SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990 (Section 191)

Certificate of Lawful Use or Development

Reference: H08/1221/93 Received:01-MAR-94 Type:S191 LAWFUL USE CERT

Name: Mr I Bates
174 Station Road
Surfleet
Spalding
Lincs

Agent: Mr I Bates
174 Station Road
Surfleet
Spalding
Lincs

Description: Use for agricultural and general contract business

Location : 10A Risegate Road Gosberton Risegate
Spalding Lincs

South Holland District Council hereby CERTIFY that on the date of the application shown above, the use, operations or matter described in Schedule 1 below in respect of land specified in Schedule 2 and shown

Schedule 1 - Description of use or operation

Use for agricultural and general contract business, including workshop and storage in connection with such a business.

Schedule 2 - Land specified

Site to the south of Risegate Road, as defined on the attached plan.

Notes:
This certificate is issued solely for the purpose of Section 191 or 192 of the Town and Country Planning Act 1990 as amended.
It certifies that the use, operations or matter specified in Schedule 1 taking place on the land described in Schedule 2 was or would have been lawful on the date of the application, and thus was not or would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
This Certificate applies only to the extent described in Schedule 1 and to the land specified in Schedule 2 and on the attached plan. Any use, operation, or other matter which is materially different from that described or which relates to other land, may render the owner or occupier liable to enforcement action. For a Section 192 Certificate, the lawfulness is only conclusively presumed where there has been no material change in any relevant matter before the use or operations are begun.

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)

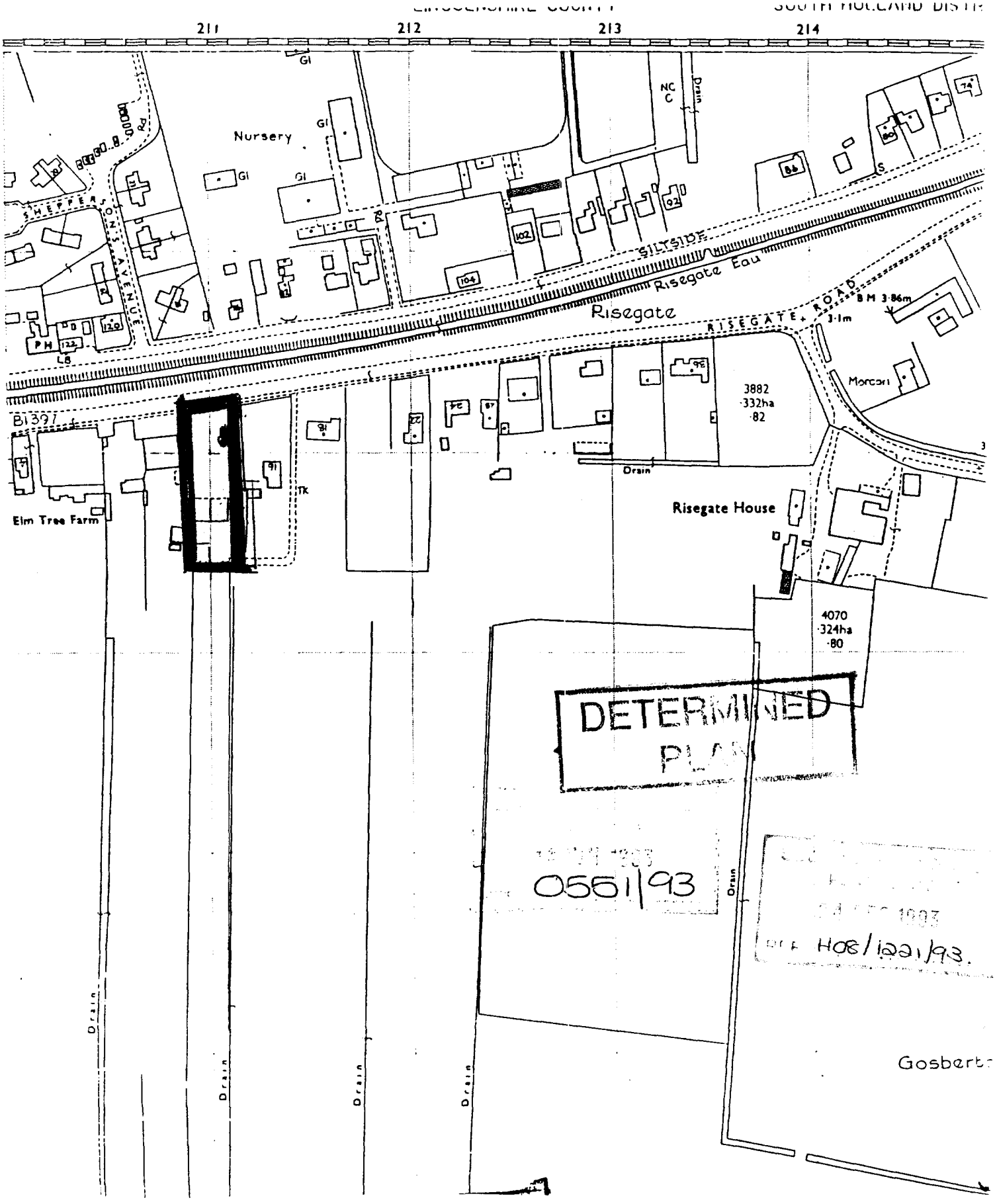
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
19-JUL-94 H08/1221/93

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)


211
212
213
214
Nursery
Risegate
Risegate Eau
RISEGATE ROAD
B1397
Elm Tree Farm
Risegate House
Drain
3882
·332ha
·82
4070
·324ha
·80
DETERMINED
PLA
0561/93
H08/1221/93.
Gosbert

DC INSTRUCTION SHEET

APPLICATION REF:

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 2-3

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

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

Extra Consultations:

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 : DR

Senior Officer Confirmed DR..... Date.....3/5 Recorded DC....

REC. .MMENDATION/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 DC..... Date..7/7.

Notes:

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

CONDITIONS/REASONS:

NB New title to Read.

" Use for an agricultural and general contracting business including workshop and storage in connection with such a business ".

Condition monitoring:

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

Determined plans indicated ☐ ✓
Departure approval confirmed ☐
Flag for on-site review ☐

ADI N RECORD SHEET

Initial

Submitted Fee £~~130~~ NIL

Receipt No

Date first Rec'd 24 DEC 1993

Registration

Reference H05/1221/93

Cross--Ref

Date 29/12/93

Validation

TYPE SEC191

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £120
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £ 120
Refund £
Receipt No P3983 Date
Voucher No Date

Information

Index sheet 77
Grid ref 5[illegible] 3[illegible]760

Ward [illegible]
Parish [illegible]

Inside IBD YES
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 1304 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 1067/93 (not in solution)
501/93)
1066/93

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

APPLICATION FOR SECTION 191 CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

For Office use only

Application No. H08/1221/93.

Date Registered

Grid Reference

NAME AND ADDRESS OF APPLICANT

IAN BATES
174, Station Road,
Surfleet,
0775 680716

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

Tel No.

FULL POSTAL ADDRESS OF THE APPLICATION SITE

10A, Risegate Road,
GOSBERTON RISEGATE, Spalding, Lincolnshire,

FULL DESCRIPTION OF WORKS OR CHANGE OF USE

AGRI CONTRACTOR /PLANT HIRE
WORKSHOP & STORAGE

I hereby apply for a Certificate of Lawful Use or Development in respect of the [illegible] or other matters as described below.

Applicant / Agent Date 22/12/93

✓	State the name of any use class which you consider applies to the proposed use	Commercial Plant

Agri Plant/Non-Agri Plant

	State the Permission reference or other details to identify it	

Last 12 years

Please refer to the Statutory Declaration annexed. (Continue on separate sheet)

Owner

None

N/A

See Notes Overleaf

BRIAN SMITH Dip TP MRTPI
Director anning & 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

H08/1221/93

S191 LAWFUL USE CERT

Applicant: Mr I Bates
Tel: 0775 680716

Agent: Mr I Bates
0775 680716

Description: Agricultural contractor/ plant hire workshop and storage

Location: 10A Risegate Road
Gosberton Risegate
Spalding
Lincs

Valid date:	01-MAR-94	Terminal date:	26-APR-94
Target dates:		Target Committee:	19-APR-94
To case officer	08-MAR-94	Report deadline:	05-APR-94
Inspected by	15-MAR-94	Agreed TD Ext:	
Extra contacts	22-MAR-94	Case Officer:	
Report if not clear by	05-APR-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Dir of Environmental	04-MAR-94	18-MAR-94

L.C.C - No obs ps 08/3/94

File note 1221/93

Use for an

Agricultural and General Contracting business including workshop and storage in connection with such a business.

discussed with Bob Atkin 22/6/94
Agreed Alone title would cover restriction.

Spoke to Norman 16 Ho see no problem with determining the application on this basis.

Our Ref: 94/1/SH/0091

NRA

National Rivers Authority
Anglian Region

Date: 11 April 1994

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 APR 1994
DOPO BS
File Nos.
Acknowledge YES/NO
by
Copy to

Dear Sir,

Planning Application No. H08/1221/93

PROPOSAL: **AGRICULTURAL CONTRACTOR/PLANT HIRE WORKSHOP AND STORAGE**
LOCATION: **10A RISEGATE ROAD GOSBERTON**
APPLICANT: **I BATES**

I refer to your consultation received on 28 March 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

Cont/d...

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

NRA

Cont/d... 94/SH/0091

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

REASON: To prevent pollution of the water environment.

CONDITION: Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

REASON: To prevent pollution of the water environment.

Advice to Applicant

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

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

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

pp

Mervyn Pettifor
Planning Manager

BRIA[illegible] SM[illegible] Dip TP MRTPI
Director of [illegible]ning & 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: H08/1221/93

Applicant: Mr I Bates
174 Station Road
Surfleet
Spalding
Lincs

Agent: Mr I Bates
174 Station Road
Surfleet
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
01 [illegible] 1994
REF Valid

Description: Agricultural contractor/ plant hire workshop and storage

Location: 10A Risegate Road
Gosberton Risegate
Spalding
Lincs

Type: S191 LAWFUL USE CERT

Date received: 24-DEC-93

29-DEC-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:

A fee of £120.00 is payable.

Please return the additional 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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Met app on site 25/2/94
Long chat. Examined available
Accuracy :
Neighbours :
Boundaries :
Site Features :
documents : He will rummage about for
further evidence. & pay fee cheque.
next 7 days

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
14/4	Bob Atkins.	Case not proven for plant Hire: general contractor use only as applicants business: ? having storage/ workshop. May be use as ancillary farm but not in his own independent right

---

Case Officer Conclusions

Lincolnshire

Director of Highways and Planning
M R Sellors

R Evison CEng MIMunE MIHE
Divisional Surveyor
Holland Division
Highways Depot
Pode Hole
Spalding PE11 3LN

Telephone Spalding 2855 STD 0775

My Ref : DS/RE/AT/31/14

MESSRS M BATES & SON LTD,
HAVEN LODGE
RISEGATE ROAD,
GOSBERTON RISEGATE,
SPALDING, LINCS

Dear Sir,

I enclose herein two copies of our Application Forms for VERGE MOWING in the Division, to be completed by you; one to be returned as soon as possible and one for your retention.

Yours faithfully,

Divisional Surveyor,
Holland Division.

M Bates
Agricultural Contractors
10a Risegate Road
Gosberton Risegate
Spalding Lincs
PE11 4EZ

Feb.28th 1994

South Holland DistrictCouncil
Planning & Building Control Services
Council Offices
Priory Road
Spalding PE11 2xE

Dear Sirs,

Attention Mr Roberts

Please find enclosed orders for NON AGRICULTURAL PLANT HIRE for the year 1982.

This I hope demonstrates with other papers you hold, that we supply Plant, and have done so over the past 12 years.

As I have shown, This plant consists of all aspects of Plant Hire, (ROAD, EMINITY, SKIP and VACUMN TANKERING.)

This obviously covers Septic Tank Lorries, as this is a Piece of PLANT EQUIPMENT also hired out.

Thank you
yours sincerely

Invoice?

p.p. M Bates Agricultural Contractors

Lincolnshire

Director of Highways and Planning
M P Sellors

R Evison CEng MIMunE MIHE
Divisional Surveyor
Holland Division
Highways Depot
Pode Hole
Spalding PE11 3LN

Telephone Spalding 2855 STD 0775

My Ref : AA/JRB/AT/14

M A BATES & SONS LTD
GOSBERTON RISEGATE
SPALDING
LINCS

17 3 82

Dear Sir,

I enclose herein two copies of our Application Forms for Verge Mowing in this Division to be completed by you. One to be returned as soon as possible and one for your retention.

If you are required to do any work an official order will be sent to you and you will be contacted by this Office.

Yours faithfully,

Divisional Surveyor,
Holland Division.

LINCOLNSHIRE COUNTY COUNCIL

DEPARTMENT OF HIGHWAYS AND PLANNING

T E N D E R

FOR THE HIRE OF VERGE MOWING EQUIPMENT 1983 SEASON

DIVISION.....South Holland as per 1982

I am prepared to supply a .....David Brown 995..... fitted with a .....Bamford Flail Mower..... to carry out verge mowing work on roads in my vicinity as required by the County Council. I confirm that the plant used shall be fitted with an orange flashing warning beacon and that both operator and plant will be fully licenced and comprehensively insured against any claims that may arise.

The price, inclusive of fuel, lubricants, repairs and driver's wages, will be:-

.....£9..... per hour during normal working hours (ie between 7.30 hours and 4.00 Monday to Friday)

.....£9.50..... per hour for overtime on Monday to Friday.

Submission of Invoices

Payments will be made only for service supplied against an official order issued by the Director of Highways and Planning or his representative in writing and no money shall become due or payable until work against this order has been satisfactorily carried out. Detailed invoices must be forwarded to the Director of Highways and Planning, 4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN.

Clearly showing the following details:-

The correct County Council order number and full details and description or service supplied.

The vehicle registration number and/or Contractors Plant Number.

Invoices must be submitted weekly on a Saturday to Friday basis, and the County Council reserves the right to return all invoices not complying with these conditions.

NAME OF CONTRACTOR .....MESSRS M. BATES & SONS LTD

ADDRESS ..HAVEN LODGE 18 RISEGATE ROAD GOSBERTON RISEGATE..... TEL: .....RISEGATE 246

SIGNATURE OF CONTRACTOR ..... DATE 21-3-83

TO: DIVISIONAL SURVEYOR

Holland Division

Highways Depot

Pode Hole Spalding Lincs

Form H 2A

No. H F603128

OFFICIAL ORDER

LINCOLNSHIRE COUNTY COUNCIL — DEPARTMENT OF HIGHWAYS AND PLANNING

M. Bates & Sons Ltd.,
Haven Lodge,
Risegate Road,
GOSBERTON RISEGATE,
Spalding,
Lincs.

12 May 19 82

GRASS CUTTING 1982 SEASON

Please supply David Brown/Bamford Cutter for grass cutting work at the rates stated in your tender dated 20.3.82.

£8.00 per hour normal time
£9.00 per hour overtime

You will be informed of your routes and areas and times of cutting by my Office. Payment will not be made for any work carried out without prior approval from this Office.

Divisional Surveyor

The Order number must be quoted on all advice notes and Invoices relating thereto.

For Delivery and Order queries contact:— The Divisional Surveyor — Phone	All Invoices and Invoice queries to:— Department of Highways and Planning — Phone Lincolnshire County Council, City Hall, Beaumont Fee, Lincoln. LN1 1DN
Mr. Sutton Spalding 2855	
Delivery Point	**Delivery Instructions**
Gosberton area	When Instructed

Authorised Allocation

Objective Field

Highways Works Job No.					
Wks. Cat.	Div.	Class or Rd.	Wks. No.		
V	A	R I	O	U	S

Subjective Field

Supplementary Cost			
Broad Hd.		Act. Level	

Director of Highways and Planning

LINC .S~~R~~E COUNTY COUNCIL

DEPARTMENT OF HIGHWAYS AND PLANNING

T E N D E R

FOR THE HIRE OF VERGE MOWING EQUIPMENT 1982 SEASON

DIVISION.....

I am prepared to supply a DAVID BROWN 1210 Hydrol Drive fitted with a BAMFORD CUTTER to carry out verge mowing work on roads in my vicinity as required by the County Council. I confirm that the plant used shall be fitted with an orange flashing warning beacon and that both operator and plant will be fully licenced and comprehensively insured against any claims that may arise.

The price, inclusive of fuel, lubricants, repairs and driver's wages, will be:-

£8:00 per hour during normal working hours
(ie between 7.30 hours and 4
Monday to Friday)

£9:00 per hour for overtime on Monday to Friday.

Submission of Invoices

Payments will be made only for service supplied against an official order issued by the Director of Highways and Planning or his representative in writing and no money shall become due or payable until work against this order has been satisfactorily carried out. Detailed invoices must be forwarded to the Director of Highways and Planning, 4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN.

Clearly showing the following details:-

The correct County Council order number and full details and description or service supplied.

The vehicle registration number and/or Contractors Plant Number.

Invoices must be submitted weekly on a Saturday to Friday basis, and the County Council reserves the right to return all invoices not complying with these conditions.

NAME OF CONTRACTOR M. Bates & Sons Ltd

ADDRESS Haven Lodge Rise gate Road
Garbeston Risegate TEL: Risegate 246

SIGNATURE OF CONTRACTOR ..... DATE 20-3-82

TO: DIVISIONAL SURVEYOR
Holland Division
Highways Depot
Poole Hale

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3953
Date received : 01-MAR-94

Received from

M Bates

Address

174 Station Road
Surfleet
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

Dated 22nd December 1993

STATUTORY DECLARATION

- made by -

IAN RUSSELL BATES

HOS/1221/93

I, **IAN RUSSELL BATES** of 174, Station Road, Surfleet, Lincolnshire do solemnly and sincerely declare as follows:-

1. For the last ten years I have owned and occupied the premises at 10A, Risegate Road, Gosberton Risegate, Spalding, Lincolnshire.

2. Throughout the period of ten years I have used the premises for both agricultural and non-agricultural plant hire and as a workshop and for storage

3. The following is a list of some of the non-agricultural plant used from the premises; snow plough, flail cutter, brush cutter and chainsaws, knapsack sprayers, skip, sign washing rigs, gulley emptiers, vacuum tanker, heavy goods vehicles and commercial vans.

4. In addition to the above equipment the following is some of the agricultural equipment used from the premises; combine harvesters, six row beet lifters, tractors, dump carts, drills, ploughs, drags and balers.

5. In the last ten years I have hired out non-agricultural plant to the following:-

Lincolnshire County Council,
Highways Department,
County Offices,
Newland,
Lincoln, LN1 1YQ,
Contact: Mr Sutton, of Pode Hole,

Cambridgeshire County Council,
Highways Department,
Shire Hall,
Cambridge,
Contact: Mr Richardson

The Local Police Authority,
at Boston Police Station,
Contact: Inspector Butcher (House Maintenance)

Local Churches (including Surfleet Parish Church)
Contact: The Revd. Skillings & Mr Chapman of Risegate Parish Church Council,

Gosberton Parish Council,
Contact: Cllr. D. Skells.

Mr J.L. Atkinson,
Tower House,
Deeping St. Nicholas,
Lincolnshire,

and sub-contract work for

South Holland District Council,
through the Environmental Engineering Dept.,
Little London.
Spalding,

6. The work carried out in respect of non-agricultural use includes; snow clearing, all aspects of verge maintenance, clearing sites of debris rubbish etc., cutting back trees and hedges abutting highways, supplying vacuum tankers to clear RBC and septic tanks for Local Council's, spraying off and cutting off roadways.

7. The vehicles used in relation to the non-agricultural plant hire have been taxed as Limited Heavy Goods Vehicles and run on white diesel.

8. The property has been shown in the rating list as commercial property for at least the last twelve years and I have paid commercial rates and uniform business rates accordingly.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act 1835

DECLARED at 10 Pinchbeck Road)
Spalding
this 22nd day of December) [signature]
1993,)
Before me,)
[signature]

Solicitor/~~Commissioner for Oaths~~.

174 Station Road
Surfleet
Spalding Lincs

South Holland District Council
Planniig & Building Control Dept
Priory Road
Spalding Lincs

July 1st 1994

Dear Sir,

Ref: Lawful Use Certificate, 10a Risegate Road.
Gosberton Risegate

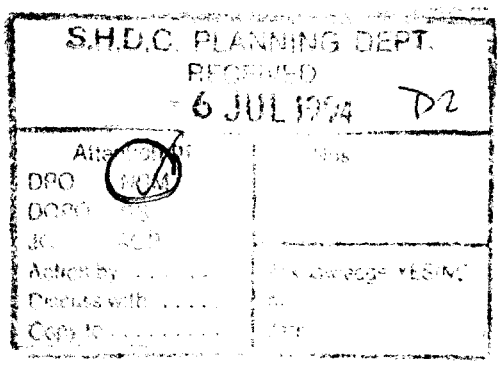
In reply to your letter DJR/JJ/H08/1221/93. 23.06.94.

I hereby confirm that I accept the proposals therein.

Thank you
Yours Faithfully

I.R. Bates

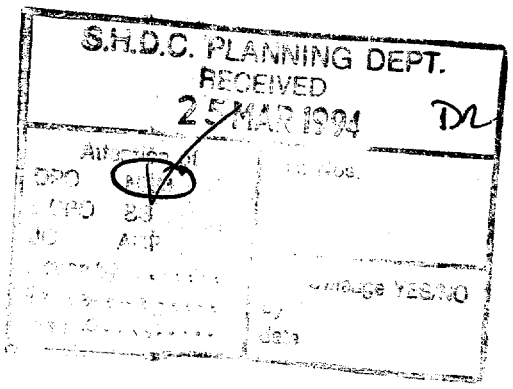
Attention Mr Roberts



CICS SCREEN COPY - FOR MRS G B WALLHEAD
FROM VDU Z2G1 AT 15:12 ON 22/03/94

```
BCON  C.I.S. BILLING                  METER CONSUMPTIONS                    D 23GBL
21 13 113450 60     M BATES / SONS              WORKSHOP NEW HAVEN
STATUS LIVE  03/06/81   CURR BAL 115.88         RISEGATE ROAD
TYPE   Q/B AGRICULTURAL                         OOSBERTON RISEGATE
CIS ACTIVITY ***** NONE PENDING/BACD PRESENT SPALDING,PE11 4EZ
METER NUMBER S81QM014658    CYCLO
CURR    1071  (93)
QTR 7    847  (81)
QTR 6    235  (93)
QTR 5     61  (91)
QTR 4    373 (104)
QTR 3    174  (77)
QTR 2     24  (99)
QTR 1    186  (90) EST
METER READINGS          TARIFF 2100
  DATE   TYPE   RDG   RDR   COIN  UNUSED  CASH    CALIB          INDICS
16/03/94       12365
```

PF2/3 - NEXT/PREV PAGE, PF5/6 - NEXT/PREV METERS, PF1 - MENU
ENTER NEW REQUEST:- BCON 21131134506O



Mr I Bates,
174 Station Road,
Surfleet,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1221/93

20 Apr 1994

Dear Sir,

AGRICULTURAL CONTRACTOR/PLANT HIRE, WORKSHOPS AND STORAGE, 10A RISEGATE ROAD, GOSBERTON RISEGATE - APPLICATION FOR LAWFUL USE CERTIFICATE.

Further to our recent telephone conversation. As discussed, I can advise that I have sought further advice over the application and as a result, have to say that I could not issue a certificate for the development as described, on the basis of the information submitted to date.

Although it is evident that there has been a long standing commercial use in connection with your contracting business, the use of the site for independent plant hire appears to be unproven. I have similar concerns over the workshop and storage elements of the proposal. Although there is clearly a workshop on site, its use other than as an ancillary basis to the main contracting use has not been demonstrated. This comment also applies to any storage use.

Under the circumstances it would be useful if we could meet to discuss the application in greater detail. I would be grateful therefore if you could contact me to arrange such a meeting.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

PTO for note of site meeting 29/4

Agricultural & non agricultural plant & equipment contractors work.

workshop & storage, associated with such plant and equipment.

Suggested title agreed with applicant — on to amended 29/4/94.

Dept & would write to applicant a/w taking further legal advice.

Mr I Bates,
174 Station Road,
Surfleet,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H08/1221/93

23 Jun 1994

Dear Sir,

APPLICATION FOR LAWFUL USE CERTIFICATE, 10A RISEGATE ROAD, GOSBERTON RISEGATE.

Further to our previous discussions in relation to the above application. I have now had the opportunity of discussing matters further with my Department's adviser on planning law. As a result I can suggest that the following description of development would appear approriate in relation to your application:

"Use for an agricultural and general contracting business including workshop and storage in connection with such a business."

If you are agreeable to amend the description of development in accordance with the above, the Council should be able to issue a Certificate on the basis of the evidence supplied to date.

I look forward to hearing from you and apologise for the length of time taken to write to you in respect of this matter.

As a separate issue I can advise that Mr Oliver of the Department has drafted an alternative landscaping scheme in relation to your portacabin proposal. He will be contacting you shortly, if he has not already done so, to seek your views on this.

Yours faithfully

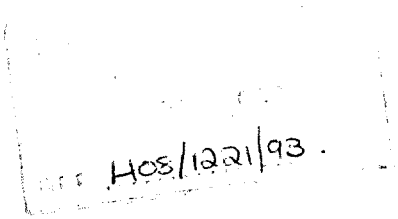
N Midlen
Principal Planning Officer
Development Control

Dated 22nd December 1993

STATUTORY DECLARATION

- made by -

IAN RUSSELL BATES



I, **IAN RUSSELL BATES** of 174, Station Road, Surfleet, Lincolnshire do solemnly and sincerely declare as follows:-

1. For the last ten years I have owned and occupied the premises at 10A, Risegate Road, Gosberton Risegate, Spalding, Lincolnshire.

2. Throughout the period of ten years I have used the premises for both agricultural and non-agricultural plant hire and as a workshop and for storage

3. The following is a list of some of the non-agricultural plant used from the premises; snow plough, flail cutter, brush cutter and chainsaws, knapsack sprayers, skip, sign washing rigs, gulley emptiers, vacuum tanker, heavy goods vehicles and commercial vans.

4. In addition to the above equipment the following is some of the agricultural equipment used from the premises; combine harvesters, six row beet lifters, tractors. dump carts, drills, ploughs, drags and balers.

5. In the last ten years I have hired out non-agricultural plant to the following:-

Lincolnshire County Council,
Highways Department,
County Offices,
Newland,
Lincoln, LN1 1YQ,
Contact: Mr Sutton, of Pode Hole,

Cambridgeshire County Council,
Highways Department,
Shire Hall,
Cambridge,
Contact: Mr Richardson

The Local Police Authority,
at Boston Police Station,
Contact: Inspector Butcher (House Maintenance)

Local Churches (including Surfleet Parish Church)
Contact: The Revd. Skillings & Mr Chapman of Risegate Parish Church Council,

Gosberton Parish Council,
Contact: Cllr. D. Skells.

Mr J.L. Atkinson,
Tower House,
Deeping St. Nicholas,
Lincolnshire,

and sub-contract work for

South Holland District Council,
through the Environmental Engineering Dept.,
Little London.
Spalding,

6. The work carried out in respect of non-agricultural use includes; snow clearing, all aspects of verge maintenance, clearing sites of debris rubbisn etc., cutting back trees and hedges abutting highways, supplying vacuum tankers to clear RBC and septic tanks for Local Council's, spraying off and cutting off roadways.

7. The vehicles used in relation to the non-agricultural plant hire have been taxed as Limited Heavy Goods Vehicles and run on white diesel.

8. The property has been shown in the rating list as commercial property for at least the last twelve years and I have paid commercial rates and uniform business rates accordingly.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declaration Act 1835

DECLARED at 10 Pinfold Road)
Spalding)
this 22nd day of December) [signature]
1993,)
Before me,)
[signature]

Solicitor/~~Commissioner for Oaths~~.

British 4 x 4 Centre **4 Wheel Drive Truck Centre**



Haresigns Garages Ltd.
Risegate, Spalding, Lincs.
England. PE11 4EZ.
TEL - FAX: 0775-750223.

Mr.S.Branson
South Holland Distict Council
Environmental Services
Priory Road
Spalding
Lincs. PE11 2XE

1066/93
1107/92
1221/93
551/93

22nd March 1995

Dear Sir,

It is very rare we feel the need to put pen to paper,however,this is one of the occasions.

We have been informed that the property next door is in the process of turning into an industrial compound.

We have been hear for 30 years,and have tried to keep the front of our garage workshop premisies as enviconmentley friendly as possible to blend in with the surrounding area which has a prominent position in the middle of the village.

If the premises next door is to have this security type fence facing the main road it will look like a prison.

Surely this is not to the village interest and is definitely not environmently friendly,a nice farm type wooden gate and rail fence would look and serve its purpose just as well.

As the premise was and is to our knowledge an agricultural contract yard which now seems to be turning into an industrial waste effluent depo this seems most inapptopriate for the centre of a village.

We would be very gratefull if the whole matter could be reconsiderd.

Yours sincerely

P.& C.Battley

4 Wheel Drive Truck Centre,
Haresigns Garage Ltd,
Risegate,
Spalding,
Lincs.
PE11 4EZ.

Mr D Roberts

DJR/JJ H08/1221/93

27 Apr 1995

Dear Sir,

ERECTION OF FENCE, RISEGATE ROAD, GOSBERTON RISEGATE.

In response to your letter dated 22nd March 1995 as addressed to Mr S Branson the Environmental Services Department. I note your comments relating to the fence, but have to advise that this is development permitted by the Town and Country Planning General Development Order. As such, specific planning permission is not required and the Council cannot ask for its removal.

I note also your comments relating to the use of the site as a "industrial waste effluent depot". I can advise that planning permission does not exist for such a use, tut the owner has obtained a Certificate for Lawful Use to use the site for agricultural and general contract business, including workshop and storage in connection with such a business. During the determination of this it was considered that the operation of septic tank emptying vehicles fell within the overall use of the site. If the nature of the business changes to such an extent that an industrial waste effluent depot has been created then the owner will require separate planning permission for this.

I hope this is of assistance.

Yours faithfully

N Midlen
Development Control Manager