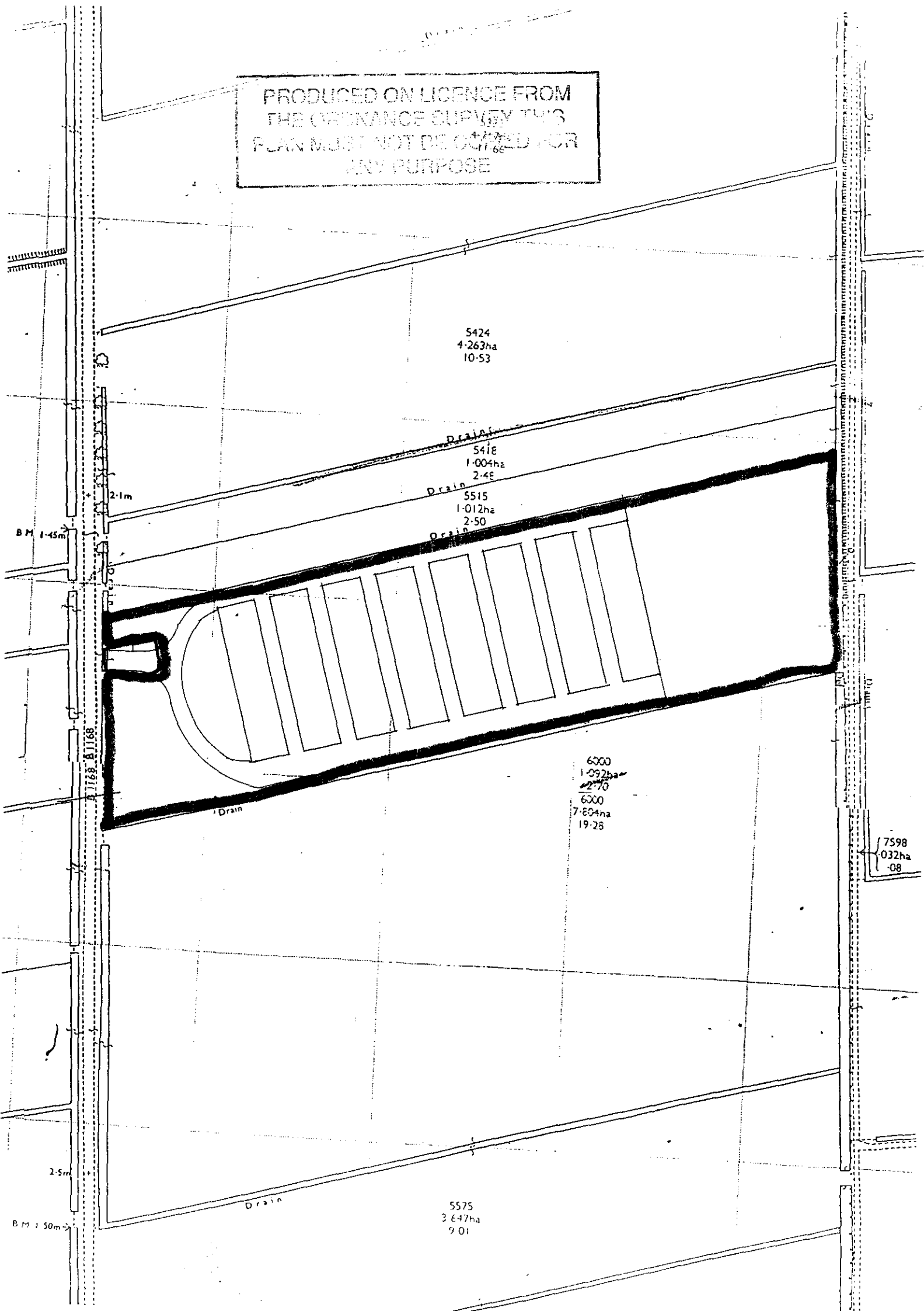

PRODUCED ON LICENCE FROM
THE ORDNANCE SURVEY
PLAN MUST NOT BE COPIED FOR
ANY PURPOSE
5424
4·263ha
10·53
Drain
5418
1·004ha
2·48
Drain
5515
1·012ha
2·50
Drain
2·1m
BM 1·45m
6000
1·092ha
2·70
6000
7·804ha
19·28
7598
·032ha
·08
Drain
5575
3·647ha
9·01
Drain
2·5m
BM 1·50m

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1033/91 Received: 28-OCT-91 Type: FULL

Name: Turners Turkeys Ltd.
Clay Lake
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed building containing changing room and mess room

Location : Turkey Farm New River Gate
Holbeach St Johns Spalding

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.

B Smith

Director of Planning and Building Control Services
29-NOV-91

H09/1033/91

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation.

2/12

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1033/91

Date Registered 28 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS. TURNERS TURKEYS LTD.
CLAY LAKE,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS. PE11 2AA.

OFFICE COPY

Tel. No. 761856
(Personal contact name) M. R. HOLLAND

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE TURKEY FARM, NEW RIVER GATE, HOLBEACH ST. JOHNS, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BUILDING CONTAINING CHANGING ROOM AND MESS ROOM.

Please complete

Signed ..... Poddingtons.

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46.00 If you consider no fee is payable include a written explanation instead.

Date 28th October, 1991

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 28.121 sq. metres

B. Please state size of any new structure:- (a) max. height: 3.05 metres

(b) max. length: 9.22 metres

(c) max. width: 3.05 metres

C. Please state type and colour of materials for facing external walls: BROWN STAINED TIMBER BOARDING.

D. Please state type and colour of roofing materials. SLATE BLUE P.C.S. SHEETS.

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. TURKEY GROWING FARM.

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? EXISTING HARDSTANDING AREAS & GARAGE.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAY

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 ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or *shopping purposes*	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	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. PROPOSED CHANGING & MESS ROOM FACILITIES FOR PEOPLE WORKING ON THE TURKEY FARM.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

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

Signed Paddingtons ~~(Applicant~~/Agent) Date 28th October 1991

Certificate B

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

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed Paddingtons ~~Applicant~~/Agent) Date 28th October 1991

Certificate 2

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: MAC
date: 5/11

Residents notified on site visit: ✓

Case Officer Conclusions (issues) Front of site covered with numerous saplings — the proposal would mean the loss of some of these. Not critical.

Case Officer Recommendations (summary). Grant permission.
(details overleaf)

Delegation
Recommended approvals – Confirmed by Case Officer:

Departure from policy Yes ____ No ____

Ward member request Yes ____ No ____

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No
Yes
Yes ____ No ____

[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer
Signed ..... No ____

[Reason: ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ Fil fees (not first Submission) Yes ____

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

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

Delegation confirmed by Senior Officer
..... D 20/11

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

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM : Previous					
	Current					
	Required					

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

Precise details, for non-standard requirement:

OK/ 12/11 DC 14/11

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46.00

Receipt Issued ..... No. P147

Date First Received 28.10.1991.

REGISTRATION

REFERENCE H09/1033/91

Cross-Ref ....R....HL....

Date 30/10/91

VALIDATION Date 30/10/91

Type ....Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 28:12!

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 31.10.

Index Sheets 399 OS Nos ..... Grid Ref 534600 317100

Ward ..H... Parish ....HOLBEACH TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD NO. Inside LP Area..NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref.69..... Linked to property.....Ref.....

Planning Records:
Earlier apps

964/83

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

IRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1033/91 Type: FULL

Applicant: Turners Turkeys Ltd. Agent: Messrs Poddingtons
Tel: 0775 761856

Description: Proposed building containing changing room and mess room

Location: Turkey Farm
New River Gate
Holbeach St Johns
Spalding

Valid date: 28-OCT-91 Terminal date: 23-DEC-91
Target dates: Target Committee: 10-DEC-91
To case officer 02-NOV-91 5/11/91 Report deadline: 26-NOV-91
Inspected by 07-NOV-91
Extra contacts 12-NOV-91 Case Officer:
Report if not clear by 02-DEC-91 M A CAUGHEY

DEVELOPMENT/CONSTRAINTS

Size: 28.12 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC		05-NOV-91	19-NOV-91
Cllr N P Judge	0406 330300	05-NOV-91	19-NOV-91

L.C.C. — No objections jrcs 7/11/91

SITE DETAILS

Grid ref: 534600 317100
OS Sheets: 299 Parcel:

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1033/91

Applicant: Turners Turkeys Ltd.
Clay Lake
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed building containing changing room and mess room

Location: Turkey Farm New River Gate
Holbeach St Johns Spalding

Type: FULL

Date received: 28-OCT-91

05-NOV-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-NOV-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is M A CAUGHEY

Yours faithfully
B SMITH
District Planning Officer

Clerk to Holbeach PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: [signature]
16/11/91

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1991
Attention of
CPO MCM
SOPO ES
PO AGP
Action by .....
Discuss with .....
Comments .....
File Nos

DPO

SOUTH HOLLAND
Internal Drainage Board

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

RECEIVED
21 NOV 1991

Attention of		File Nos.
DPO	NRM	
DOPO	BS	
JC	ACP	

Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO

Please contact: Mr. Staines

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

Our Ref. RS/PA-C/1033/91/JA **Your Ref.**

Date 20 November 1991

Dear Sirs,

FULL PLANNING APPLICATION - TURNERS TURKEYS LTD
BUILDING AT NEW RIVER GATE, HOLBEACH ST. JOHNS

The District Planning Officer has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients attention.

As I am sure your clients will recall, the watercourse along the Eastern boundary of their premises is my Board's Old Lambert Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply.

Other watercourses adjoining the site are privately owned and maintained.

I am pleased to confirm the project as shown will not affect my Board's interests but I note soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent surface water run-off from creating embarrassment. Due consideration should also be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced. In the event that a direct storm water outfall to a watercourse is intended, full details must be provided for an approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution subject to 10% engineering fees and V.A.T., towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

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

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

Yours faithfully,

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991
Attention of
DPO NPM
BSPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge by

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

NRA

National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/91/1/SH/241

Dear Sir

PLANNING APPLICATION NO. H19/1033/91
PROPOSED BUILDING CONTAINING CHANGING ROOM AND MESS ROOM AT TURKEY FARM, NEW RIVER GATE, HOLBEACH ST JOHN, SPALDING, FOR TURNERS TURKEYS LTD

With regard to the above-mentioned application received on 20 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd....

DR. KEVIN BOND
Regional General Manager

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

2. /contd....

NRA

National Rivers Authority
Anglian Region

GT/91/1/SH/241

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under Schedule 12 of the Water Act 1989 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

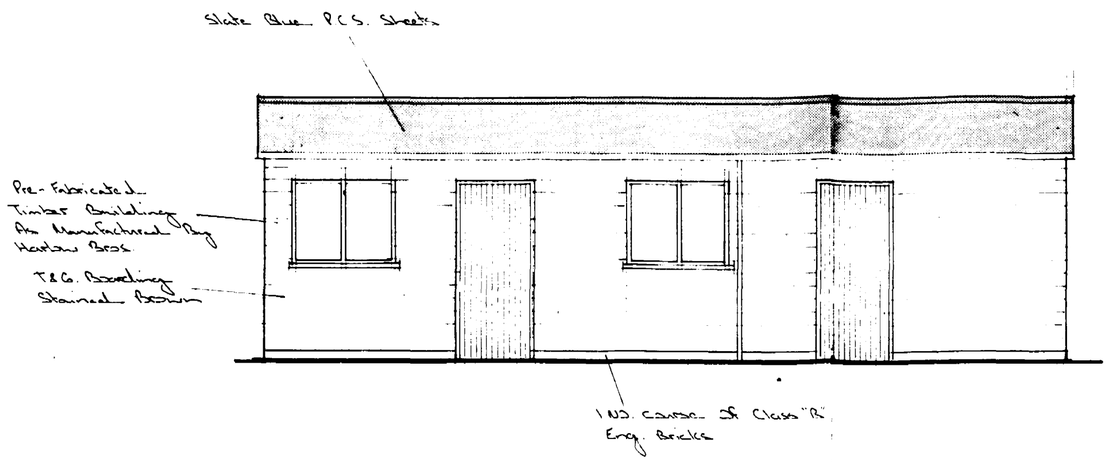
Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

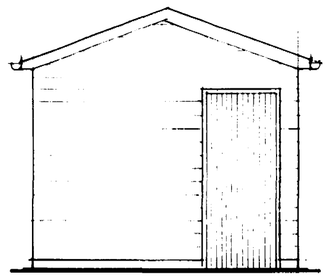
Yours faithfully

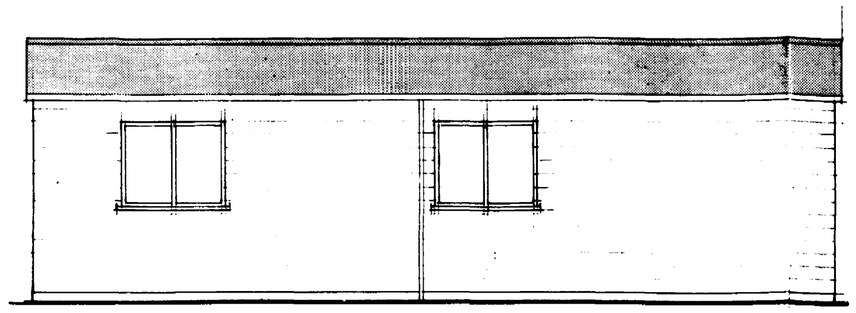
R F Morgan
Planning Engineer

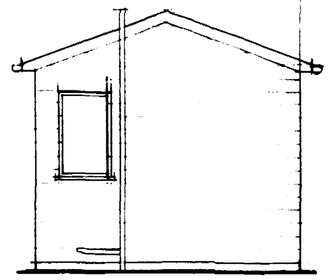
cc. Messrs Poddingtons, 43 Double Street, Spalding, Lincs, PE11 2AA - Agent

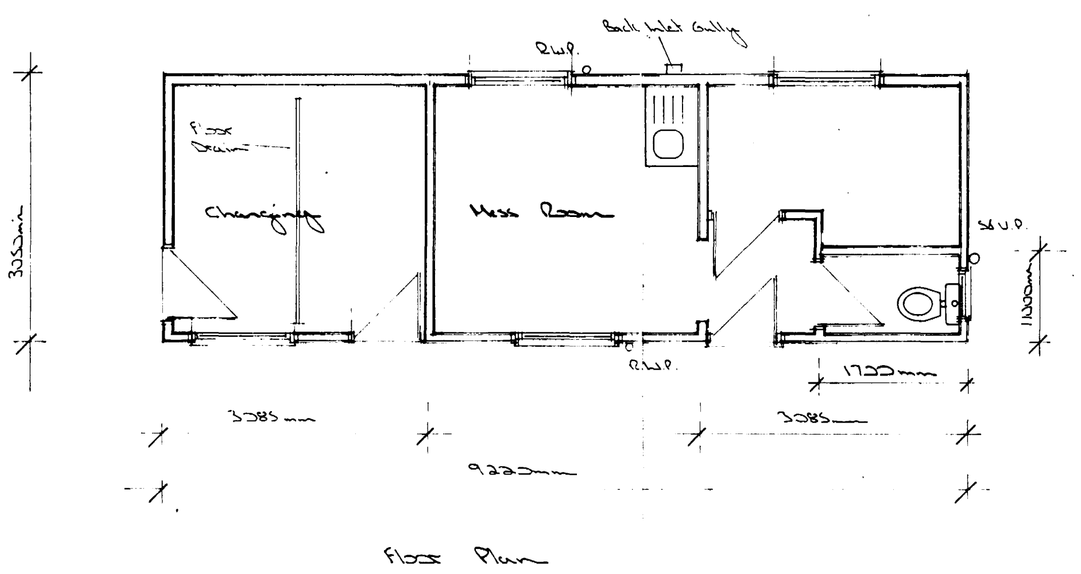
DES



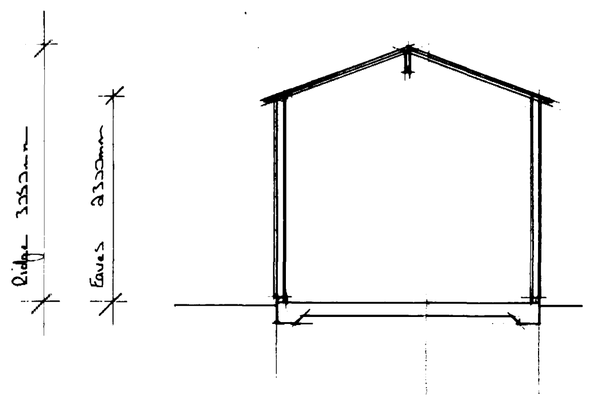








Floor Plan



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
architectural design consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 761856 768296

project
Proposed Changerooms, Mess Room Buildings
For.
Turners Turkeys Ltd

drawing
Plans & Elevations

scale	drawing no.
1:50	WK/2437/1
date	drawn
July 91	checked

N

REF

B1168

7 NO. TYPE B
7 NO. TYPE C
6 NO. TYPE D

THORN & LAUREL HEDGING

GATE

NEW RIVER GATE

16 NO. TYPE A
14 NO. TYPE B
4 NO. TYPE E

7 NO TYPE A
7 NO TYPE C
2 NO. TYPE E

TARMAC DRIVE

2 NO TYPE A
2 NO TYPE D
2 NO TYPE E

BOARDS DRAWN NO PLANTING WITHIN 7'1".

LAMBERT GAU...

2 NO TYPE B
2 NO. TYPE C
2 NO TYPE D

SUBSTANTIAL GROUPS OF TREES TO FRONT OF SITE TO BE MIXED SPECIES
SUGGESTED SPECIES - MAPLE, LIME, WHITEBEAM CRAG & ROWAN
TREES TO BE MIN PLANTING HEIGHT OF 6'-0"
EACH GROUP OF TREES TO HAVE 3 NO. SPECIES IN VARIOUS QUANTITIES AS SHOWN
TYPE A - MAPLE
TYPE B - LIME
TYPE C - WHITEBEAM
TYPE D - CRAB
TYPE E - ROWAN.

BLOCK PLAN scale 1/1250

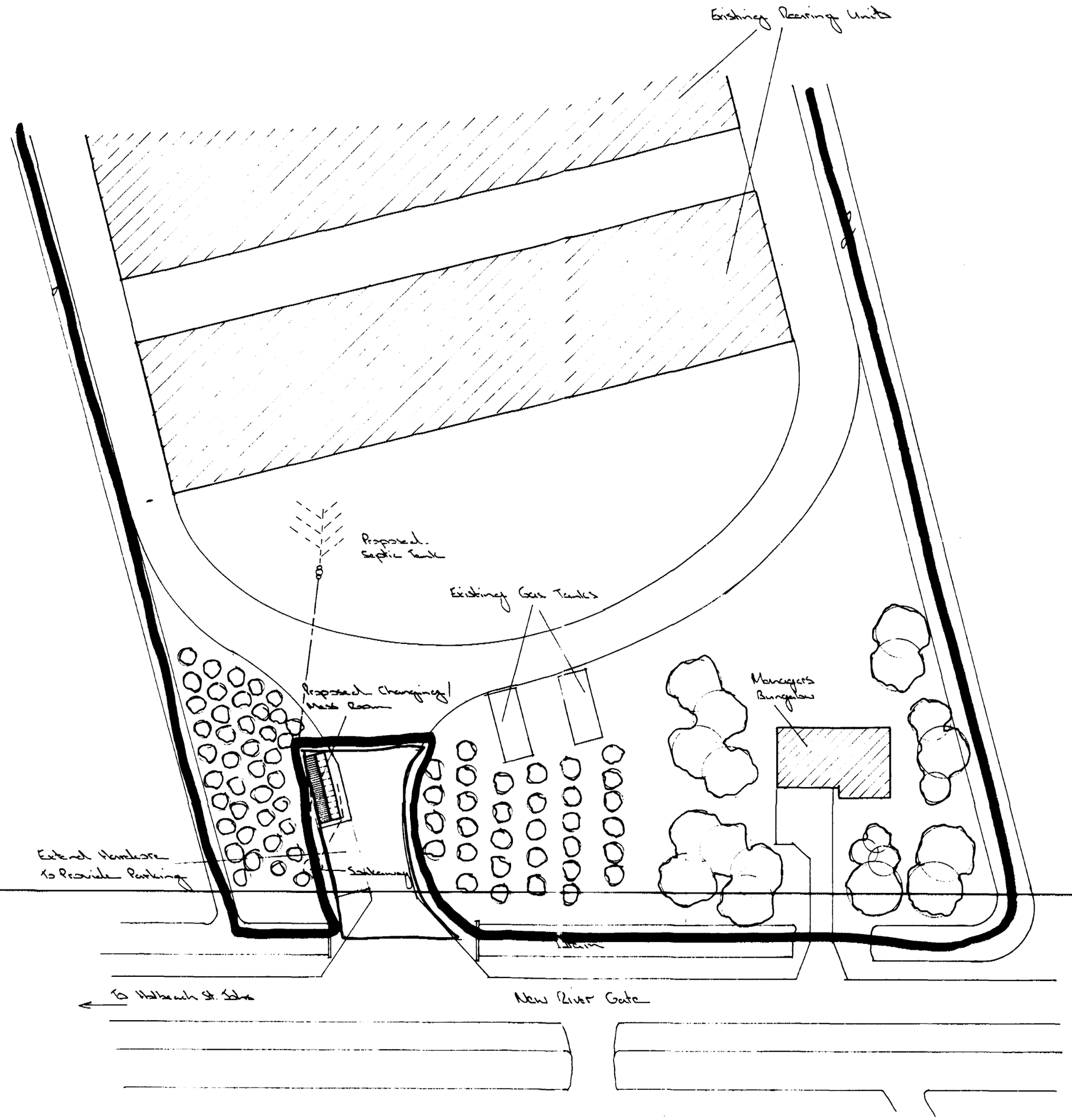
Poddington designs.
QUOIN HOUSE, KING'S ROAD,
SPALDING, LINCS. PE11 1QB
TEL : SPALDING 61856

TITLE
TURKEY REARING FARM AT NEW RIVER GATE, HOLBEACH ST. JOHNS, FOR TURNERS TURNERS LTD
LANDSCAPING DETAIL

REVISIONS
MAY 84 - AMEND LANDSCAPING
JUNE 84 - AMEND LANDSCAPING
JULY 84 - AMEND

DATE	DRAWN
November '83	Robert Guy
DRWG. No. RG/1173/3	SCALE 1/1250.

Admel A/Y/289



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street,
Spalding,
Lincs, PE11 2AA
Telephone:
Spalding (0775) 61856
68296
architectural design consultants

project
Proposed Changing/Mess Room
At.
The Turkey Farm, New River Gate, Holbeach St. Johns
For
Messrs Turners Turkeys Ltd.

drawing
Site Plan

scale
1:500

drawing no.
WBH/2456/1

date
October 91

drawn

checked