SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Determination that Prior Approval of Details is Not Required

Reference: H07/0079/93 Received:26-FEB-93 Type:AGRIC DETERMINATION

Name: K P Doughty & Son
Turves Farm
Crowland Road
Newborough, Peterborough
Cambs, PE6 7RL

Agent: English Bros Ltd
Salts Road
Walton Highway
Wisbech
Cambs, PE14 7DU

Description: 9.102 m x 9 m x 4.2 m to eaves, with 15 degree roof pitch steel framed general purpose agricultural building
Location : The Piggeries Station Road
Gedney Hill

South Holland District Council hereby give notice that PRIOR APPROVAL OF DETAILS WILL NOT BE REQUIRED, and the development may be carried out, subject to the conditions 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.

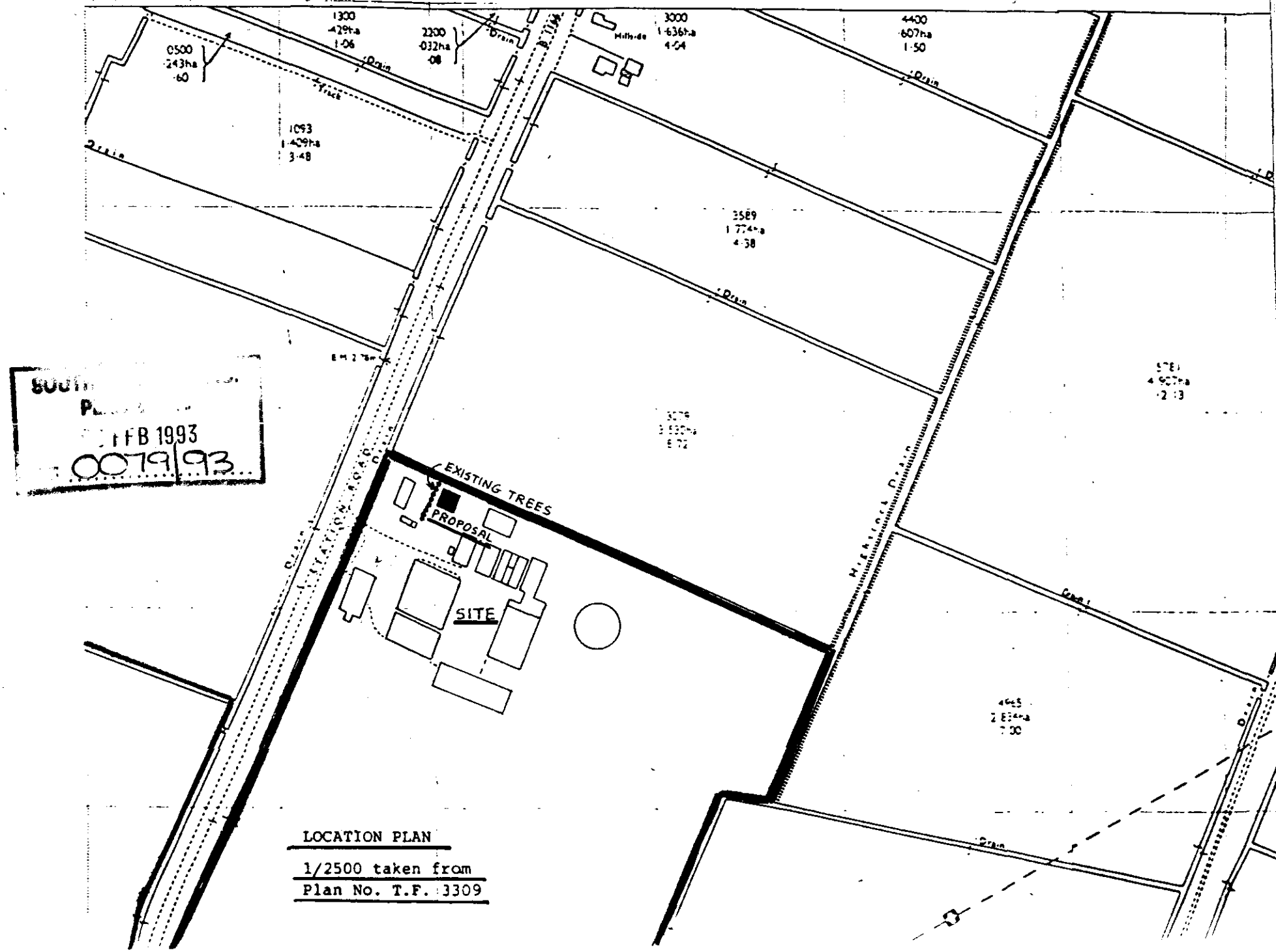
Director of Planning and Building Control Services
04-MAR-93 H07/0079/93

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)

K.P. DOUGHTY & SON THE PIGGERIES, STATION ROAD, GEDNEY HILL



FEB 1993
0079/93

LOCATION PLAN

1/2500 taken from
Plan No. T.F. 3309

APPLICATION FOR AGRICULTURAL DETERMINATION

For Office use only
Application No. H07\0079\93
Date registered 03 FEB 1993
Grid reference .....

Please complete in block letters
NAME AND ADDRESS OF APPLICANT

K.P. DOUGHTY & SON
TURVES FARM
CROWLAND ROAD
Tel No: NEWBOROUGH, PETERBOROUGH
CAMBS. PE6 7RL

NAME AND ADDRESS OF AGENT
(if form completed by agent) ENGLISH BROS. LTD
SALTS ROAD, WALTON HIGHWAY, WISBECH, CAMBS
Tel No: (0945) 587500 \ PE14 7DU
Contact Name: MR ROBIN W. VINCENT

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

THE PIGGERIES, STATION ROAD, GEDNEY HILL, SPALDING, LINCS

OFFICE COPY

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

9.102m LONG x 9m SPAN x 4.2m TO EAVES, WITH 15° ROOF PITCH STEEL FRAMED GENERAL PURPOSE AGRICULTURAL BUILDING

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

Signed ...Robin W. Vincent.. (Applicant/Agent) Date .....1/2/93.....

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

SIDES :- 'PLASTISOL' COATED STEEL PROFILED SHEETS COLOUR :- OLIVE GREEN BS12B27 DOWN TO 2.4M BELOW EAVES TO LAP CONCRETE BLOCKWORK
ROOF :- FIBRE CEMENT CORRUGATED SHEETS COLOUR :- NATURAL GREY

DOORS - 4.5m WIDE x 3.85m HIGH IN ONE SIDE ELEVATION, INFILL TO MATCH SIDE SHEETING ON SINGLE SLIDING DOOR TRACK
GUTTERS :- 160HR PVC COLOUR :- BLACK WITH 110Ø DOWNPIPES TO DISCHARGE VIA UNDERGROUND DRAINS INTO ADJACENT DITCH

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.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by GS
Date 17/2/93

Notice posted by
Date

Accuracy Neighbours Boundaries

Other Positioned behind trees (poplars)
Open to North & east.
Existing timber shed on north
Grain bins
corrugated sheds to south farm.
Grey corrugated sheds on site adjo
Buff brick house

Resident Notices required

Sent Delivered

Case Officer Conclusions DMF 3/3

Proposal appears to be permitted development
Not to be used for habitable unit over 5 hectares
will not be detrimental to landscape, effectively having regard to existing
development within the vicinity (discussed with GS)

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....DMF.....

Senior Officer .....DMF.....

Case Officer Recommendation

Approve Refuse

Signed ...D.M. Feeney...

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

INV
Reg 4 D/H Scale drawing ..... Highway S/W ..... Agric appraisal .....
22/2

Other ....

Precise details, for non-standard direction:
1) Details of the size of the building.
2) Will the building be used to accommodate livestock?
3) ~~The~~ The distance between the proposed building and the northern boundary (of the curtilage of the dwelling).

Senior Officer authorised: ..... Sent: 23-FEB-93
DAS

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: 26/2/93

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	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 £ 22

Receipt Issued P3203

Date first Rec'd 03 FEB 1993

Registration

Reference H07/0079/93

Cross-Ref N/A

Date 04-FEB-93

Validation

TYPE AC

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 22

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 3916

OS No's

Grid ref 5[illegible] 3[illegible]

Ward W

Parish [illegible]

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1097

Linked to property

Ref

Planning Records:
Earlier apps

093/71
511/73
661/73
341/73
405/73
407/79

B Reg Records:
Already submitted - Ref
Request
Requested

L .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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/79/93 Type: AGRIC DETERMINATION

Applicant: K P Doughty & Son Agent: English Bros Ltd.
Tel: 0945 587500

Description: 9.102 m x 9 m x 4.2 m to eaves, with 15 degree roof pitch steel framed general purpose agricultrual building
Location: The Piggeries
Station Road
Gedney Hill

Valid date: ~~05~~ 26-FEB-93 Terminal date: ~~03~~ 26-MAR-93
Target dates: Target Committee:
To case officer 10-FEB-93 Report deadline:
Inspected by 13-FEB-93
Extra contacts 17-FEB-93 Case Officer:
Report if not clear by 24-FEB-93 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
LCC - No objections subject to	11/2/93	

SITE DETAILS

Grid ref: 533220 309700
OS Sheets: 396 Parcel:

I 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2203
Date received : 03-FEB-93

Received from

K P Doughty & Son

Address

Turves Farm
Crowland Road
Newborough
Peterborough

Fee paid	£	22.00
VAT	£	0.00
Total received	£	22.00

Cash/Cheque : Cheque

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

English Brothers Limited
Salts Road, Walton Highway, Wisbech, Cambs, PE14 7DU
Telephone: 0945 587500 Fax: 0945 582576

Date: 25 February 1993

Our Ref: RWV/KM/MS407

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

FOR THE ATTENTION OF MR D M GEDNEY

Dear Sir

RE: Agricultural Determination Application No. H07/79/93
For G P Building for K P Doughty and Son
At The Piggeries, Station Road, Gedney Hill.

Please find enclosed additional information and revised site plan, for the above, all as requested. We trust that this is all to your approval, so that the application can proceed as an agricultural determination, and hope to hear from you soon.

Yours faithfully
for ENGLISH BROTHERS LTD

Robin W. Vincent

R W VINCENT
Drawing Office

SOUTH HOLLAND D.C.
PLANNING DEPT
26 FEB 1993
REF 79/93

encs

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: 153 hectares

Area of the parcel of land where the development is proposed: 40 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

N/A

Distance from proposed new building: metres

Details of proposed new building or extension

Length	9.102 metres	Height to ridge	5.406 metres
Width	9.000 metres	Height to eaves	4.200 metres

Details of original building (If the proposal is for an extension) - Maximum height: metres

N/A

- Cubic Capacity: cu.metres

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

Distance from highway: 42.000 metres

* Distance ~~from boundary of unit~~ between proposed building and the northern boundary (ie. the centre of the drain): MIN 5.000 metres

SOUTH HOLLAND D.C.
PLANNING DEPT
RECEIVED
DATE 29/9/93

DPO

SOUTH HOLLAND
Internal Drainage Board

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

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-E/79/93/JAM **Your Ref.**

Date 16 February 1993

Dear Sir,

AGRICULTURAL DETERMINATION - K.P. DOUGHTY, & SON
G.P. BUILDING AT THE PIGGERIES, STATION ROAD, GEDNEY HILL

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Highstock Drain situated some 200 metres to the East.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

I do not anticipate that the private dyke will require improvement but I shall be glad to learn your clients neighbour will raise no objection to the proposed new outfall.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees.

With regard to the indicated storm water outfall to the private dyke my Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments. In this instance, based upon the submitted details the sum due will be £140 subject to engineering fees in accordance with the scale set out below, and V.A.T. I look forward to receiving the applicants early agreement to make this payment to my Board when development commences. Should payment not be received within 12 months from the date of this letter, my Board reserve the right to re-assess the contribution due in accordance with the rate applicable when development actually commences.

Our Ref: RS/PA-E/79/93/JAM Your Ref: 16 February 1993

The Engineering & Administration Fees are:-

	Contribution	Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

In the eventuality that your client decides is install soakaways to dispose of roof water run-off, the above mentioned contribution will not be pursued. I would however suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

I look forward to learning your clients intention regarding storm water disposal at the earliest opportunity.

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

Yours faithfully,

ENGINEER TO THE BOARD

F.A.O. R. Vincent, Esq.,

English Bros. Ltd.,
Salts Road,
Walton Highway,
Wisbech,
Cambs. PE14 7DU

RIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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SOUTH HOLLAND DISTRICT COUNCIL

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Agent: English Bros Ltd.
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Location: The Piggeries
Station Road
Gedney Hill

Type: AGRIC DETERMINATION

Date received: 03-FEB-93

24-FEB-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:

Information as marked on the attached sheet. (agricultural questionnaire)

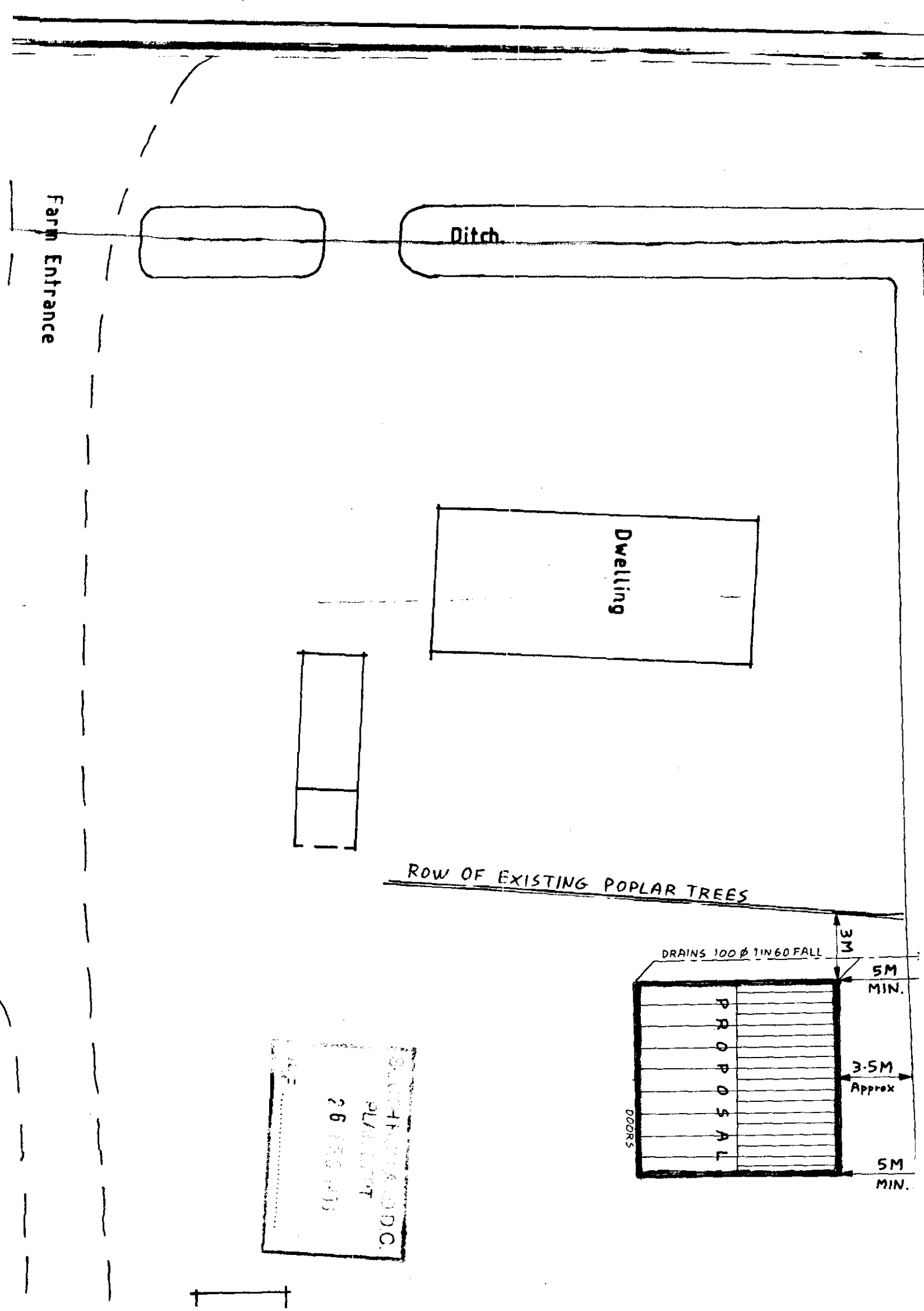
Please return the extra copy of this letter with your reply.

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 Maxwell quoting the above reference.

SOUTH HOLLAND D.C.
PLAN DEPT
26 FEB 1993

Yours faithfully

A. Maxwell
Principal Administrative Officer


Farm Entrance
Ditch.
Dwelling
ROW OF EXISTING POPLAR TREES
3M
DRAINS 100 Ø 1 IN 60 FALL
5M
MIN.
PROPOSAL
DOORS
3·5M
Approx
5M
MIN.