SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1061/93 Received:08-NOV-93 Type:FULL

Name: Turners Turkeys Limited
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Water storage tank and enclosure building

Location : Turners Turkeys Farm Broad Drove
Gosberton Clough 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.

Director of Planning and Building Control Services
14-DEC-93 H08/1061/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/1061/93

Date Registered 08 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

TURNERS TURKEYS LTD
SPALDING DROVE
CLAY LAKE
SPALDING PE12 6RL

Tel. No. 0775 767444

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name) P. LITHGOW

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TURNERS TURKEYS FARM, BROAD DROVE, GOSBERTON CLOUGH, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

WATER STORAGE TANK & ENCLOSURE BUILDING

OFFICE COPY

Please complete

Signed. P S Lithgow Date 8/11/93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £80.00 If you consider no fee is payable include a written explanation instead.

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 Certificates**

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 pervious 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		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	53 sq. metres
B. Please state size of any new structure:- (a) max. height:	5.00 metres
(b) max. length:	7.32 metres
(c) max. width:	7.32 metres
C. Please state type and colour of materials for facing external walls:	NATURAL TIMBER SHIPLAP BOARDS.
D. Please state type and colour of roofing materials.	CORRUGATED SHEETING 'SLATE BLUE'
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.

INTENSIVE TURKEY REARING.

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 — SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of —
C. Please state whether a land drain will be affected — NO
D. Foul sewerage will be disposed of to: N/A
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ 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).

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.**
(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 P S Rutherford (~~Applicant~~ / Agent) Date 8/11/93

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:
Address of owner at which notice was served: 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 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 P S Rutherford (~~Applicant~~ / Agent) Date 8/11/93

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H08/1061/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PM 12-11-93

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/	Env Services	.....
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation	LB Demolish	..... G* DEM
LB	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

Case Officer: PM

Senior Officer Confirmed ..... Date...15/11 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 21-9-11

Site Notice posted by PDM
Date 21-9-11
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	*Conversation with*	*Conclusion*

Case Officer Conclusions

next to new hedge, Trees also planted around it. Open at moment but shall be well screened - future

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) / Refuse (or adverse)

Signed P.M. Date..10.-12

Notes:

	Disabled
	Prev conditions
	Amended plans - Dwg no: Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P34970

Date first Rec'd

Registration

Reference H05/1061/93

Cross-Ref R

Date 9-11-93

Validation

TYPE R LL

Site area

No of dwellings

Floorspace 93

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 £ 120

Nil fee ☐

Discounted ☐

Previous app – ref:

Type of app

Reason:

Additional £

Refund £

Receipt No

Voucher No

Date

Date

Information

Index sheet 60

Grid ref 518330

OS Plots 330100

Ward U

Parish GOUBERTON

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 1798 ☐

Linked to property Ref ☐

Dist Bound ☐

Other: ☐

Planning Records:

Earlier apps

527/93

962/91

1149/91

963/53

154/50

553/90

B Reg Records:

Already submitted – Ref:

Request needed

Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/1061/93 Received:08-NOV-93 Type:FULL

Name: Turners Turkeys Limited
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Water storage tank and enclosure building

Location : Turners Turkeys Farm Broad Drove
Gosberton Clough 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.

13-DEC-93 AD check..13/12.....

Authorised to issue (inc Delegation)...14/12...

BR. . 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

H08/1061/93

FULL

Applicant: Turners Turkeys Limited
Tel: 0775 767444

Agent: L A Building Design
0775 711437 P Lithgow

Description: Water storage tank and enclosure building

Location: Turners Turkeys Farm
Broad Drove
Gosberton Clough
Spalding, Lincs

Valid date:	08-NOV-93	Terminal date:	03-JAN-94
Target dates:		Target Committee:	07-DEC-93
To case officer	15-NOV-93	Report deadline:	23-NOV-93
Inspected by	22-NOV-93	Agreed TD Ext:	
Extra contacts	29-NOV-93	Case Officer:	
Report if not clear by	13-DEC-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 53 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	19-NOV-93	10-DEC-93	
Clerk to Gosberton P 0775 840415	16-NOV-93	30-NOV-93	
Cllr J A Dobney	16-NOV-93	23-NOV-93	ok

SITE RECORD

Grid ref: 518250 330100
OS Sheet: 60 Parcel:

L.C.C. - No objections PCS 18/11/93

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

Application no: H08/1061/93

Applicant: Turners Turkeys Limited
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Water storage tank and enclosure building

Location: Turners Turkeys Farm Broad Drove
Gosberton Clough Spalding, Lincs

Type: FULL

Date received: 08-NOV-93

16-NOV-93

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 23-NOV-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

J A Dobney

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 DEC 1993 PV

Attention of
DPO NWM
DDPO BS
JC ACP
Action by .....
Consult with .....
Copies to .....

File Nos.

Acknowledge YES/NO
By
date

19th November 1993

NRA

National Rivers Authority
Anglian Region

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

Our Ref: 93/1/SH/0311
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H08/1061/93

PROPOSAL: WATER STORAGE TANK & ENCLOSURE BUILDING
LOCATION: TURNERS TURKEYS FARM , BROAD DROVE, GOSBERTON
APPLICANT: TURNERS TURKEYS LTD

I refer to your consultation received on 19th November 1993.

This Authority has no objection to the proposed development, as submitted.

Yours faithfully

R.Morgan
Planning Manager

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3490
Date received : 08-NOV-93

Received from

Turners Turkeys Limited

Address

Spalding Drove
Clay Lake
Spalding
Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....SA Nicks.....
(Authorised Collector)

PROPOSED WATER TANK AND ENCLOSURE BUILDING AT TURNERS TURKEYS FARM BROAD DROVE GOSBERTON CLOUGH SPALDING

The following information is in support of the Planning application on the above.

Background

At present the water supply to the Turkey Breeder Houses is from the Anglian Water mains and over recent years with increased development in the area and mains alterations, mains pressure has dropped at the farm, which is an 'end of the line' connection, so much so that it has become impossible to satisfactorily maintain an adequate water supply for the birds.

It has become necessary to bring water to the farm by tanker which is very costly, inconvenient and wasteful of energy and resources.

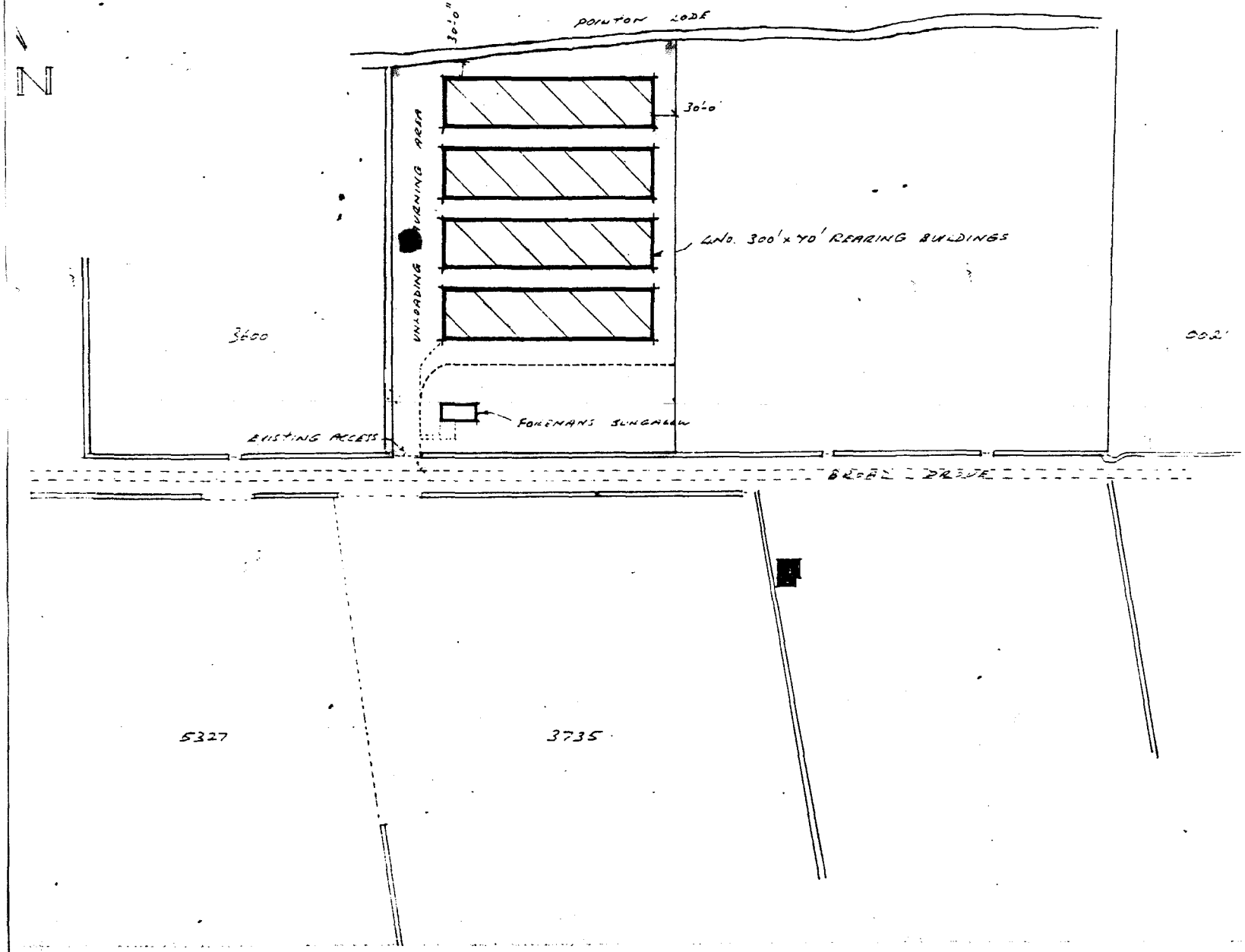
From recent enquiries it appears that Anglian Water have no plans to increase the supply or supply pressure in the particular area of the farm in the forseeable future.

Solution

In the interests of the birds health, welfare and hygiene it is proposed to erect on the site a water storage tank which will constantly take water from the main at the present trickle flow pressure so that sufficient stored water is always available in the necessary quantities required to properly maintain the poultry.

The water tank enclosure building is to be sited behind the recently approved amenity building and is to be of a similar style and construction. The building will blend in to the surrounding environment very well. As may be seen from the drawing there is already extensive recently established and thriving tree planting in this area of the site which serves to screen the existing over all development.

GOSBERTON CLOUGH.



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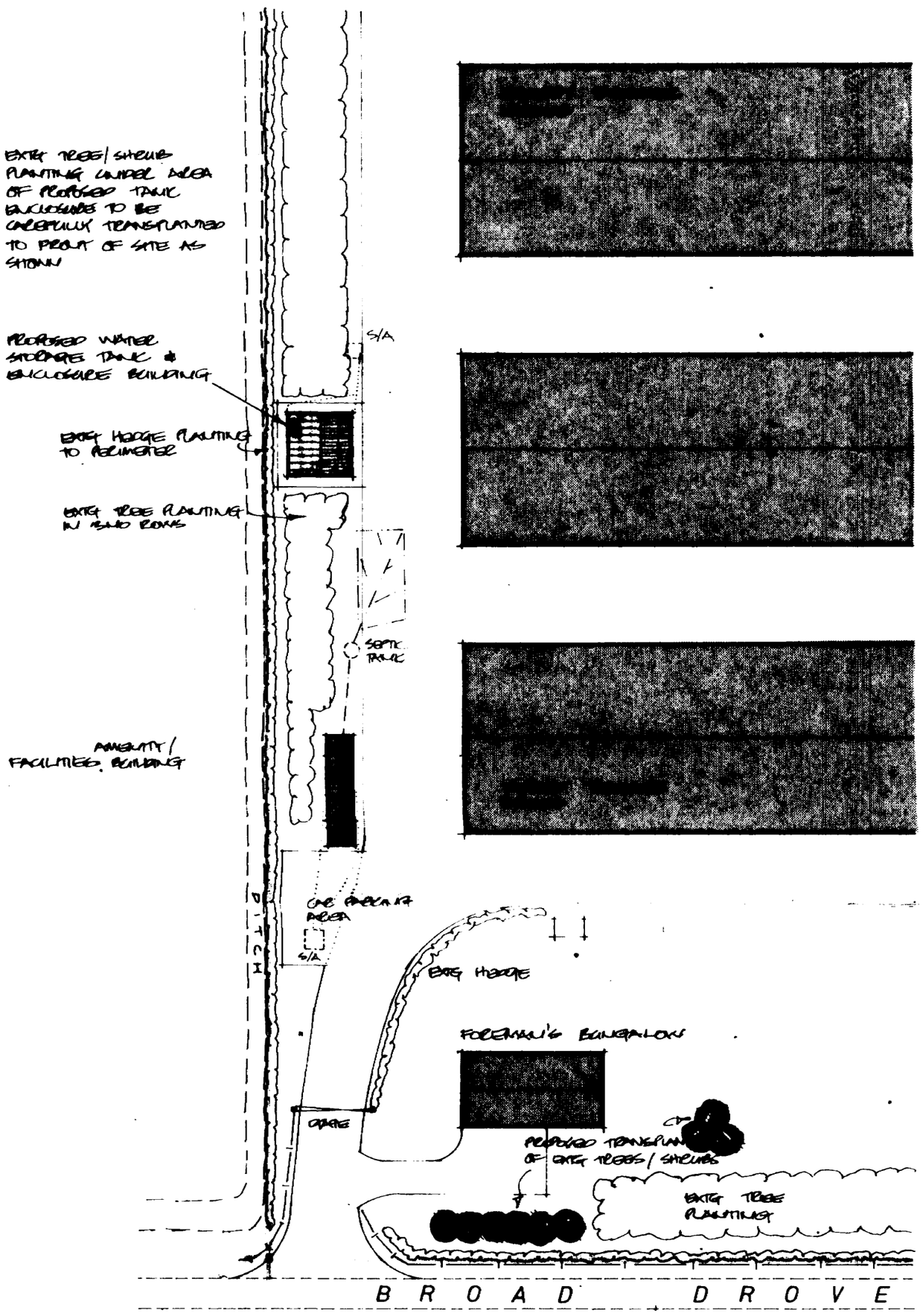

SOUTH HOLLAND D.C.
PLAN DEPT.
08 NOV 1993
REF H08/1061/93

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED WATER STORAGE TANK AND BUILDING AT BROAD DROVE, GOSBERTON CLOUGH, SPALDING.

client
TURNERS TURKEYS LTD

drawing
BLOCK PLAN (PARTIAL)

date	scale(s)
AUGUST 93	1:500
job no	drg no
93/15	01

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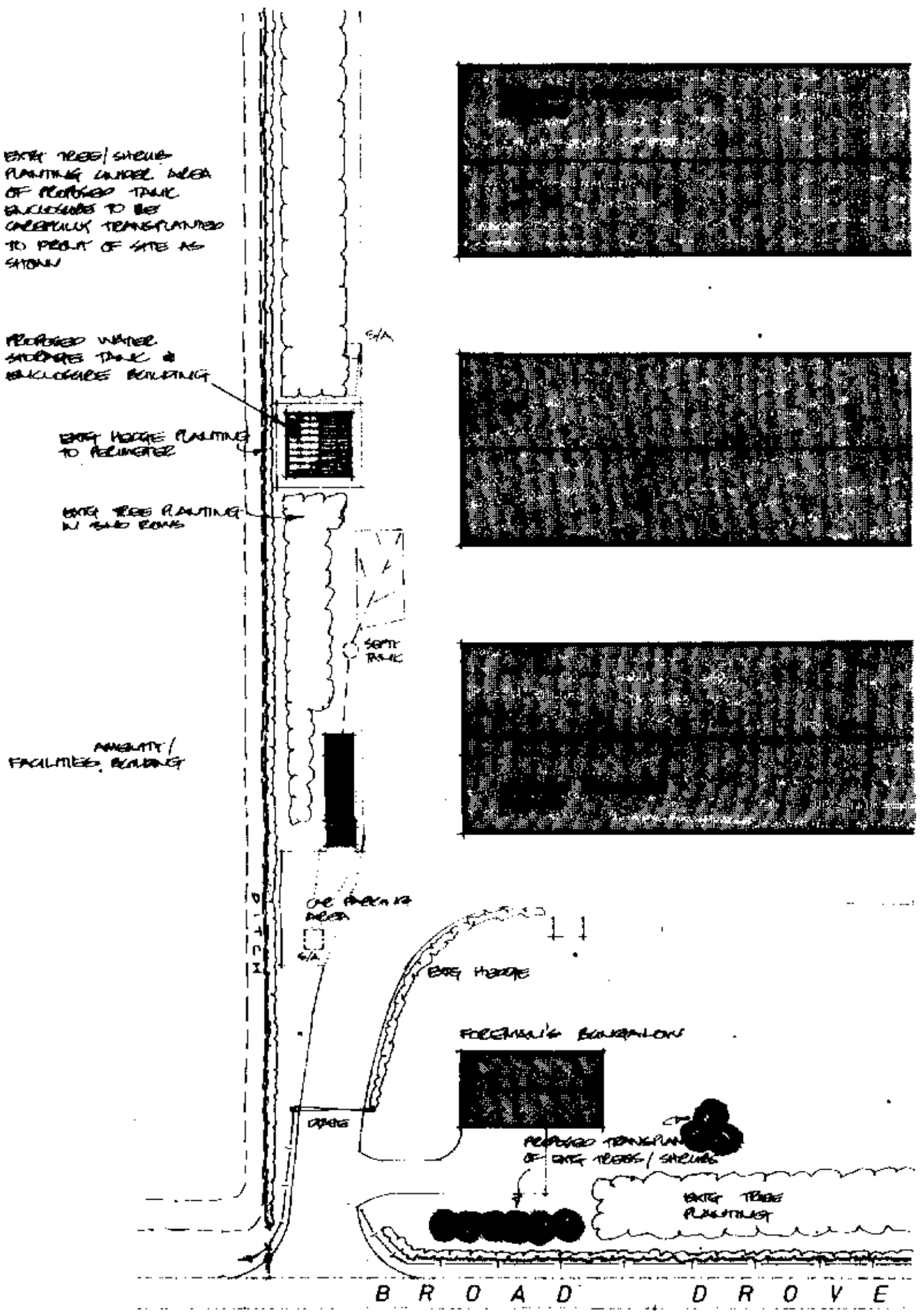


SOUTH HOLLAND D.C.
PLAN DEPT.
08 NOV 1993
REF H08/1061/93

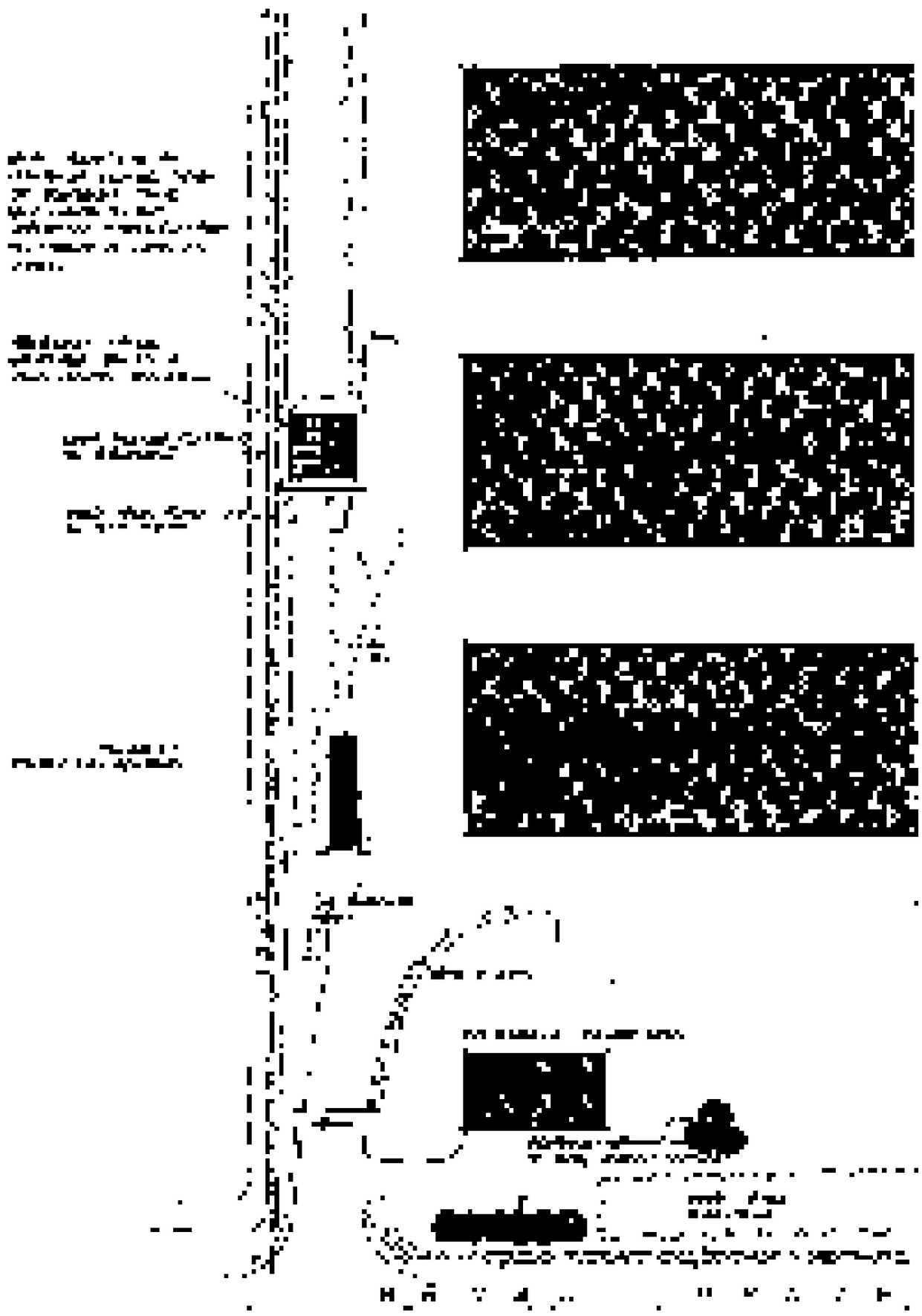
L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED WATER STORAGE TANK AND BUILDING AT BROAD DROVE, GOSBERTON CLOUGH, SPALDING.

client
TURNERS PARKEYS LTD

drawing
BLOCK PLAN (PARTIAL)

date	scale(s)
AUGUST 93	1:500
job no	drg no
93/15	01



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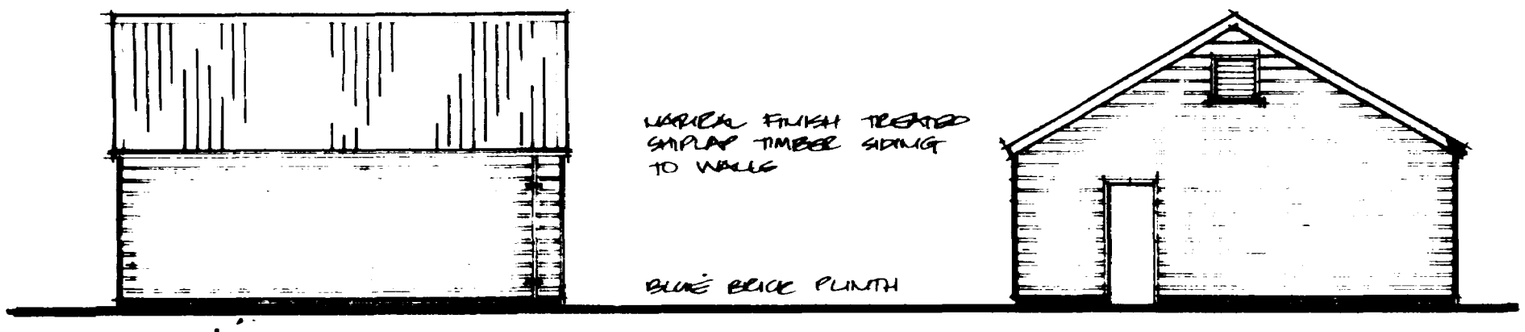
PVC COATED CORRUGATED STEEL ROOFING SHEETING IN 'SLATE BLUE'

WORKED FINISH TREATED SHIPLAP TIMBER SIDING TO WALLS

BLUE BRICK PLINTH



FRONT

SIDE

LOUVRE VENTS TO GABLES

PLYWOOD FACED PALCONNEL DOORS

SIDE

BACK

TO SOAKAWAY

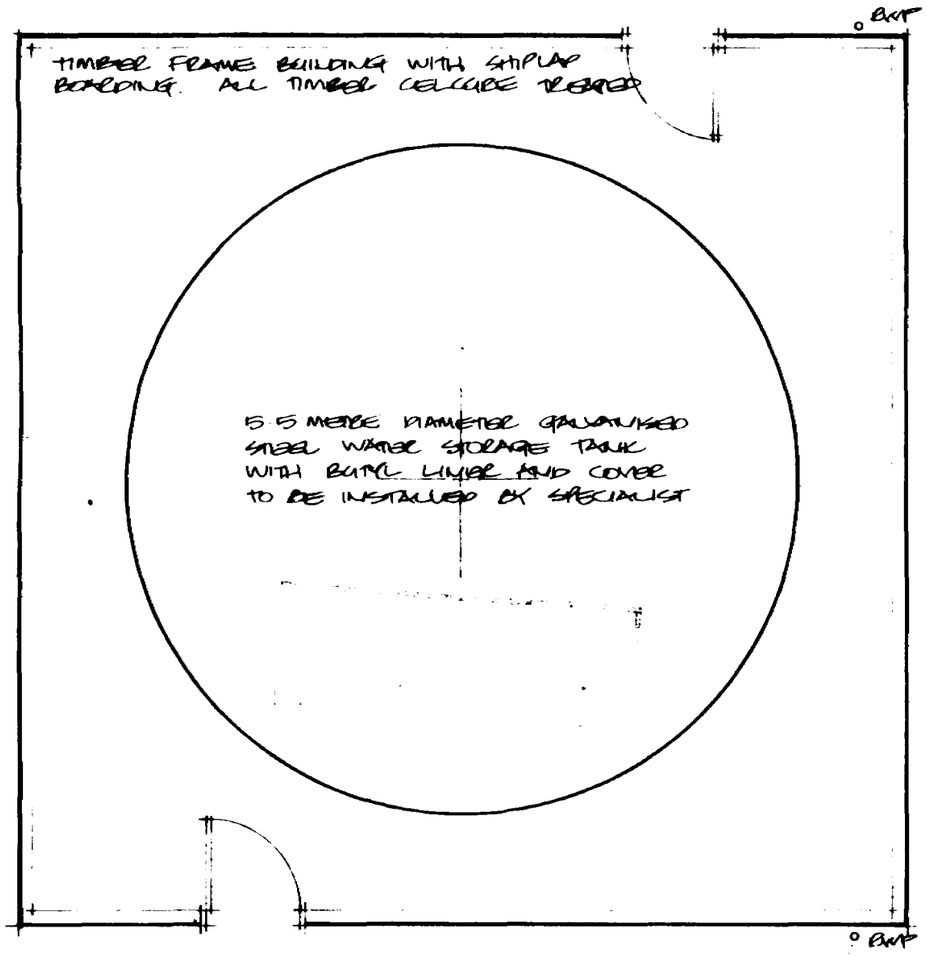
CONCRETE BASE SLAB TO BUILDING & PATH ALL ROUND. PATH TO SLOPE AWAY FROM BUILDING

TIMBER FRAME BUILDING WITH SHIPLAP BOARDING. ALL TIMBER CELLURE TREATED

5.5 METRE DIAMETER GALVANISED STEEL WATER STORAGE TANK WITH BUTYL LINER AND COVER TO BE INSTALLED BY SPECIALIST

EXIT

EXIT DOOR TO SOAKAWAY



FLOOR PLAN

TO SOAKAWAY
100Ø GRP PIPE
1/70 FALL
SOAKAWAY TO BE 1M³
RUBBLE FILLED AT 15.0M FROM ANY BUILDING.

AREA UNDER BUILDING	55.6 M²
GROSS VOLUME OF TANK	57.0 M³
STORED WATER AT 2/3 TANK CAPACITY	38,000 LITRES

SOUTH HOLLAND D.C.
PLAN DEPT.
08 NOV 1993
REF H08/1061/93

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED WATER STORAGE TANK AND ENCLOSURE AT BROAD DROVE GOSBERTON CLOUGH SPALDING

client
TURNERS TURKEYS LTD

drawing
GENERAL ARRANGEMENT.

date	scale(s)
NOV 93	1:100 1:50
job no	drg no
93/35	01

7.32 METRES (24'0")

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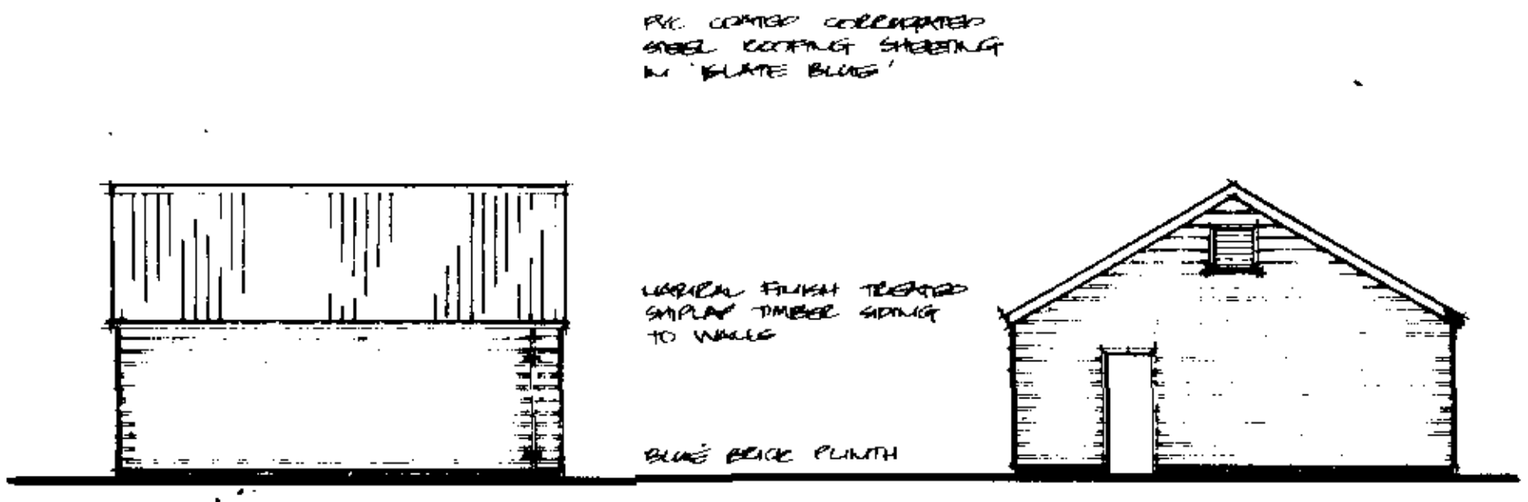


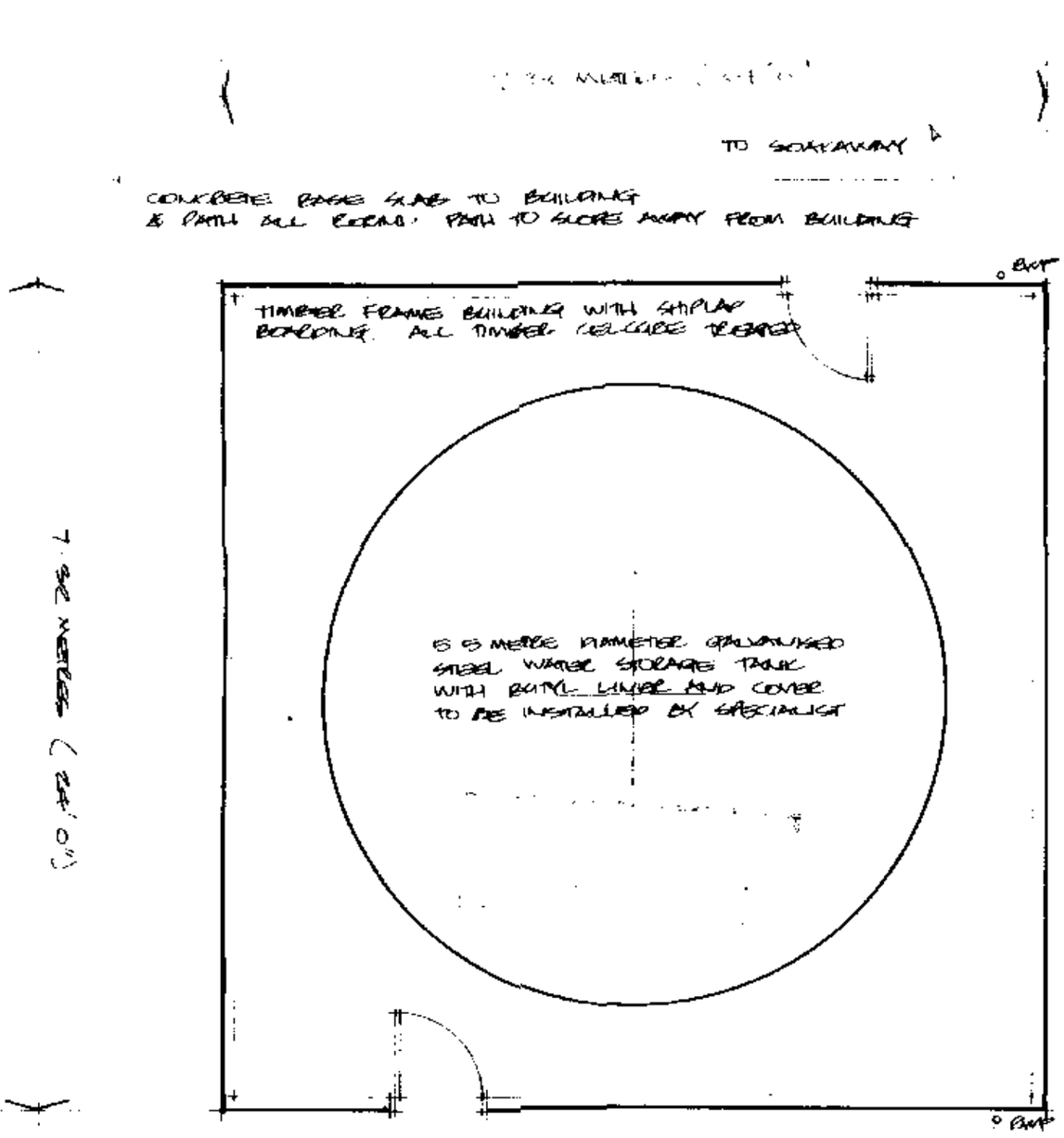
FRONT

SIDE

SIDE

BACK

AREA UNDER BUILDING	55·6 M²
GROSS VOLUME OF TANK	57·0 M³
GROSS WATER AT 2/3 TANK CAPACITY	38,000 LITRES



FLOOR PLAN

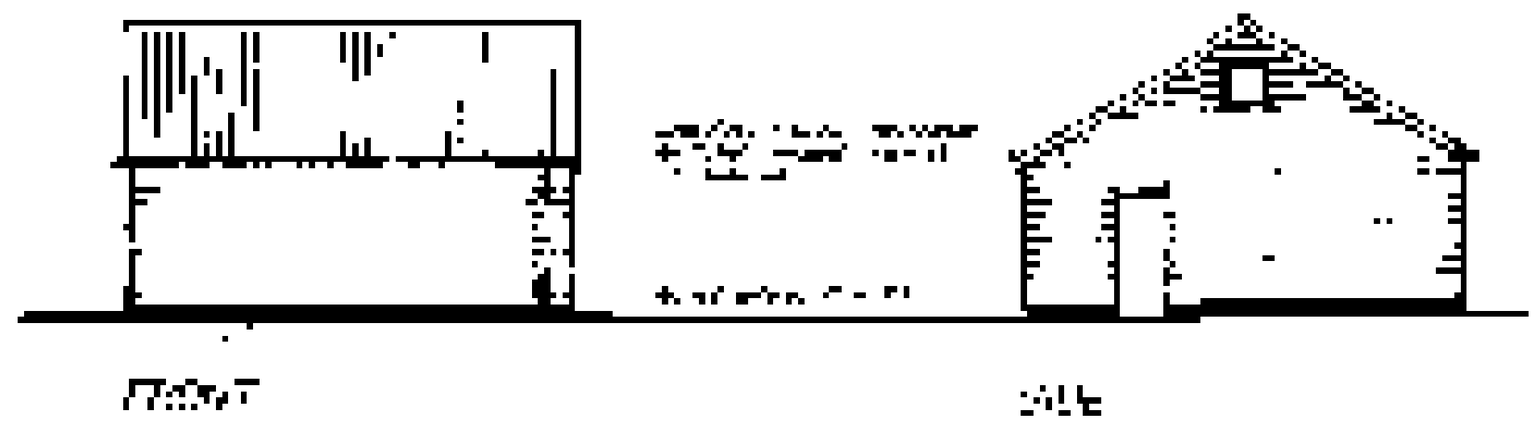
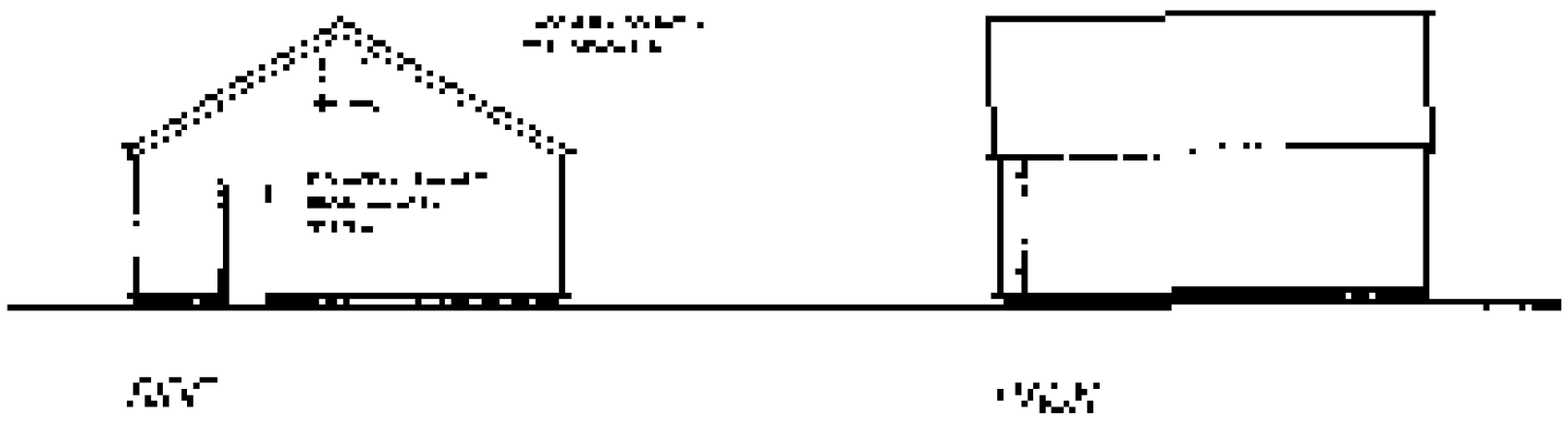
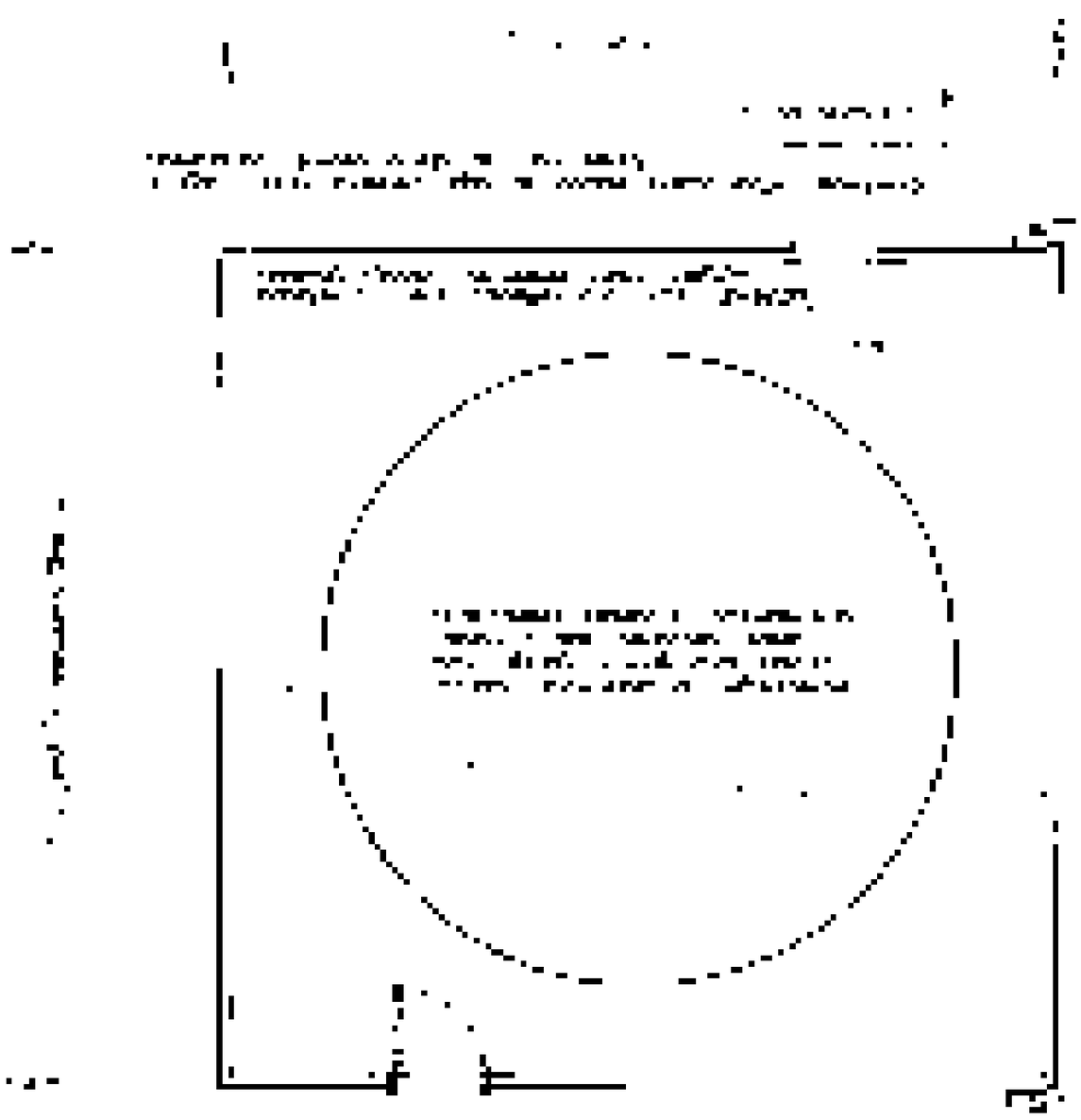
EXTRA KERB TO FORECOURT

SOUTH HOLLAND D.C.
PLAN DEPT.
08 NOV 1993
REF H08/1061/93

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED WATER STORAGE TANK AND ENCLOSURE AT BROAD DRIVE GOSBERTON CLOUGH SPALDING

client
TURNERS TURKEYS LTD

drawing
GENERAL ARRANGEMENT

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