SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0936/91 Received:04-OCT-91 Type:FULL

Name: Gosberton Farm Produce Co Ltd
Quadring Road
Gosberton
Spalding
Lincs

Agent: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

Description: Proposed lake/reservoir

Location : Site off Quadring Road Gosberton
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.

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
24-APR-92 H08/0936/91

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)

PLANNING APPLICATION

For office use only

Application No. H08/0936/91

Date Registered OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GOSBERTON FARM PRODUCE CO LTD
QUADRING ROAD
GOSBERTON
SPALDING
LINCS

Tel. No.

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

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS
Tel. No. 0205 364795
(Personal contact name) R W LOWE/T J NEWTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SITE OFF QUADRING ROAD GOSBERTON SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED LAKE/RESERVOIR

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £276.00 If you consider no fee is payable include a written explanation instead.

Signed T. J. Newton pp MELDRUM LEE & GILLATT Date OCTOBER 1991

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 Certificate

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 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 building(s)	NO
(ii) Alterations or extension	NO
(iii) Change of use	YES
B. If new dwellings are proposed, please state how many:	N/A

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A	sq. metres
B. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:		metres
C. Please state type and colour of materials for facing external walls:		
D. Please state type and colour of roofing materials.		

5. GENERAL INFORMATION Please complete each section

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

USED IN CONNECTION WITH 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?

N/A

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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

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:

N/A

Mains sewer [ ] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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. [ ] → Date: Consultee(s): NRA & WELLAND & DEEPING I.D.B.

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

Continue on separate sheet if necessary. THIS APPLICATION IS TO BE CONSIDERED ALONG SIDE THE OTHER MAIN APPLICATION FOR THE SITE

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the pag nly when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.** You can use the notice at the bottom of the form to send to the owner. (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 T. J. Newton pp MELDRUM LEE & GILLATT (~~Applicant~~/Agent) Date 3rd Oct 1991

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.

State Name and address of ~~owner~~:

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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 T. J. Newton pp MELDRUM LEE & GILLATT ~~Applicant~~/Agent) Date 3rd Oct 1991

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.

State Name and address of ~~tenant~~:

State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H03/0936/91 BC ref : N/A

Type : GVA

First received : 29 OCT 1991

VALID : .....

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £276
Submitted fee £276 Receipt no.10169
Additional fee £ Receipt no....
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION Site area H —
Floorspace M
No of dwellings Plotted 9.10

Location -

Index sheet no 34

Grid ref 533320.333910

Ward F

Parish GOSBERTON

Local Plan area NO.

IBD ~~Inside~~/Outside

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application

664/90

Other applications on site

490/99 132/73
1439/89 223/87
10/79 138/87
1372/88 55/79
1555/88
347/71
330/73
294/74

Other relevant apps

Site no LB

Data input.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Received 14/10 Other app 960kit not yet valid - unable to do normal checks + pass on. Ought to be considered together (confirmed by Nick)

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: DR 4/12
date:

Residents notified on site visit: done already

Case Officer Conclusions (issues)

no change in the site sub-committee visit. Apart from Grants and adjacent to dyke long dwg ~~y~~ & left in Heage adjacent.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes .... — No ....

Ward member request — Yes .... — No ....

Recommend approval against material objection — Yes .... — Any objection received? No / If yes, is any obj. material? Yes / No — No ....

Other circumstances needing Committee decision — Yes .... — Flagged by Senior Officer Signed ..... — No ....

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first Applic. — No .... — Nil fees (not first Submission) — Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons

DPO Auth 25/3/92 committee.

Consent.

1. Sc21

2 Sc27.

3. The Lake/Reservoir hereby permitted shall take only roof water run off the building on the applicants adjacent site.

Rl. To safeguard the amenities of the locality against the lake becoming polluted).

DM 16/4

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

Meldrum Lee & Gillatt
Architects & Quantity Surveyors

TJN/JS/4784

29 November 1991

National Rivers Authority
Anglian Region
Aqua House
Harvey Street
LINCOLN
LN1 1TF

Dear Sirs

Planning Application No H08/0936/91
Proposed Construction of a Lake/Reservoir at Quadring Road Gosberton
for Gosberton Farm Produce Co Ltd

Further to your letter dated 1 November 1991 addressed to the Planning Department, South Holland District Council, a copy of which we have recently received. We have raised the relevant questions with our client and a copy of his response is enclosed. From previous conversations with our client he has stated to us that it is unlikely that more than 20 m^3 of water would be abstracted on any one day to fill the water bowsers.

COPY

Considering our clients response to your queries and the above we would be grateful if you could confirm that no abstraction licence is required for the lake.

Yours faithfully

T.JN.

T J Newton ABIAT

cc Mr D Roberts South Holland District Council
Planning Department

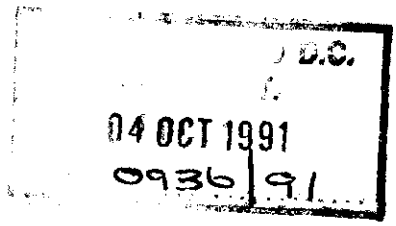
S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1991
Attention of
DPO NDM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Meldrum Lee & Gillatt
Architects & Quantity Surveyors
49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

Your Ref DJR/JJ/H08/664/90

Our Ref TJN/TAE/4784

3 October 1991



Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Site off Quadring Road Gosberton Spalding Lincs
for Gosberton Farm Produce Company Ltd

Further to our letter to yourselves dated the 2 October 1991 enclosing our revised drawings for the above showing the lake/reservoir omitted from the main scheme for the site, we now enclose our separate application for the lake together with a fee of £276.00. As previously mentioned we would be grateful if the applications for the site can be considered in conjunction with each other.

We trust the above is in order.

Yours faithfully

T.J. Newton

T J Newton ABIAT

Enc

Partners:
C T Lee, FRICS
R E Harris, RIBA
D W Bowe, RIBA
J A Mayhew, RIBA
[illegible], ARICS

Associates:
B G Hall, AMIAS
A O Moody, MBIAT
C W Mager, MBIAT
D C Quincey, ABIAT
T M Robinson, AMSST
C L Silvester, MSST
E R Sylvester, MBIAT

Consultants:
D H Gillatt, RIBA
I Cameron, RIBA

Offices at: Boston, Peterborough, Skegness and Grantham Established 1900

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P31
Date received : 04-OCT-91

Received from

Gosberton Farm Produce Co Ltd

Address

Quadring Road
Gosberton
Spalding
Lincs

Fee paid	£	276.00
VAT	£	0.00
Total received	£	276.00

Cash/Cheque : Cheque

Signed.....M. Lowe.....
(Authorised Collector)

PLANNING APPLICATION

FILE COPY

Notice is hereby given that application has been made to the Council in respect of the following:

PLANNING APPLICATION

Reference No: H08/0936/91
Description: Proposed lake/reservoir

Location: Site off Quadring Road
Gosberton
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 13-DEC-91 quoting the above reference number.

B Smith
District Planning Officer

22-NOV-91

SOUTH HOLLAND DISTRICT COUNCIL

RIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0936/91

Applicant: Gosberton Farm Produce Co Ltd
Quadring Road
Gosberton
Spalding
Lincs

Agent: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

Description: Proposed lake/reservoir

Location: Site off Quadring Road Gosberton
Spalding Lincs

Type: FULL

19-NOV-91

Dear Sir/Madam,

PLANNING APPLICATION

I have received an application for planning permission which you may be interested in. The details of the application are shown above.

If you wish to see the application and plans they are available at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm Friday). If you have any observations about the proposal, they should be sent to me by 03-DEC-91, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS .

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Owner/Occupier

* ADDRESSES AS OVER

DELIVERED BY HAND 19.11.91

C.S.

BRIAN SMITH D., .P MRTI istrict Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
31 OCT 1991

Attention of	File Nos.
DPO NRM DDPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

S O U T H
H O L L A N D
DISTRICT COUNCIL

Received 12-10-91

Application no: H08/0936/91

Applicant: Gosberton Farm Produce Co Ltd
Quadring Road
Gosberton
Spalding
Lincs

Agent: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

Description: Proposed lake/reservoir

Location: Site off Quadring Road Gosberton
Spalding Lincs

Type: FULL

Date received: 4-OCT-91

11-OCT-91

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 26-OCT-91. 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 M A CAUGHEY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Gosberton PC
33 Lowgate
Gosberton
Spalding Lincs
PE11 4NL

FOR PARISH COUNCIL USE ONLY

Comments:

Signed: D.M Stells

The Parish Council think there are not enough details on this application, how does the water get in the lake, how does it get out?
Will there be any smells?

Gosberton Farm Produce Co. Ltd.

Quadring Road, Gosberton, Spalding, Lincolnshire. PE11 4NB.

Bankers: Bank of Scotland
Registered in England 620327
V.A.T. Reg. No. 128 3155 80

Telephone: Office (0775) 840401
A. Tasker (0205) 460464

B. Stanley (0775) 840231
Fax: (0775) 840953

Mr R Lowe
Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP.

27 November 1991

RECEIVED
29 NOV 1991
MELDRUM LEE & GILLATT

Dear Mr Lowe,

With regard to your letter of 7 November concerning the proposed lake at Gosberton.

We will be wanting to abstract water from the reservoir for the purpose of filling our water bowsers for the ultimate use of spraying horticultural crops.

The fish that we will ultimately stock the lake with will be ornamental.

Yours sincerely

A Tasker

Aubrey Tasker.

Directors: A. TASKER; K.J. WATTS, A.F.A.; B.W. STANLEY; P.A. BETTINSON; M. TASKER; R.C. CASSWELL.

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

Our ref SH/910083

Your ref H08/0936/91

06-NOV-91

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Dear Sir,

Proposal : PROPOSED LAKE/RESERVOIR
Location : SITE OFF QUADRING ROAD, GOSBERTON, SPALDING, LINCS
Applicant: GOSBERTON FARM PRODUCE CO LTD

With regard to the above-mentioned Application, I would inform you that Anglian Water has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

DL

S.H.D.C. PLANNING DEPT.
RECEIVED
13 NOV 1991

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

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

DR

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 NOV 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Action ... by ... date

NRA

National Rivers Authority
Anglian Region

1 November 1991

Our Ref: GT/91/1/SH/0203

Dear Sir

PLANNING APPLICATION NO. H08/0936/91
PROPOSED CONSTRUCTION OF A LAKE/RESERVOIR AT QUARING ROAD, GOSBERTON, FOR GOSBERTON FARM PRODUCE CO LTD

With regard to the above-mentioned application received on 17 October 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

I understand from the Agent the proposed lake/reservoir is to be filled with clean surface water from roofs and/or hardstanding areas on the site. This is acceptable to the Authority but we advise that an abstraction licence would be required:

a) If the water from the lake/reservoir is to be used for agricultural spray irrigation.

b) Any purpose requiring the abstraction of water of more than $20m^2$ per day.

c) Any water being abstracted from the adjacent dyke.

Prior to the introduction of any fish into the lake other than ornamental species, the owner must obtain written consent from this Authority under the Salmon and Freshwater Fisheries Act 1975.

For your information, we enclose a copy of a letter dated 18 October 1991, received from Welland and Deepings Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc. Meldrum Lee & Gillatt, 49 High St. Boston, Lincs - Agent

DES

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

203

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. SWP/TF
Your Ref.

This matter is
being handled by

Mr Stan Pywell

18th October, 1991

N.R.A. UNIT-NORTHER[illegible]A
HARVEY STREET, [illegible]
21 OCT 1991
FILE 427/18
admin

Planning Engineer,
Anglian Water - N.R.A.,
Harvey Street,
Lincoln.
LN1 1TF.

For the attention of G. Thornalley

Dear Sir,

Planning Application No. H08/0936/91
Gosberton Produce, Quadring Road, Gosberton
Proposed Lake/Reservoir

I refer to the above application.

1. The edge of the reservoir should not be closer than 6m to the top edge of the Boards Coll Drain.

2. The discharge pipe from the reservoir into the Boards drain shall not exceed 100mm dia. and be laid to a level approved by the Board. Suitable protection against scouring of the bank should also be provided.

Yours faithfully,

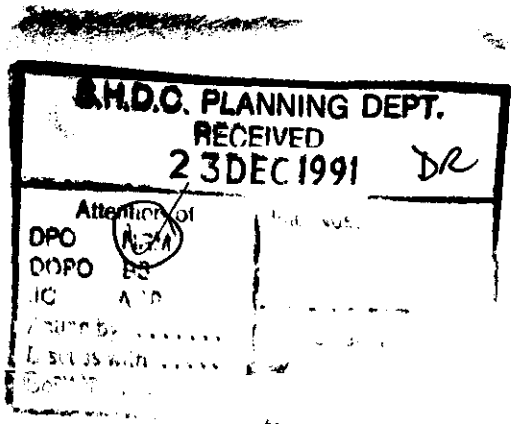
S W Pywell

Senior Engineer.

Copy

Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842



Your Ref H08/0960/91 & H08/936/91

Our Ref TJN/TAE/4784

20 December 1991

FOR THE ATTENTION OF MR D ROBERTS

Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Site off Quadring Road Gosberton Spalding Lincs
for Gosberton Farm Produce Co Ltd

Further to your letter dated the 3 December 1991 regarding the above, we now write to respond to your queries raised in relation to the proposed lake at the above and enclose notes which relate to your questions raised.

We trust this information clarifies the required details adequately.

Yours faithfully

T. J. Newton

T J Newton ABIAT

Enc

SITE OFF QUADRING ROAD GOSBERTON SPALDING LINCS

GOSBERTON FARM PRODUCE COMPANY LTD **JOB NO 4784**

Information as Requested by South Holland District Council Planning Dept

Surface area of lake = 4750 m^2 approx

Average depth = 4 m

Volume = 19,000 m^2 approx

Capacity to brim = 19,000,000 litres/4163015 gallons

Ground water level approx 1 m below ground level

Area of roof to be drained into lake = 2325 m^2

The worst case of heavy rain 20 minutes at 75 mm/hr occurs once in 50 years taken from Building Research Establishment Digest No 188 April 1976. Taking these figures the water level of the lake would rise by 37 mm in the 20 mm period therefore this rate of rainfall would need to continue for 9 hours before the lake reached its brim.

It is of course appreciated that due to the rainfall the ground water level would also rise, however with the lake itself being enclosed on two sides by open drains/ditches it is likely that ground water would seep into them and away from the lake.

We trust from the figures shown that it can be seen that the likelihood of the lake overflowing is extremely slim and in practical terms an impossibility.

If there was a freak of nature where the lake did overflow it would only run over into the adjacent dykes.

With regard to provisions made to stop the water in the lake becoming polluted our client has stated (as earlier reported to South Holland District Council) that he intends stocking the lake with ornamental fish and extracting water to fill bowsers for Agricultural spraying purposes away from the site, therefore it is in our clients best interest to prevent the lake becoming polluted. The only source of water to fill the lake will be from roof drainage which will mean there is little risk of contamination.

There is no new yard area created by this proposed development. The existing hard surfaces will be drained by the present system on site and not directed to the new lake.

The pipework between the buildings and the new lake will be in a material to meet relevant British Standards/Code of Practice and to comply with Building Regulations in all respects regarding diameters, gradients, protection and access.

APPLICATION REFERENCE: H08/0936/91 DATE RECEIVED: 04/10/91

APPLICANT: Gosberton Farm Produce
Quadring Road
Gosberton
Spalding
Lincs

AGENT: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
25 MAR 1992

TYPE: Full

DESCRIPTION: Proposed lake/reservoir

LOCATION: Site off Quadring Road, Gosberton

Parish Council: Think there are not enough details on this application. How does the water get in the lake? How does it get out? Will there be any smells?

N.R.A: Understand that the lake is to be filled with clean surface water from roofs and/or hardstanding areas on the site. This is acceptable.

Welland & Deeping Internal Drainage Brd: Edge of lake should be no closer than 6 metres to top edge of the Boards Coll Drain and the discharge pipe from the lake into the Drain shall not exceed 100mm diameter.

Anglian Water: No objections.

Information from Applicant:

- This should be considered in conjunction with the main application ref. H08/0960/91.
- Surface area of lake will be 4,750 m.sq. approx.
- Average depth 4 metres.
- Volume 19,000 m.sq. approx.
- Capacity to brim 19,000,000 litres/4163015 gallons.
- Ground water level approx. 1 metre below ground level.
- Area of roof to be drained into lake 2,325 m.sq.
- Lake will be stocked with ornamental fish and water will be extracted to fill Bowsers for agricultural spraying purposes away from the site.
- Only source of water will be from roof drainage; there will therefore be little risk of contamination.
- Using worst possible rainfall case (i.e. one in 50 year chance), it would take 9 hours of continuous such

rainfall before the lake reached its brim and even then any overflowing would be into nearby dykes.
- Soil excavated will form materials for new bunding.

Public Objections: Received from "Cornerways" & 37, 31, 11 & 23 Bowgate (summarised)

- Lake could become polluted and smelly.
- Attract mosquitoes; and rats and could flood.
- Could pollute adjoining dykes.

PLANNING ISSUES

1 The main issue is the acceptability of proposal in the landscape; and whether there will be any adverse environmental consequences.

CONCLUSIONS

1 This application needs to be considered in conjunction with the other current application ref. H08/0960/91 for extensions etc. This was previously reported upon at the last Planning Sub-Committee Meeting, and is due for consideration at this meeting. This current application will need to be considered after the main application H08/0960/91 has been determined.

2 There are considered to be no objections to the proposal, given the responses received from the Drainage Authorities. Indeed, there may be some positive benefits, given that one of the aims is to use the water for irrigation purposes. Such recycling may be seen as a desirable objective, in view of the current shortage of rainfall in this part of the country.

RECOMMENDATION - That permission be granted.

1 SC21 (Landscaping scheme).
2 SC27 (Implementation of planting).

Reasons
1-2 Standard.

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222. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all Members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services as amended, where indicated:-

Plan No. and Applicant		Proposal
H08/0960/91 Gosberton Farm Produce Co Ltd		Undercover unloading area, chill store, improved parking facilities, landscaping, lake/reservoir, etc· on site off Quadring Road, Gosberton.

(In accordance with recommendations A and B only subject to (i) the earth bund on the western boundary being extended to the north as indicated on Plan A to be attached to the permission; (ii) an additional condition requiring details of the profiles and construction of the earth bunds to be submitted to and approved by the local planning authority; (iii) the Council's Consultant Landscape Architect being permitted to inspect the earth bunds during their construction to ensure that the approved details are being complied with; (iv) the applicants submitting a letter of intent to operate the different aspects of their business from the site strictly within the areas designated on the submitted plans.)

(Councillor R.C.P. Cowan left the meeting during consideration of the above application.)

H08/0936/91 Gosberton Farm Produce Co Ltd		Lake/reservoir on site off Quadring Road, Gosberton.

(Subject to an additional condition requiring that only water from roof drainage will be used within the lake/reservoir.)

H11/1338/91 Executors of Late R I Wing	O.A.	Residential development adjoining Grasmere, Limewalk, Long Sutton.

(Councillor B.A. Paul left the meeting during consideration of the above application.)

H18/0038/92 Mr & Mrs J R Knight	O.A.	Dwelling and vehicular access on site adjoining Burford, off Bridge Road, Sutton Bridge.
H16/0124/92 Messrs Andrew & Co		Extension to DIY store for the re-location of tool sales and hire department at London Road, Spalding.
H09/0051/92 Tinsley Foods Ltd	O.A.	Extension to existing effluent treatment plant (Phase 2) and provide new outfall (inc. siting and access) at Sluice Road, Holbeach St Marks.
H14/0091/92 Mr & Mrs Wilson		Extension to house at 38 Mountbatten Avenue, Pinchbeck.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0936/91 Received:04-OCT-91 Type:FULL

Name: Gosberton Farm Produce Co Ltd
Quadring Road
Gosberton
Spalding
Lincs

Agent: Meldrum, Lee & Gillatt
49 High Street
Boston
Lincs

Description: Proposed lake/reservoir

Location : Site off Quadring Road Gosberton
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 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.

Authorised to issue:

22-APR-92 H08/0936/91 AD..A.C.....DC..A.C...
23/4 23/4

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0936/91 Type: FULL

Applicant: Gosberton Farm Produce Co Ltd Agent: Meldrum, Lee & Gillatt
Tel: 0205 364795

Description: Proposed lake/reservoir

Location: Site off Quadring Road
Gosberton
Spalding
Lincs

Valid date: ~~10~~ 04-OCT-91 Terminal date: ~~05-DEC~~ 30-NOV-91
Target dates: Target Committee: 20-NOV-91
To case officer 15-OCT-91 DR 28/10/91 Report deadline: 06-NOV-91
Inspected by 20-OCT-91
Extra contacts 25-OCT-91 Case Officer:
Report if not clear by 14-NOV-91 ~~M H CHENEY~~ D J ROBERTS

SITE DETAILS

Grid ref 523230 332210
OS Sheets 34
Listed building:
Conservation Area:

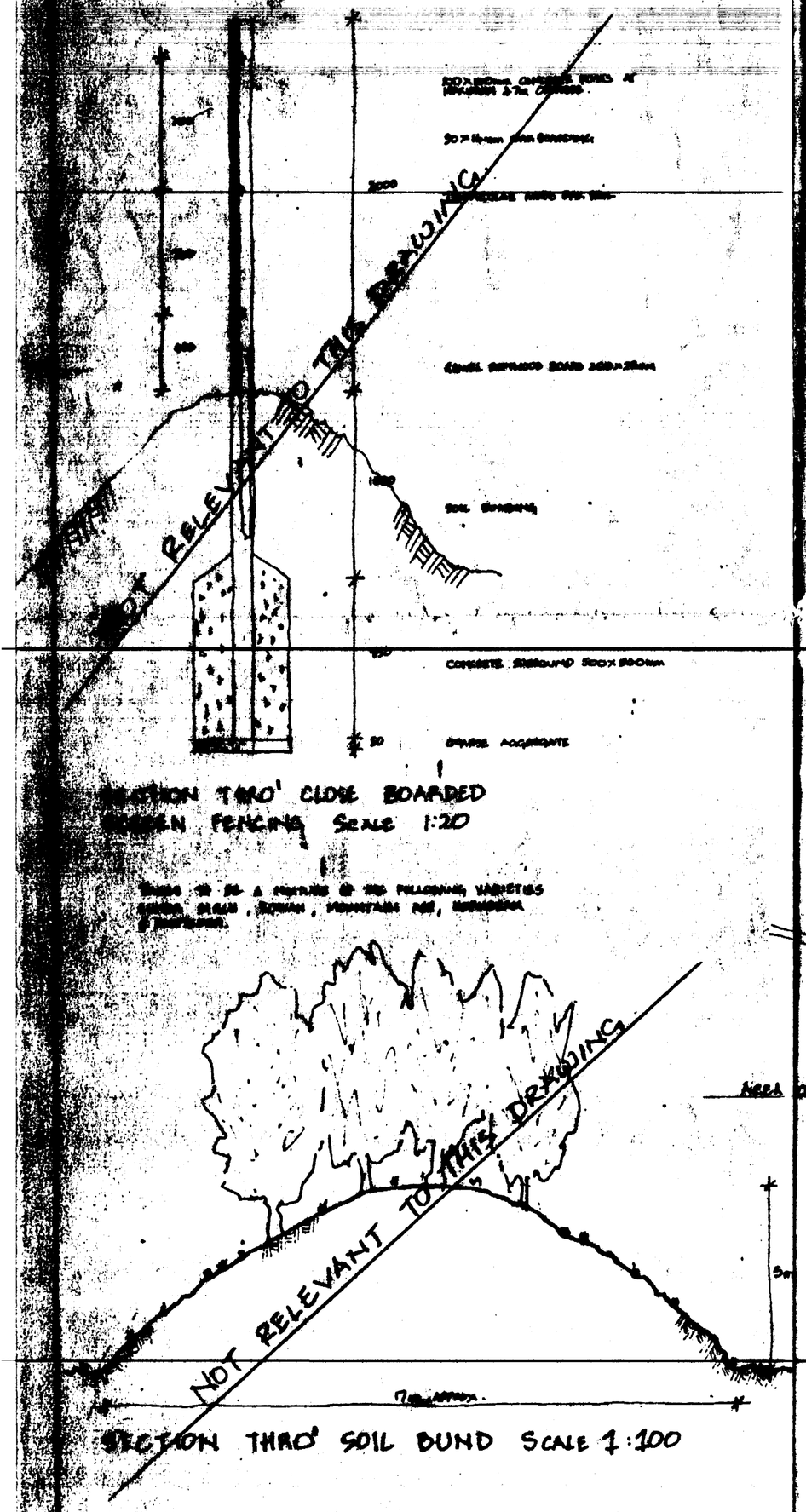
DEVELOPMENT

Size:

Category: Misc works

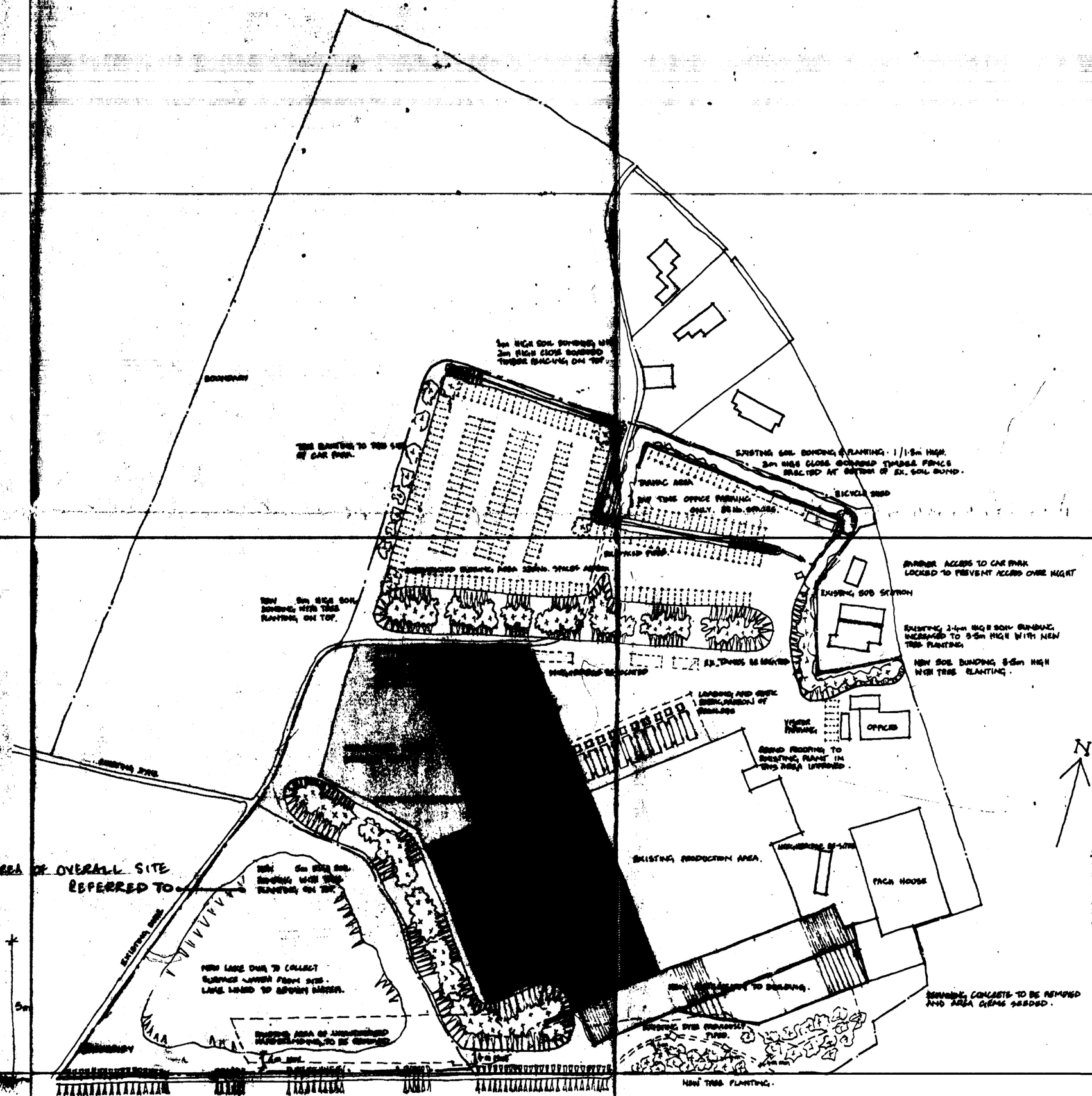
CONSULTATIONS CARRIED OUT

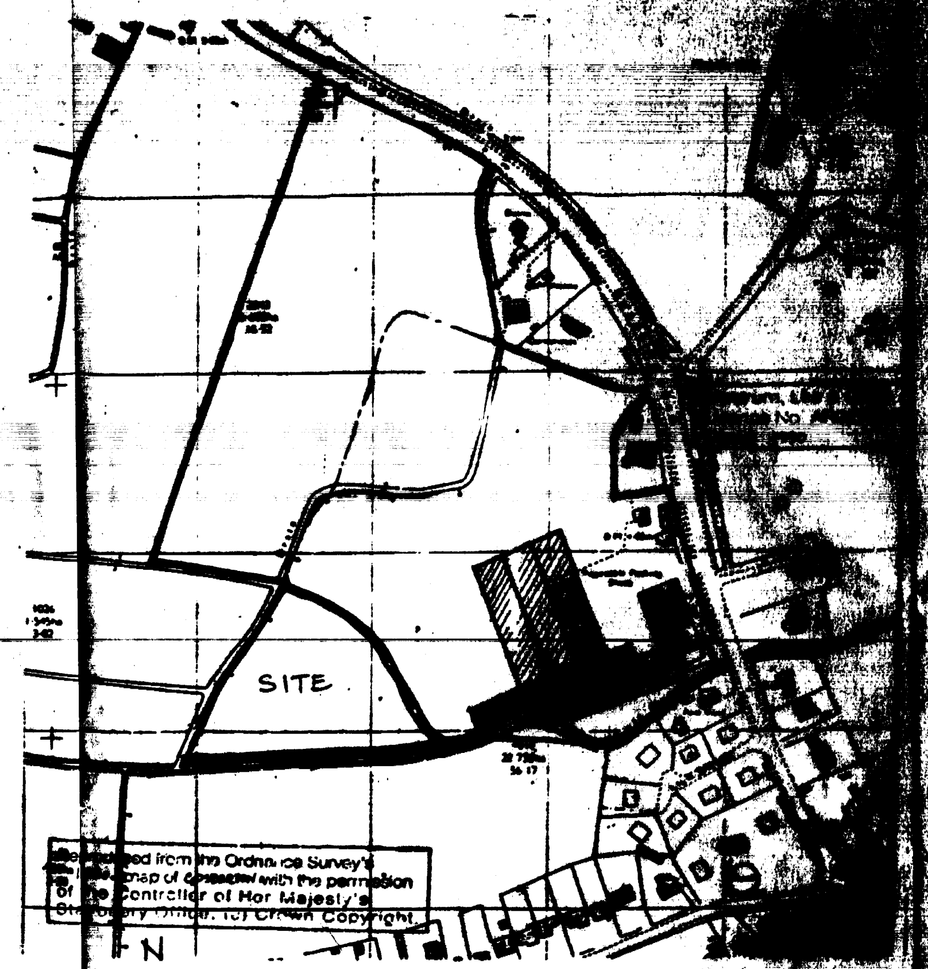
	Sent	Expiry
Clerk to Gosberton P 0775 840415	11-OCT-91	25-OCT-91
Cllr W D Skells 0775 840415	11-OCT-91	25-OCT-91
L.C.C - No objections fo. CS	17/10/91	17/10/91
Advert	22-11-91	13-12-91
RESIDENTS	19.11.91	3.12.91



SECTION THRO' CLOSE BOARDED TIMBER FENCING SCALE 1:20

SECTION THRO' SOIL BUND SCALE 1:100





LOCATION PLAN SCALE 1:2500

HOURS OF OPERATION ON THE SITE

PALLET AREA	6am - 6pm
PACK HOUSE	6am - 6pm
NEW EXTENSION	6am - 6pm
PRODUCTION AREA	6am - 6pm
AGRICULTURAL VEHICLES	6am - 6pm
MAIN CAR PARK	6am - 6pm
OFFICE PARKING	6am - 6pm

AREA OF PREVIOUSLY UNAUTHORISED CONCRETE HARDSTANDING NOW SEEKING PERMISSION

RECEIVED D.C. PLANNING DEPT. 04 OCT 1991 0936/91

SITE OFF QUADRING ROAD GOSBERTON SPALDING LINCS.

PROPOSED LAKE/RESERVOIR

GOSBERTON FARM PRODUCE Co. LTD.

SITE LAYOUT

MLG Meldrum Lee & Gillett
Architects & Quantity Surveyors
Issuing Office:
Boston (0205) 364746
Peterborough (0733) 40101
Skegness (0754) 5766
Grantham (0476) 69074

Date: JUNE 1991
Scale: 1:1000
Drawing No: 4794:08

Do not scale. The Contractor is to check all dimensions on site and report any discrepancies to the Architects.