SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0078/93 Received:02-FEB-93 Type:FULL

Name: Hortech Systems Ltd
Station Street
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Change of use of part of former LCC Highways Depot to Heating and Irrigation Supply Depot
Location : Hallgate Holbeach
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 The site shall be used for storage purposes only with ancillary trade sales in accordance with the details submitted with the application.

Reason: In the interests of the amenities of the locality.

3 The premises shall only be used between the hours of 7 am and 7 pm, Mondays to Fridays and between 7 am and 12 noon on Saturdays. It shall not be used on Sundays and Bank Holidays.

Reason: In the interests of the amenities of the locality.

4 Before the site is commenced to be used the existing fence along the site's frontage shall be removed.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 Before the building is occupied space shall be provided within the site as shown on the submitted plan (drawing number 771659/1A), received by the Local Planning Authority on the 1 March 1993, for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Hallgate.

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

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing number 771659/1A), received by the Local Planning Authority on the 1 March 1993.

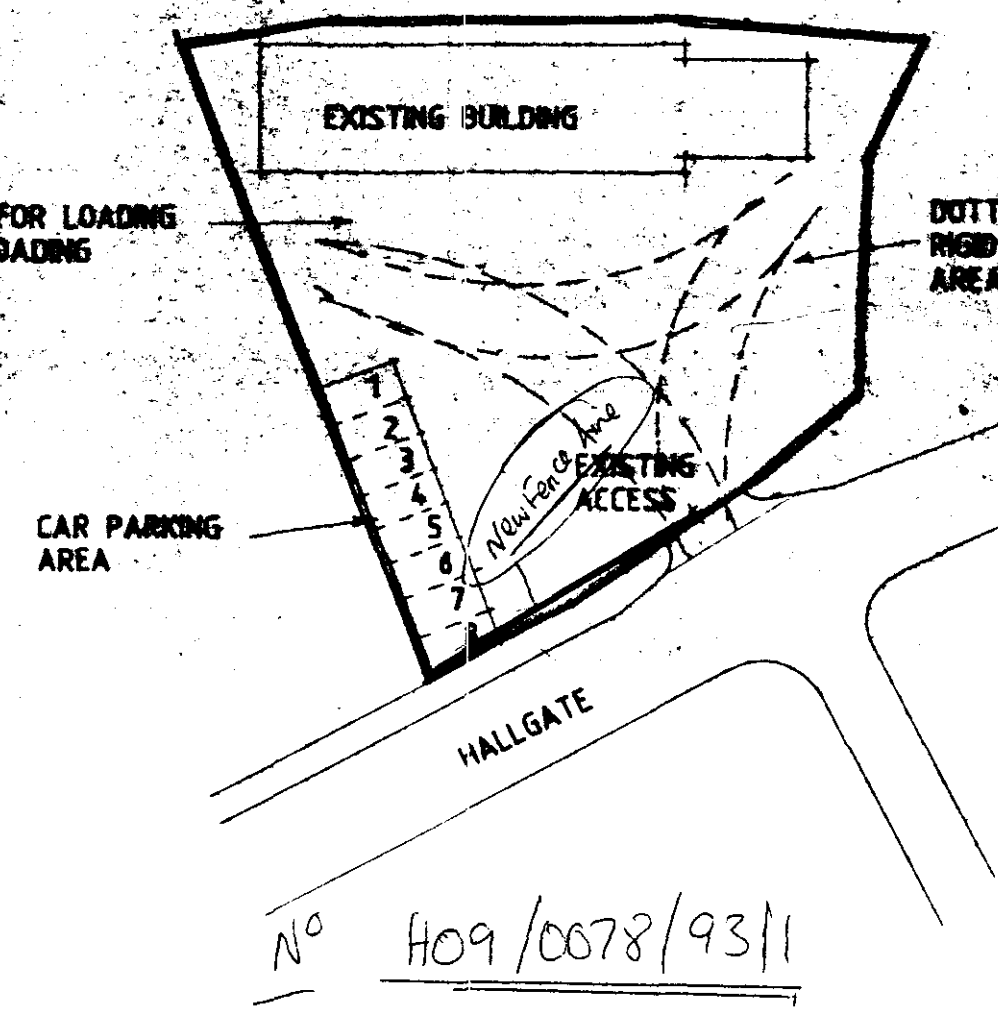
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
24-MAR-93 H09/0078/93

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)



N° H09/0078/93/1

SITE PLAN

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0078/93

Date Registered 2 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Hortech Systems Ltd
Station Street
Holbeach
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Hallgate, Holbeach, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Change of Use of Part of Former L.C.C. Highways Depot to Heating and Irrigation Supply Depot

Please complete

Signed.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 ... If you consider no fee is payable include a written explanation instead.

Date 29th January 1993 ..... 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: — sq. metres

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

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

D. Please state type and colour of roofing materials.

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.

L.C.C. Highways Depot

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?

See site plan

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: As existing

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

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	No	➡ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	Yes	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	No	➡ Application No.

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

Continue on separate sheet if necessary. See enclosed letter dated 29.1.93

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

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

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

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

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	5		6
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	Existing site 3 office - 4 others		
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No No		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No Yes		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	1500 sq. ft including office Lease runs out in January 1994		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	See plan		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	2 lorries & 6 cars		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Local authority refuse collection service		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No No	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?	Improvements as necessary		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Prospective purchaser

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: Lincolnshire County Council
Address of owner at which notice was served:
City Hall
Beaumont Fee
Lincln LN1 1DN

State Date notice served:
29th January 1993

Signed ..... (Applicant / Agent) Date 29th. January. 1993

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 ..... (Applicant / Agent) Date 29th. January. 1993

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:
Address of tenant at which notice was served:

State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Brick building on site with asbestos roof. c/s on fence along frontage. Existing access with gates. Hoarding to N. Existing window facing site 1 gm boarding ~~wall~~ along part N boundary.

Inspected by DMG
Date 16/2

Notice posted by DMG
Date 16/2

Resident Notices required

Sent | Delivered

Case Officer Conclusions 19/3 DMG. 21A Hallgate ✓ DONE 16-FEB-93 ~~DMG~~

Acceptable in principle given that site within IBG and alte previous use. No objections on highway grounds. Neighbouring residential property not materially affected in my opinion, subject to conditions.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer 23/3

Case Officer Recommendation

Approve Refuse

Signed D.M. Gating

Conditions/~~Reasons~~
(continue overleaf) TL 1 2

(1) The site shall be used for storage purposes only with ancillary trade sales in accordance with the details submitted with the application. Reasons in the interests of the amenities of the locality.

(2) The premises shall only be used between the hours of 8am and 7pm mondays to fridays and between 7am and 12 noon ~~pm~~ on saturdays it shall not be used on sundays and bank holidays. Reasons in the interests of the amenities of the locality.

(3) Before the site is commenced to be used the existing fence along the sites frontage shall be removed Reason BL.

(4) F7 — drg n° 771659/1A recd by the LPA on 1/3/93 Reason F7.

Notes to applicant

Disabled
Outstanding RM
Amended plans

(1) SN1 — drg n° 771659/1A recd by the LPA on 1/3/93.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	16/2	17/2
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DAVID GEDNEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued P22201

Date first Rec'd 02 FEB 1993

Registration

Reference H09/0078/93

Cross-Ref R

Date 3/2/93

Validation

TYPE Full

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 120

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 169

OS No's

Grid ref 538790 324430

Ward J

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref 1094

Linked to property

Ref

Planning Records:
Earlier apps 1754/59

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SI t 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

H09/78/93
FULL

Applicant: Hortech Systems Ltd
Tel:

Agent: Status Design
0406 24343 B Gilham

Description: Change of use of part of former LCC Highways Depot to Heating and Irrigation Supply Depot
Location: Hallgate
Holbeach
Spalding
Lincs

Valid date: 02-FEB-93
Target dates:
To case officer 09-FEB-93
Inspected by 16-FEB-93
Extra contacts 23-FEB-93
Report if not clear by 09-MAR-93

Terminal date: 30-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 21A Hallgate		16-FEB-93	02-MAR-93
Clerk to Holbeach PC	0406 26739	08-FEB-93	22-FEB-93
Cllr N I Capes	0406 23830	08-FEB-93	22-FEB-93
Cllr T G M Tyler	0406 22285	08-FEB-93	22-FEB-93
Cllr D S Venni		08-FEB-93	22-FEB-93
Dir of Environmental		17-FEB-93	03-MAR-93
Site/Press Advert MIN		16-FEB-93	09-MAR-93

LCC – Obs Attached JCB 17/2/93 — amended 4/3/93

SITE DETAILS

Grid ref: 535780 324430
OS Sheets: 169 Parcel:

BRIAN S H 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

H09/78/93

FULL

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CONSULTATIONS CARRIED OUT

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Cllr T G M Tyler 0406 22285	08-FEB-93	01-MAR-93
Cllr D S Venni	08-FEB-93	01-MAR-93
Site/Press Advert MIN	~~12~~ 16-FEB-93	~~05~~ 09-MAR-93

SITE DETAILS

Grid ref: 535780 324430
OS Sheets: 169 Parcel:

BRIAN . rH 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: H09/78/93 Type: FULL

Applicant: Hortech Systems Ltd
Tel:

Agent: Status Design
0406 24343 B Gilham

Description: Change of use of part of former LCC Highways Depot to Heating and Irrigation Supply Depot
Location: Hallgate
Holbeach
Spalding
Lincs

Valid date:	02-FEB-93	Terminal date:	30-MAR-93
Target dates:		Target Committee:	09-MAR-93
To case officer	09-FEB-93	Report deadline:	23-FEB-93
Inspected by	12-FEB-93		
Extra contacts	16-FEB-93	Case Officer:	
Report if not clear by 09-MAR-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: Other Constraints: PIT
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
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Cllr T G M Tyler	0406 22285	08-FEB-93	22-FEB-93
Cllr D S Venni		08-FEB-93	22-FEB-93
Site/Press Advert MIN		12-FEB-93	05-MAR-93

L C C plan taken 11/2/93 18

SITE DETAILS

Grid ref: 535780 324430
OS Sheets: 169 Parcel:

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

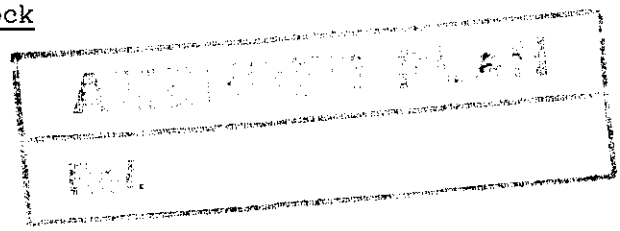
Date 26th February 1993

The person dealing with this matter is: B. Gilham

For the attention of Mr J Blacklock

Our Ref: 771659/BG/AEW

Your Ref: H09/78/93



Dear Sir,

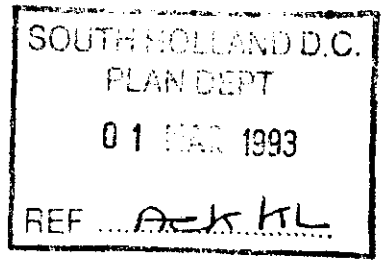
RE: PROPOSED CHANGE OF USE OF PART OF FORMER L.C.C. HIGHWAYS DEPOT TO HEATING AND IRRIGATION SUPPLY DEPOT AT HALLGATE HOLBEACH FOR HORTECH SYSTEMS LTD

Further to our recent discussions, I enclose 4 No. revised copies of drawing no. 771659/1 showing visibility splay as required by the Lincolnshire County Council Highways Department.

Yours faithfully

A&L Waterhouse

pp B. Gilham F.F.B.



Enc.

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAR 1993
DG
Action
File Nos.

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 12th March 1993

The person dealing with this matter is: B. Gilham

For the attention of Mr D M Gedney

Our Ref: 771659/BG/AEW

Your Ref: H09/078/93

Dear Sir,

Re: NEW PREMISES AT HALLGATE HOLBEACH FOR HORTECH SYSTEMS LTD

Further to our telephone conversation regarding the above, it is my client's intention that the fence and gates to the front boundary are to be removed. The hours of work required are 7.00 am to 7.00 pm Monday to Friday and 7.00 am to 12.00 noon Saturday.

I would be grateful if this information could be used as part of the application.

Yours faithfully

B. Gilham F.F.B.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 09 / 0078 / 93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Former H/Ms Depot, Holbeach Holbeach

3. Name, classification and number of road

U C

4. Date application referred

11-2-93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Change of use of part of Depot to Heating & Irrigation Supply Depot

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the~~ local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 4/3/93. 16-2-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) Before the site is commenced to be used the existing fence shall be set back as shown on the ~~attached~~ commenced plan No 7716 59/1A

(2) F7 (Drawing No 7716 59/1A) ~~exhibited with the application~~ shall be constructed in accordance with condition (1) above

Delete as appropriate

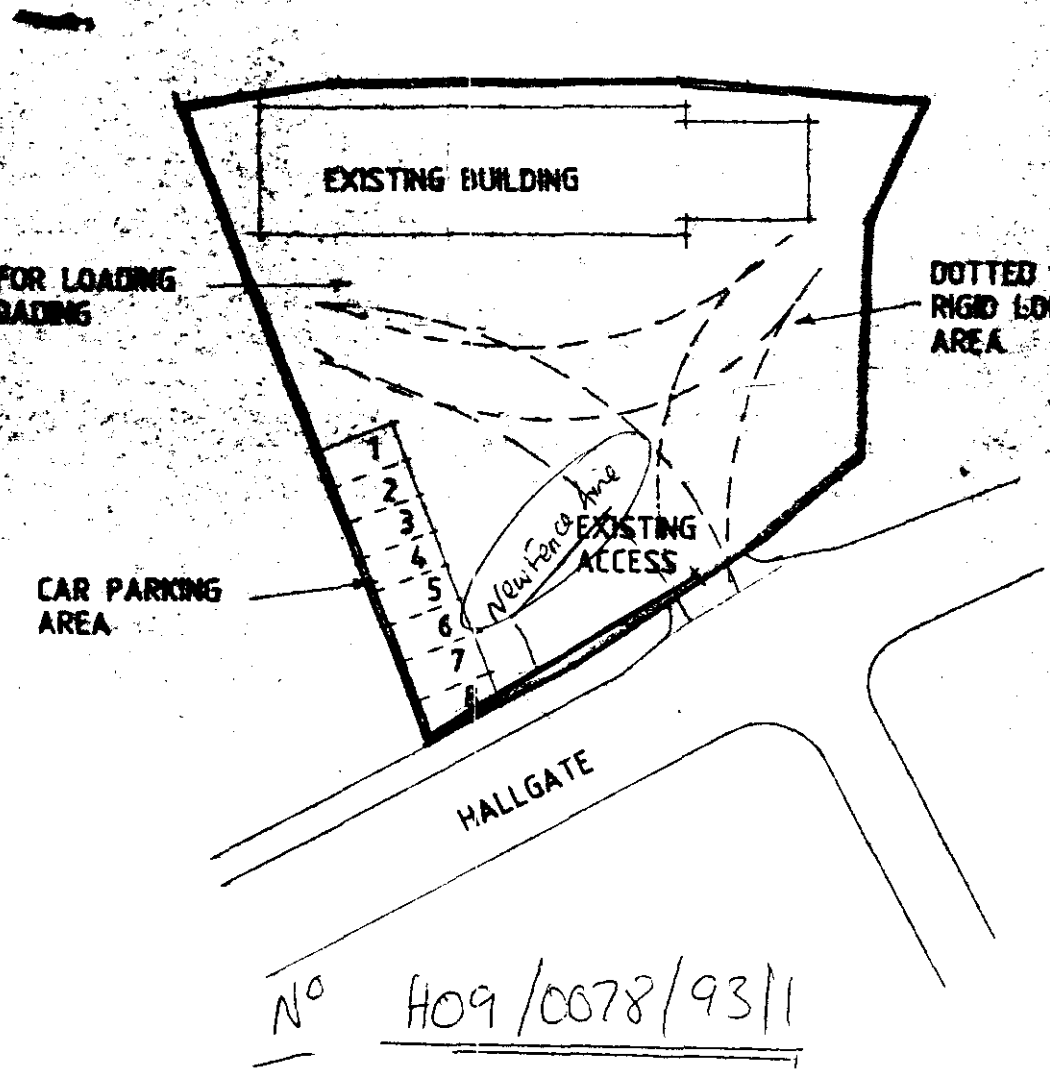
(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B4

(2) F7

Note:— use continuation sheet(s) as necessary.



N° H09/0078/93/1

SITE PLAN

BRIAN S. [illegible]H 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: H09/78/93

Applicant: Hortech Systems Ltd
Station Street
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Change of use of part of former LCC Highways Depot to Heating and Irrigation Supply Depot

Location: Hallgate Holbeach
Spalding Lincs

Type: FULL

Date received: 02-FEB-93

08-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 23-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

S.H.D.C. PLANNING DEPT.
RECEIVED
18 FEB 1993
DG

Signed:

M Sprigg

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 22.2.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H09/0078/93
Supply Depot, Hallgate, Holbeach

I write in response to the above and would suggest that conditions relating to the storage and sales only and hours of work should be considered.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
23 FEB 1993 DG
Attention of
CPO NM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

DPC

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
22 FEB 1993
DG

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

File Nos.
Your Ref. BS/771659/BG/AEW
Acknowledge YES/NO
by
date

Please contact: Mr. Staines
Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/78/93/JAM

Date 16 February 1993

Dear Sirs,

FULL PLANNING APPLICATION - HORTECH SYSTEMS LTD
HALLGATE, HOLBEACH

Thank you for your letter of the 11th inst., enclosing drawing No. 771659/1 showing the site of your above clients proposed depot.

You will be aware from previous correspondence that no Board's watercourse adjoins the site that is crossed by an old culverted watercourse. I note this matter is currently being pursued with Anglian Water and I look forward to learning the outcome of your consultations.

In view of the fact that the site is presently impermeably surfaced and drains via existing surface water sewers to my Board's system some 180 metres to the South I do anticipate the project will affect my Board interests.

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

Yours faithfully,

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

J J Ebey

ENGINEER TO THE BOARD

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

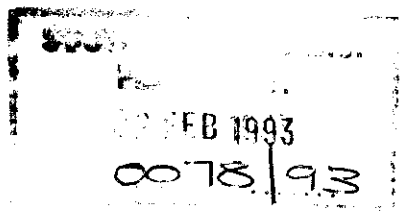
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 29th January 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771659/BG/AEW

Your Ref:



Dear Sir,

Re: PROPOSED CHANGE OF USE OF PART OF FORMER L.C.C. HIGHWAYS DEPOT TO HEATING IRRIGATION SUPPLY DEPOT AT HALLGATE HOLBEACH FOR HORTECH SYSTEMS LTD

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771659/1.
3. Cheque to the value of £120.00 in respect of submission fee.

My client presently operates from a leased property at Station Street, Holbeach. The lease to this property runs out in January 1994 and with the added fact that they have now outgrown these premises they need to move to a larger site/ building.

The business operations consist of buying in products and storing on site. These products are then distributed to various sites and installed as heating or irrigation systems for glasshouse, horticultural purposes, golf courses and amenity areas, etc. No. manufacturing process will take place on the proposed site. In addition a Trade Sales (stores department) will be operated from the proposed site.

Yours faithfully

B. Gilham F.F.B.

Enc.

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2201
Date received : 02-FEB-93

Received from

Hortech Systems Ltd.

Address

Station Street
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

[illegible]

Dear Sir

Proposed new premises - Hortech Systems Ltd - Halfgate, Holbeach

Thank you for your letter, dated 5 March [illegible] in connection with the above.

I would advise I see no planning objections to the new premises which your client has in mind.

My comments, of course, are offered without prejudice to any formal decision of this Authority.

Yours faithfully

[illegible]

N P Mitten
Principal Planning Officer
(Development Control)

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 5th March 1993

The person dealing with this matter is: B. Gilham

For the attention of Mr J H Blacklock

Our Ref: 771659/BG/AEW

Your Ref: H09/78/93

Dear Sir,

RE: PROPOSED NEW PREMISES AT HALLGATE HOLBEACH FOR HORTECH SYSTEMS LTD

In respect of a recently submitted Change of Use application relating to the above site Ref. No. H09/78/93, it is my client's intention to replace the existing offices as these have suffered serious subsidence and are uneconomical to repair.

Enclosed are draft drawings showing the proposed floor plan arrangement, front and side elevations, and site layout.

Before a planning application is submitted I would very much appreciate your informal comments on this proposal at your earliest possible convenience.

Drawings have also been sent to Chris Briggs at the Lincolnshire County Council for his comments.

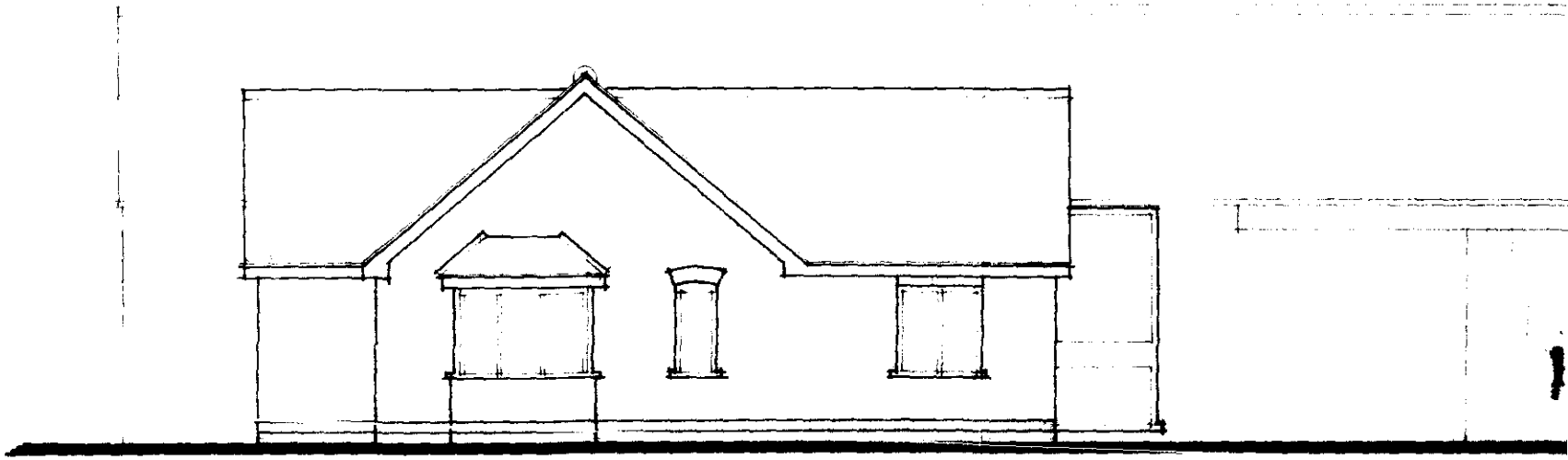
Yours faithfully

B. Gilham F.F.B.

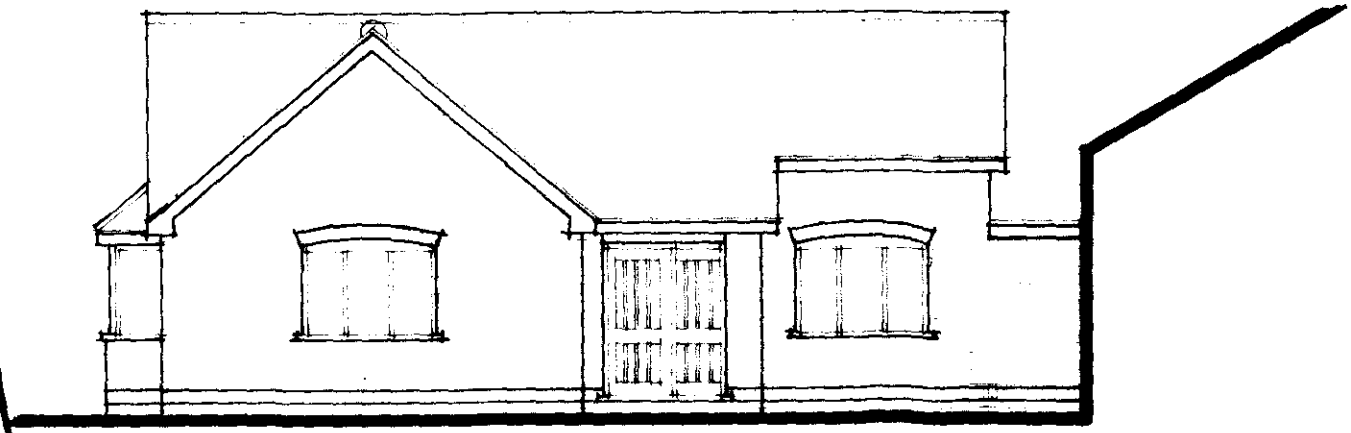
Enc.

John - I have written to Status agreeing the layout subject to a minor amendment. Chris 11/3/93

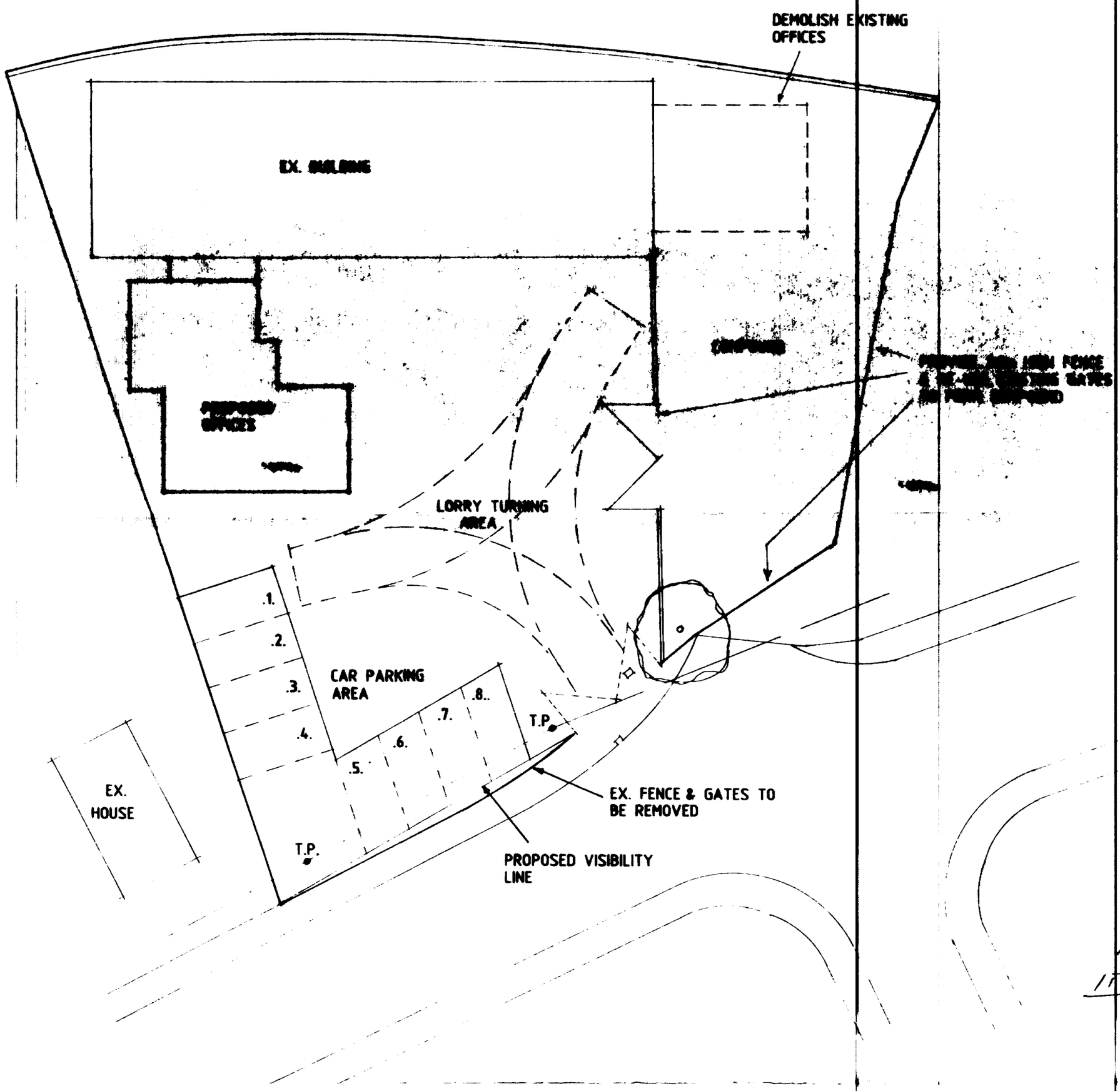
S.H.D.C. PLANNING DEPT. DG - 8 MAR 1993



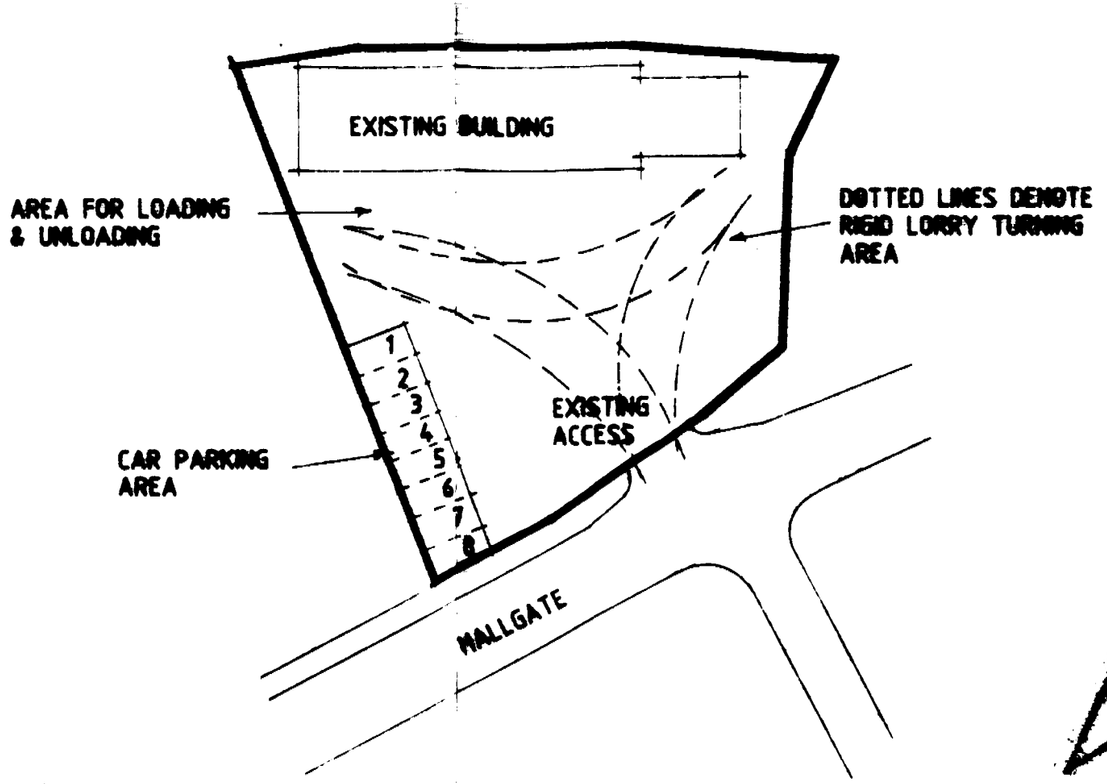
FRONT ELEVATION

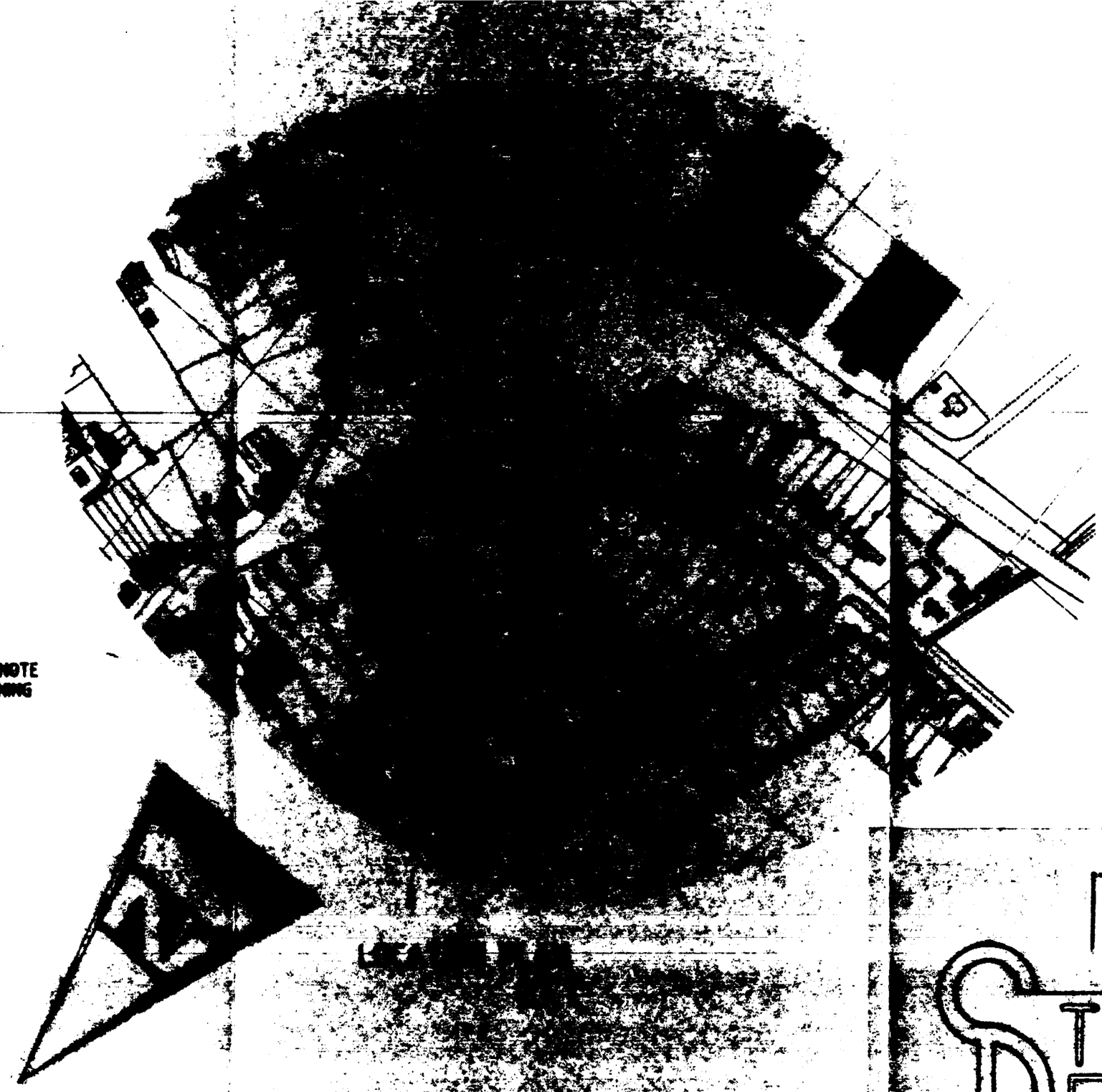


S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 MAR 1993
File Nos.



75
.23
1500
225
1725 sq m





SITE PLAN

SOUTH HOLLAND D.C.
PLANNING
02 FEB 1993
0878/93

STATUS DESIGN
6 PRINCES STREET, HOLBEACH, LINCS. PE12 7PB
0406 22543

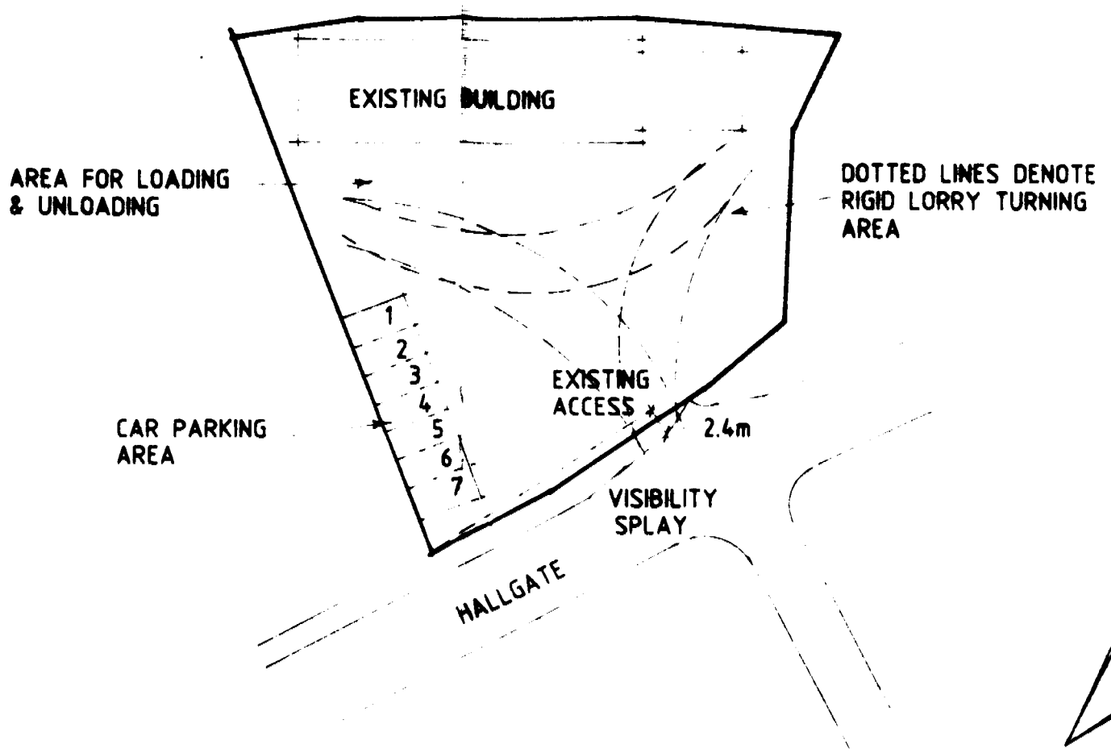
CHANGE OF USE OF [illegible] L.C.C. WORKS DEPOT TO HEATING & PLUMBING SUPPLY DEPOT AT [illegible], HOLBEACH FOR

NORTECH SYSTEMS LTD.

[illegible] 1/100/A1

[illegible] A.HOLMAN

Architectural, Planning & Building Design Consultants





LOCATION PLAN

SITE PLAN

VISIBILITY SPLAY

EXISTING ACCESS GATES & FRONT BOUNDARY FENCE TO BE REMOVED

PROVIDE A VISIBILITY SPLAY AS SHOWN. NO HEDGES, FENCES OR WALLS FORWARD OF THIS LINE TO BE MORE THAN 600 HIGH

AMENDED PLANS

P.T.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
0406123453

PROPOSED CHANGE OF USE OF PART OF FORMER L.C.C. HIGHWAYS DEPOT TO HEATING & IRRIGATION SUPPLY DEPOT AT HALLGATE, HOLBEACH FOR

HORTECH SYSTEMS LTD.

SOUTH HOLLAND D.C.
PLAN DEPT
01 DEC 1993
REF 078/93

1:500 1:2500 771659/1 A

JAN-93 B.GILHAM

A- VISIBILITY SPLAY ADDED

Architectural, Planning & Building Design Consultants

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 MAR 1993
File Nos.
Attention of
NCM
BS
ACP
DPO
DOPO
JC
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
Date

SKETCH LAYOUT OF OFFICES & STORES

FOR HORTECH SYSTEMS LTD.

SCALE 1:50 DRG. No. 771659/2 A

