note.

- ⑤ SN. - letter dated 18/2/93 received by the LPA on 22/2/93.

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

.....

Sent:

.....

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

.....

.....

Setting of LB

.....

.....

Public Right of Way

.....

.....

Discretionary

.....

.....

Extra Consultations:

Dept of Transport

.....

.....

Environmental Serv.

.....

.....

LB/Cons. Area - Local

.....

.....

- Local & National

.....

.....

- English Heritage

.....

.....

Consultant: Name.....

.....

Order No

Other:

.....

.....

Case Officer

DAVID GEDNEY

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 50.

Receipt Issued

P2215

Date first Rec'd

03 FEB 1993

Registration

Reference

H05/0089/93

Cross-Ref

N/A

Date

8/2

Validation

TYPE

Full

Earliest permission

Site area

No of dwellings

Floorspace

7.29

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee

60

Previous app
Type

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets

300

OS No's

Grid ref

5 304 30 31 1060

Ward

D

Parish

FLEET

TR Rural

TR Bypass

Level Cross

Footpath

CA

LB

TPO

Inside IBD

NO

Inside LP area

NO

Brideway

Linked to site

Ref

1110

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

PLANNING APPLICATION

For office use only

Application No.

H05 | 0089 | 93

Date Registered

05 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SOUTH HOLLAND INTERNAL
DRAINAGE BOARD,
"MARSH REEVES", FOXES LOUVE ROAD,
HOLBEACH, SPALDING, Lincs

Tel. No. 0406 - 24933

NAME AND ADDRESS OF AGENT

(if form completed by agent)

J. T. ELSEY
ENGINEER TO THE BOARD

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NR. LEEDSGATE BRIDGE, FREET FEN.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SMALL BUILDING TO HOUSE SWITCHGEAR FOR NEW PUMPING STATION

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of ... 360 ...

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Signed

J. T. Elsey

Date

3rd February 1993Please 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 worksor This is an **outline** application

(✓)

✓

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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 previous 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
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☐
☒
☐
☐

If so, how many:

ONE

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:-
- (a) max. height:
 - (b) max. length:
 - (c) max. width:

2.900

2.700

2.700

sq. metres

metres

metres

metres

C. Please state type and colour of materials for facing external walls:

buff bricks

"ARMITAGE SWILLINGTON"
"RYEDALE MULTI DRAGWIRE"

D. Please state type and colour of roofing materials.

FLAT ROOF

E. Has a survey of the site been undertaken? State Yes or No

YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

AGRICULTURE

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

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

TREES Please tick one box

A. The proposal does not involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

SOAKAWAY

B. For estate developments, please state how highway surface water will be disposed of

N.A.

C. Please state whether a land drain will be affected

N.A.

D. Foul sewerage will be disposed of to:

Mains sewer

N.A.

Cesspool

N.A.

Septic tank

N.A.

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☐ No

⇒ If so, please give details in Part 6

The proposal affects a listed building

☐ No

The proposal affects a public right of way

☐ No

The proposal is known to affect contaminated or filled land

☐ No

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐ No

⇒ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐ N.A.

Date:

Consultee(s)

Is this application related to a previous submission?

☐ -

Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

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).

PROSPECTIVE PURCHASER.

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

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: MR. R. LAMING

Address of owner at which notice was served:

"SNOWDROP FARM", JERKIL'S BANK,
HOLBENCH ST. JOHNS

State Date notice served:

2 FEBRUARY, 1993

(SEE ACCOMPANYING LETTER)
(FROM MR. LAMING)

Signed *J. E. Eley* (Applicant / Agent) Date *3rd February '93*

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 *J. E. Eley* (Applicant / Agent) Date *3rd February, 1993*

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

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ↓

Proposed total gross floorspace sq. m.

Previous total gross floor space sq. m.

This new total includes the following net floorspace:

Retail sq. m.

Office sq. m.

Industrial sq. m.

Warehousing sq. m.

Other sq. m. →

If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No 		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No 		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

Access to the site is via an existing roadway alongside the South Holland Main Drain from Leeds Gate Bridge. This access is in lands in Board's ownership and will be upgraded.

BRIAN JITH 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



Application no: H05/89/93

Type: FULL

Applicant: South Holland IDB
Tel: 0406 24933

Agent: J T Elsey
0406 24933

Description: Small building to house
switchgear for new pumping
station

Location: Near Leedsgate Bridge
Fleet Fen
Spalding
Lincs

Valid date: 05-FEB-93

Terminal date: 02-APR-93

Target dates:

Target Committee: 31-MAR-93

To case officer 12-FEB-93

Report deadline: 17-MAR-93

Inspected by 15-FEB-93

Extra contacts 19-FEB-93

Case Officer:

Report if not clear by 12-MAR-93

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 7.29 M2

Category: Newbuild

Listed building:

Conservation Area:

Other Constraints: FP/
Bridleway

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Fleet PC Holbeach 26739	10-FEB-93	24-FEB-93
Cllr B A Paul 0406 23100	10-FEB-93	24-FEB-93
Site/Press Advert MIN	12-FEB-93	05-MAR-93 ✓

LCC No objections prob 11/2/93

SITE DETAILS

Grid ref: 536430 317260

OS Sheets: 300

Parcel:

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Elsey

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

Our Ref. JTE/267/JAM

Your Ref. H05/0089/93

Date 18 February 1993

Dear Sirs,

GOTTS PUMPING STATION

I refer to your letter of the 17th inst. and wish to advise that my Board have no preference regarding brick colour for the switchgear building and would accept your Council's recommendation.

With regard to the bridleway alongside the bank of the South Holland Main Drain I confirm that this will not in any way be prejudiced by the proposal.

Yours faithfully,

J. Elsey

ENGINEER TO THE BOARD

South Holland District Council,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
22 FEB 1993	
Attention of	File No.
DPO NRM	
DOPO BG✓	
JC ACP	
Action by	Knowledge YES/NO
Discuss with	by
Copy to	date

South Holland Internal Drainage Board
Marsh Reeves
60000 Low Road
Rothwell
Spalding
Lincolnshire

D M Gedney

DMG/SJS H05/0089/93

SPH/267/JAM

17 February 1993

For attention of Mr J T Elsey

Dear Sir

Planning Application H05/0089/93 - Small building to house
switchgear for new pumping station - LeedsGate Bridge, Fleet Fen,
Spalding

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

It is noted that the proposed brick is "beige" in colouration. This
is normally considered inappropriate by the Council in an open
countryside location, and I would therefore be pleased if you could
confirm that you would be prepared to use a darker brick (eg.
reddish brown) as an alternative.

Also, could you please verify that the existing public bridleway
alongside the bank will not be prejudiced by the proposed
development.

I look forward to your response within the next 10 days, so that I
am in a position to proceed with the application.

Yours faithfully

S B Middleton
Principal Planning Officer
(Development Control)

B N 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



Application no: H05/89/93

Applicant: South Holland IDB
Marsh Reeves
Foxes Lowe Road
Holbeach
Spalding Lincs

Agent: J T Elsey
Engineer to the Board
South Holland IDB
Foxes Lowe Road
Holbeach Spalding Lincs

Description: Small building to house switchgear for new pumping station

Location: Near Leedsgate Bridge Fleet Fen
Spalding Lincs

Type: FULL

Date received: 05-FEB-93

10-FEB-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 25-FEB-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 Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: *no objections*

Signed: *J E Johnson*

S.H.D.C. PLANNING DEPT. RECEIVED 22 FEB 1993 <i>de</i>	
Attention of DPO NRM DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

BRUCE 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2215
Date received : 05-FEB-93

Received from

South Holland IDB

Address

Marsh Reeves
Foxes Lowe Road
Holbeach
Spalding

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

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



SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Hunt

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

Our Ref. SPH/267/JAM

Your Ref.

Date 3 February 1993

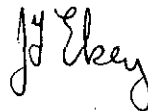
Dear Sirs,

FLEET FEN NORTH IMPROVEMENT SCHEME
GOTTS PUMPING STATION

Please find enclosed four copies of planning application forms and plans in respect of a small switchgear building for the above land drainage pumping station, together with a letter from the owner of the land, Mr. R.C. Laming stating that he has no objection to the proposal. The pump structure will be constructed below ground level.

A cheque in the sum of £60 in respect of this application is enclosed.

Yours faithfully,



ENGINEER TO THE BOARD

South Holland District Council,
Planning Dept.,
Priory Road,
Spalding,
Lincs. PE11 2XE

0089/93

Mr. R.C. Laming,
Snowdrop Farm,
Jekil's Bank,
Holbeach St. Johns,
Spalding, Lincs.
PE12 8SG

Date: 2nd February, 1993

Dear Sirs,

FLEET FEN NORTH
GOTTS PUMPING STATION

I refer to the above which involves construction of the associated control building on lands in my ownership.

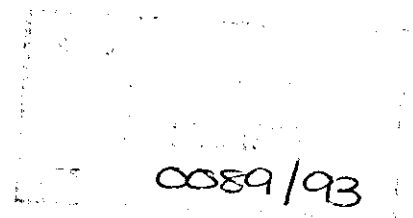
Notice of the works has been received by me in accordance with the requirements of the Town and Country Planning Act, and I wish to advise that I offer no objection to the proposal.

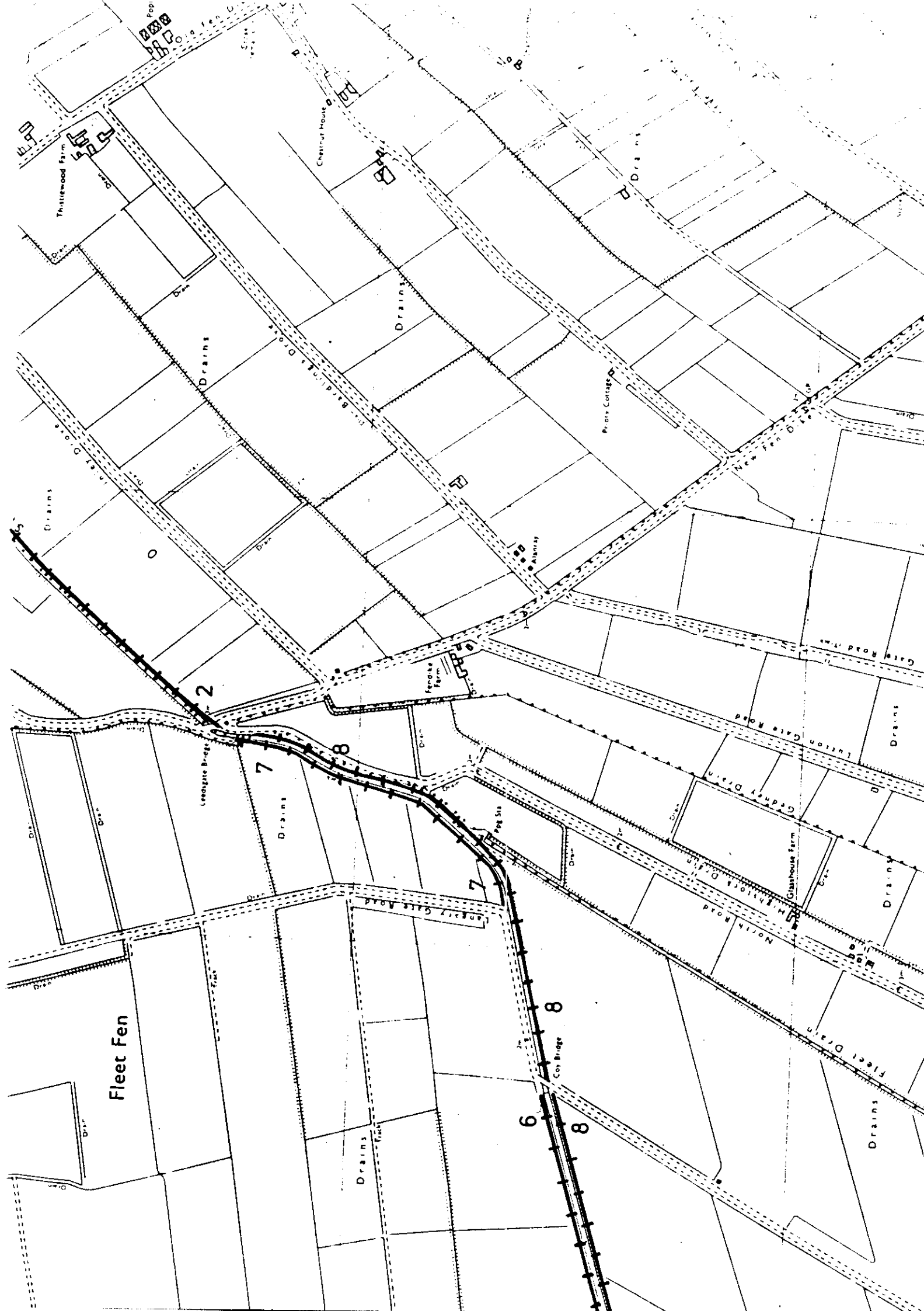
Yours faithfully,



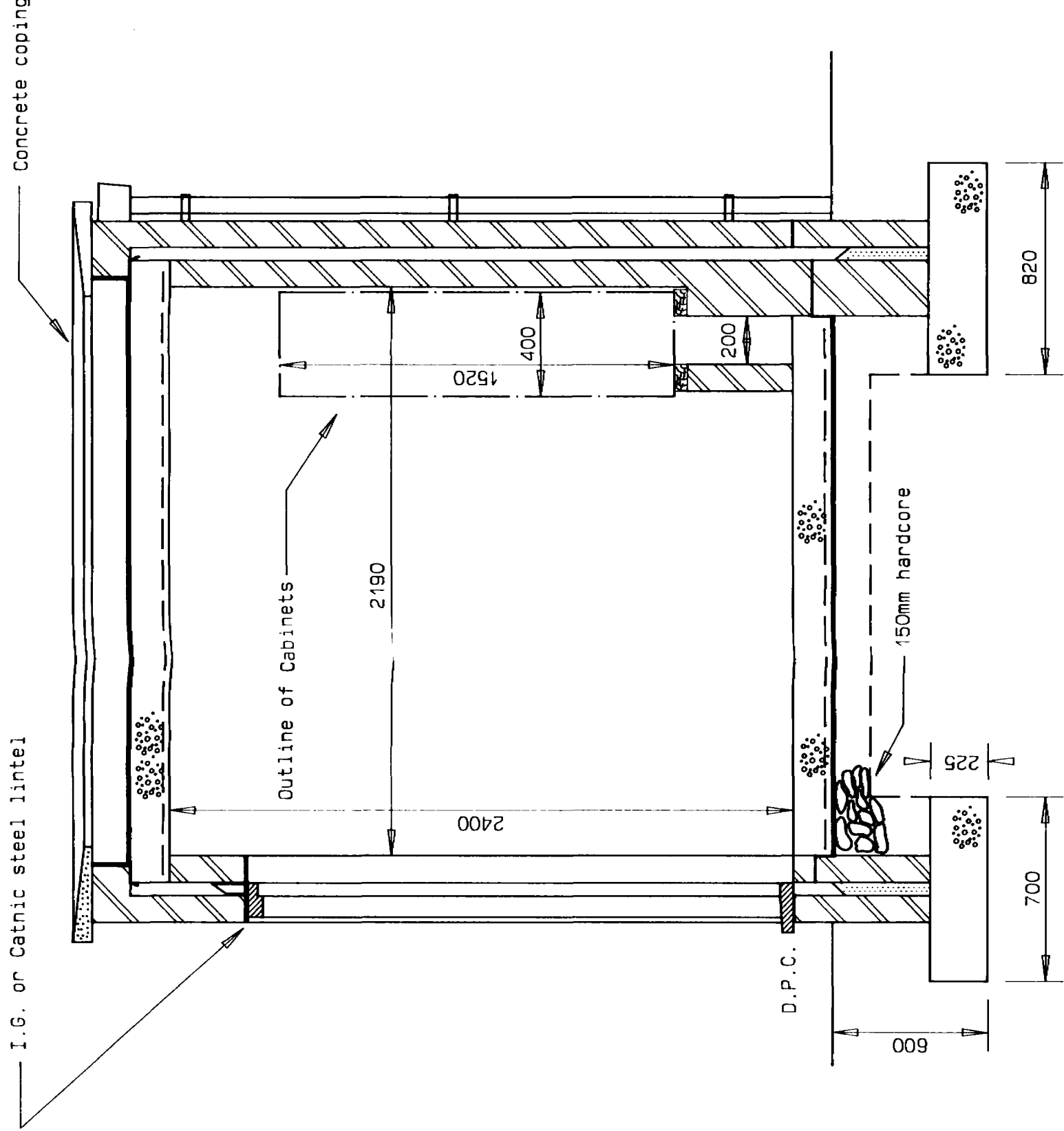
R. LAMING

South Holland District Council,
Planning Dept.,
Priory Road,
Spalding,
Lincs.
PE11 2XE

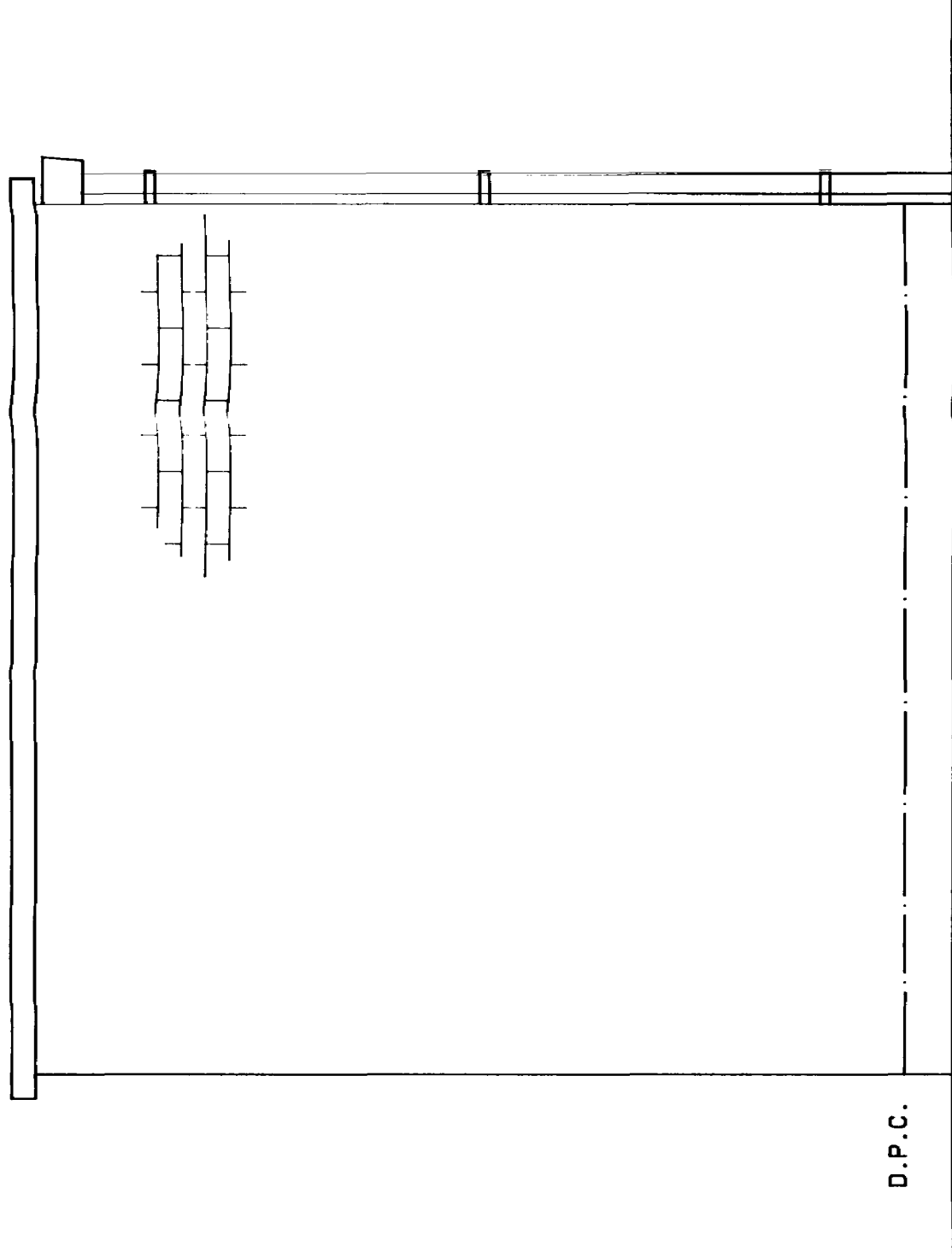




ROOF CONSTRUCTION
20mm Asphalt or Polyroof (glass fibre)
20mm screed to give fall to R.W. head
150mm reinforced concrete



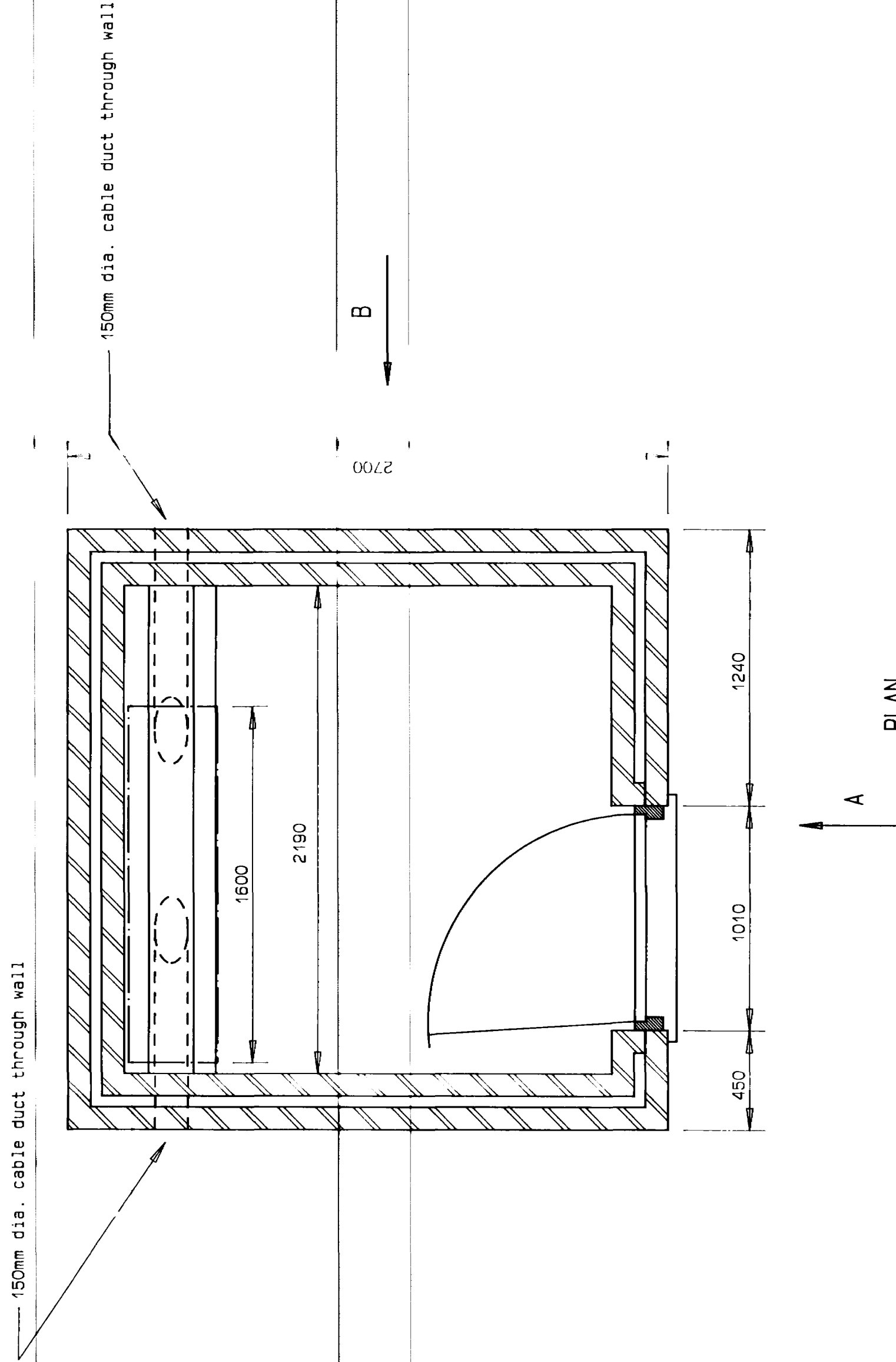
ELEVATION A



ELEVATION B

FLOOR CONSTRUCTION
150mm reinforced concrete
1000 gauge Poly D.P.M.
25mm sand blinding
150mm hardcore

SECTION A-A



PLAN

REVISIONS
1. 0089/93

SCALES: -

1:20

SOUTH HOLLAND INTERNAL DRAINAGE BOARD

FLEET FEN NORTH IMPROVEMENT SCHEME
PROPOSED GOTTS PUMPING STATION
CONTROL BUILDING

DRWG No	F2801-5	DRAWN BY	S.P.H.	ENGINEER'S OFFICE,
SCALES		AS NOTED		"MARSH REEVES",
DATE	FEBRUARY 1993			FOXES LOWE ROAD,
SURVEY DATE				HOLBEACH.