

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1068/92

Received: 09-NOV-92 Type: FULL

Name: Mr N O & Mrs J C Gavaghan
Newholme
Holbeach Drove
Spalding
Lincs, PE12 0PX

Agent: Mr N O & Mrs J C Gavaghan
Newholme
Holbeach Drove
Spalding
Lincs, PE12 0PX

Description: Agricultural building

Location : Newholme Holbeach Drove
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
19-NOV-92 H09/1068/92

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.

Willow Tree Farm

Drain

6011
2.51ha
6.98

8210
9.93ha
24.56

GLASS-
HOUSE

NEWHOLME

0006
5.74ha
1.42

0006
16.87ha
41.75

Drain

8200
10.10ha
75.27

1.7m



Greenway

West View

8880
120ha
32

The Nest

8175
336ha
81

8573

291ha
72 Five Acres

The Angles

7966
607ha
1.50

HOLPEACH DRIVE

3.1m

Jubilee Lodge

6745
1.22ha
3.60

Sandhurst

Dapline

9750
235ha

17.5 840
17.5 840
1935
SOL. PLAN. DET.
09 OCT 1992
REF 1068 92

PLANNING APPLICATION

For office use only

Application No. H09/1068/92

Date Registered

09 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. N.O. & MRS. J.C. GAVAGHAN
 NEWHOLME,
 HOLBEACH DRIVE,
 SPALDING, Lincs.
 PE12 0PX

Tel. No. 0406 330141

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE
 COPY

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEWHOLME, HOLBEACH DRIVE, SPALDING, Lincs. PE12 0PX.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

AGRICULTURAL BUILDING

Please complete

I attach

✓ Four copies of all plans

✓ an ownership certificate (see back page)

* a fee of

8.10.92

If you consider no fee is payable
 include a written explanation instead.
 Previous application No.

Signed... N.O. Gavaghan... Date

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 worksor This is an **outline** application

(✓)

✓

Now complete Parts
 3, 4 and 5 and an
 Ownership Certificate

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 Dwellings
(ii) Other new building ☒
(iii) Alterations or extension
(iv) Change of use

☐
☒
☐
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

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

125 sq. metres
6 metres
14 metres
10 metres

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

D. Please state type and colour of roofing materials.

PLASTISOL COATED METAL SHEETING - OLIVE GREEN
" " " " - GREY

E. Has a survey of the site been undertaken? State Yes or No

NO

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

AGRICULTURAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

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

B. The proposal does involve the felling of one or more trees

☒
☐

→ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☐

LAND DRAINS

NO.

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☒

→ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☐

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐

→ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s)

Is this application related to a previous submission?

☐

Application No.

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

Continue on separate sheet if necessary.

GENERAL PURPOSE STORE AND
PACKING BUILDING FOR FLOWERS.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

OWNER

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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

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

Signed N.O. Gawaghan (Applicant / Agent) Date 8-10-92

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

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed N.O. Gawaghan (Applicant / Agent) Date 8-10-92

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

Site features

Inspected by *DME*
Date *2/12/12*

Notice posted by *DME*
Date *2/12/12*

Accuracy

Other

*Part of industrial holding. Banglow to North + South
Essentially open countryside existing access road.*

Neighbours

Boundaries

Resident Notices required

Sent

Delivered

Case Officer Conclusions *DME 13/11*

*Building considered acceptable in view of appearance
No objections on part shown within building.
Neighbouring property will not be materially affected in any opinion.*

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstance
viz:

Change to Committee recorded

DELEGATED

Case Officer *DME*

Senior Officer *H*

Case Officer Recommendation

Approve

Refuse

Signed *M. J. [Signature]*

Conditions/Reasons
(continue overleaf)

① S021

② S027

Reason

① - 2 stated

Notes to applicant



Disabled
Outstanding RM
Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting Design Ext app Access Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

4 x 1:500 block plans showing the exact position of the building upon the site.
4 x 1:200 elevational plans (or other appropriate scale)
4 x 1:100 layout plans (or other appropriate scale)

DONE
22/10

Senior Officer authorised:

.....

Sent:

23/10

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~

Signed:

[Signature]

Further direction:

Precise details:

Amended description:

New valid date: 9/11/12

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant: Name.....

Order No

Other:

Case Officer

[Signature]

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 09 OCT 1992

Registration

Reference 1109/1068/92

Cross-Ref 121A

Date 12/10/92

Validation

TYPE Full

Earliest permission

Site area

No of dwellings

Floorspace 125

NO FEE IS PAYABLE AS THE NEW FLOORSPACE DOES NOT EXCEED 465 SQ. M.

curacy
complete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

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

Earlier permission Ref

RM

Previous
Current

Siting Design Ext app Access Landscaping

Index sheets 352

OS No's

Grid ref 537450 313040

Ward H

Parish HOLBEACH

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 873

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN LATH 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



Application no: H09/1068/92

Type: FULL

Applicant: Mr N O & Mrs J C Gavaghan
Tel: 0406 330141

Agent: Mr N O & Mrs J C Gavaghan
0406 330141

Description: Agricultural building

Location: Newholme
Holbeach Drove
Spalding
Lincs

Valid date: 09-NOV-92

Terminal date: 04-JAN-93

Target dates:

Target Committee: 18-NOV-92

To case officer 16-NOV-92

Report deadline: 04-NOV-92

Inspected by 19-NOV-92

Extra contacts 23-NOV-92

Report if not clear by 14-DEC-92

Case Officer:

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 125 M2

Category: Newbuild

Listed building:

Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	16-OCT-92	30-OCT-92
Cllr N P Judge MBE 0406 330300	16-OCT-92	30-OCT-92
Site/Press Advert MIN	21-OCT-92	11-NOV-92

L.C.C. - No objection for 11/11/92

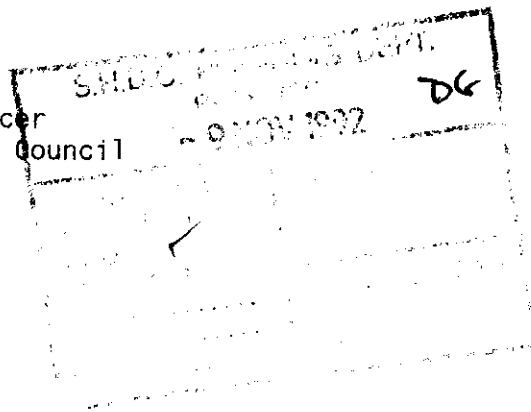
SITE DETAILS

Grid ref: 532950 313040

OS Sheets: 352

Parcel:

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



*National Rivers Authority
Anglian Region*

5th November 1992

Our Ref: GT/92/1/SH/0294

Dear Sirs

**PLANNING APPLICATION NO. H09/1068/92
FOR PROPOSED ERECTION OF AN AGRICULTURAL BUILDING AT NEWHOLME, HOLBEACH
DROVE, HOLBEACH FOR MR AND MRS N O GAVAGHAN**

With regard to the above-mentioned application received on 23rd October 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

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

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Yours faithfully

R F Morgan
Planning Engineer

ROGER HYDE
Regional General Manager

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

DS



Bars Bridge,
Bourne Road,
West Pinchbeck,
Spalding,
Lincs. PE11 3QW
Tel: 077587 555/400
Fax: 077587 679

9th November 1992

Our ref: MRS/CFW

Your ref: HO9/1068/92

For the attention of Mr. D.M. Gedney.
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE



Dear Sirs,

Re: Mr. N.O. & Mrs. J.C. Gavaghan
Agricultural Building

Further to your letter dated 22nd Oct., regarding the above mentioned planning application, please find enclosed herewith 4 sets of full elevational and site position plans.

We trust these are satisfactory, however should you require further details, please do not hesitate to contact us.

Yours sincerely

C. P. Warkiss

pp. M.R. Senior,
South Lincs Construction Ltd.

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161



Application no: H09/1068/92

Applicant: Mr N O & Mrs J C Gavaghan
Newholme
Holbeach Drove
Spalding
Lincs, PE12 0PX

Agent: Mr N O & Mrs J C Gavaghan
Newholme
Holbeach Drove
Spalding
Lincs, PE12 0PX

Description: Agricultural building

Location: Newholme
Holbeach Drove
Spalding
Lincs

Type: FULL



Date received: 09-OCT-92

22-OCT-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Four 1:500 block plans showing the exact position of the building upon the site.

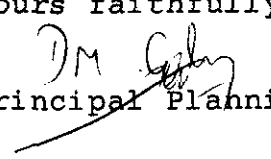
Four 1:200 elevational plans (or other appropriate scale).

Four 1:100 layout plans (or other appropriate scale).

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully,


Principal Planning Officer

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-E/1068/92/JAM

Your Ref.

Date 21 October 1992

Dear Sir,

FULL PLANNING APPLICATION - AGRICULTURAL BUILDING
NEWHOLME - HOLBEACH DROVE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration.

No Board's watercourse adjoins the site of the proposed building but I am sure you will be aware that the watercourse at the rear of your field is the Board's Tinsleys Drain. The Board's Byelaws as summarised on the enclosed standard conditions apply to this watercourse.

Prior to the installation of soakaway drainage systems, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

You are advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

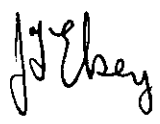
<u>Contribution</u>	<u>Percentage Fee</u>
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,

Mr. N.O. Gavaghan,
Newholme,
Holbeach Drove,
Spalding, Lincs.
PE12 OPX


ENGINEER TO THE BOARD

B. N 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



Application no: H09/1068/92

Applicant: Mr N O & Mrs J C Gavaghan
Newholme
Holbeach Drove
Spalding
Lincs, PE12 0PX

Agent: Mr N O & Mrs J C Gavaghan
Newholme
Holbeach Drove
Spalding
Lincs, PE12 0PX

Description: Agricultural building

Location: Newholme Holbeach Drove
Spalding Lincs

Type: FULL

Date received: 09-OCT-92

16-OCT-92

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 31-OCT-92. 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

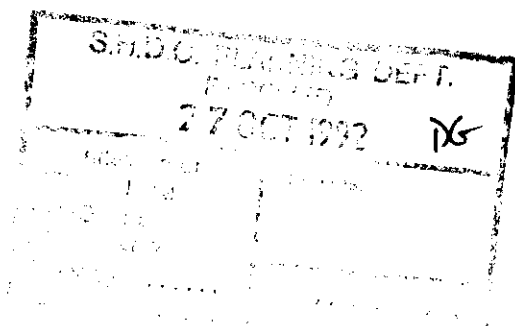
FOR PARISH COUNCIL USE ONLY

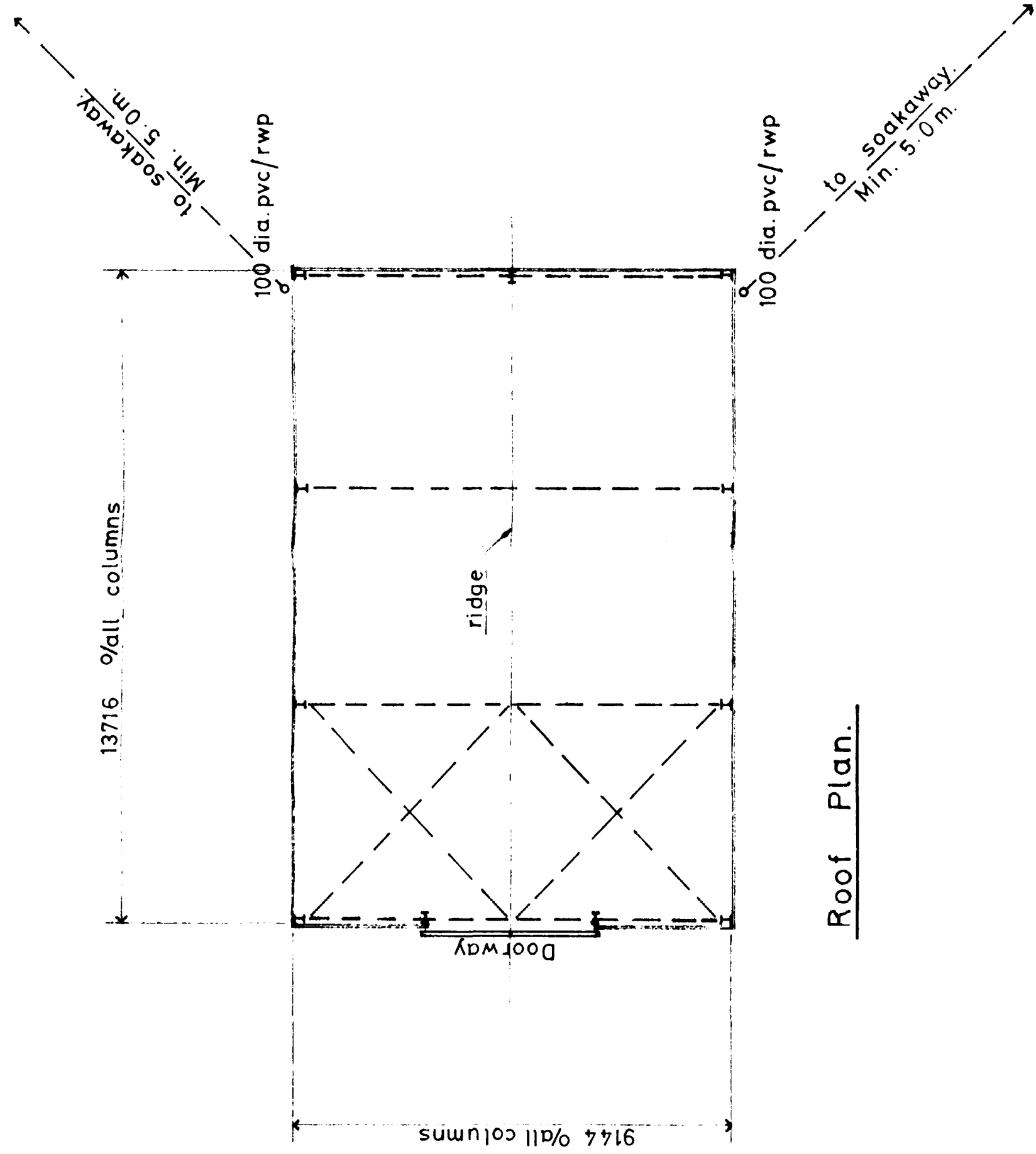
Comments:

Supported

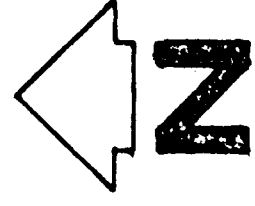
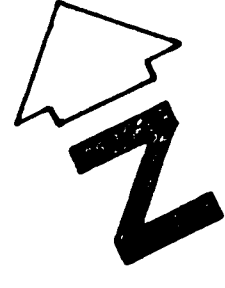
Signed:

MR Judge

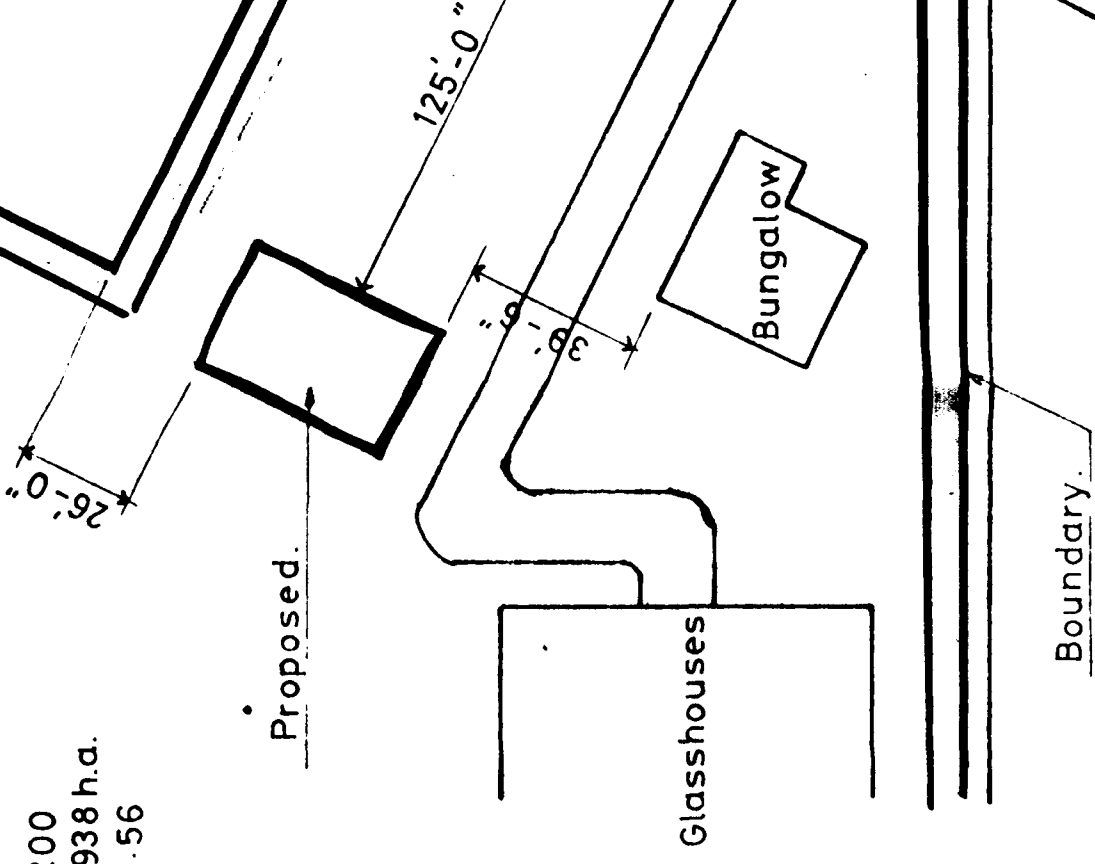




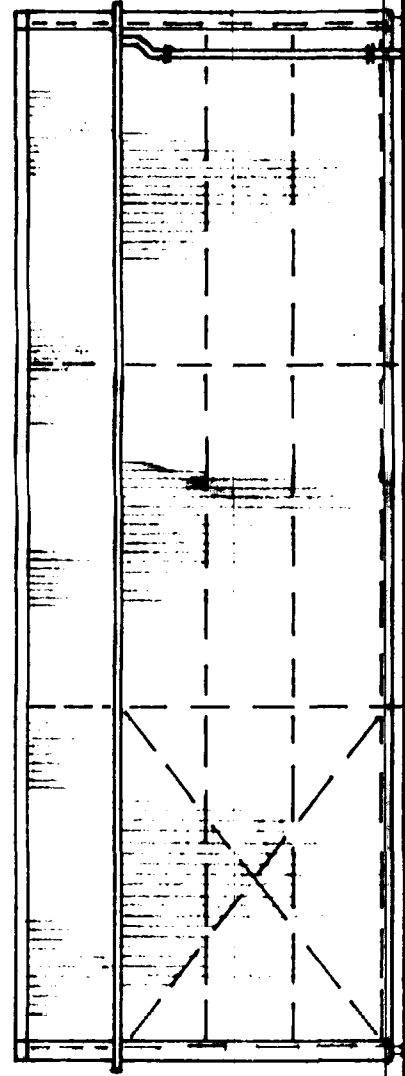
Roof Plan



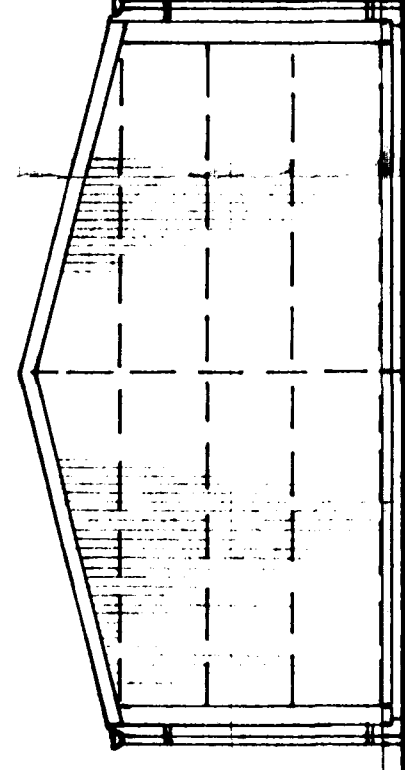
8200
9,938 h.a.
24.56



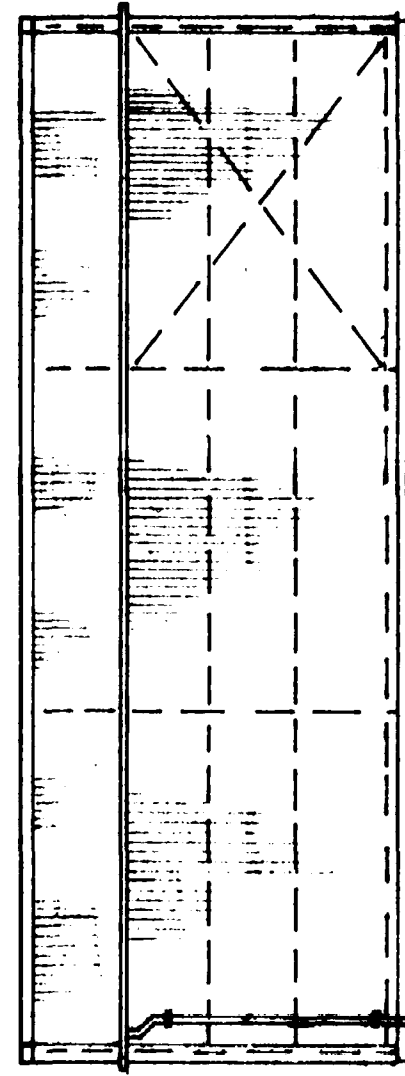
Site Plan - 1:500



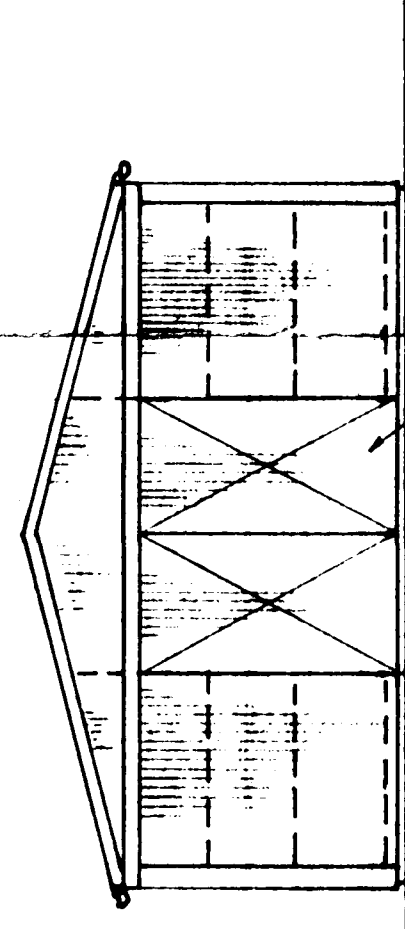
East Elevation



North Elevation



West Elevation



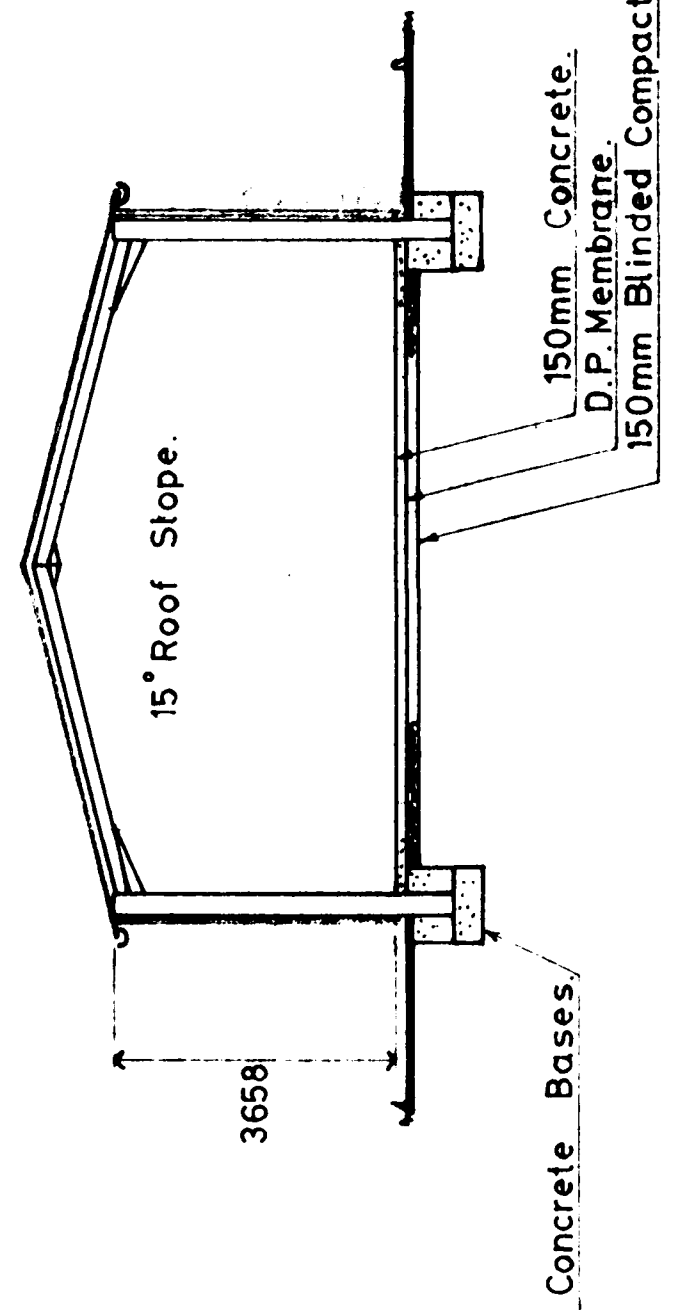
South Elevation

1 No. pair sliding doors
3658w. x 3353h. with plastisol
(mid green 12.B.27) infills.

Roof Cladding:
Single skin plastisol (light grey 10.A.05).

Rainwater Goods:
150 H.R. light grey p.v.c. gutters.
100 dia. light grey p.v.c. rwp.

Vertical Cladding:
Single skin plastisol (mid green 12.B.27)
down to lap ffl.



Typical Section Thru'

SOUTH HOLBEACH D.C.
PLAN DEPT
09 NOV 1992
REF...1068/92

REV

REMARKS

DATE

ALL WELDS
mm C.F.W.
UNO.

PAINT:

SOUTH Lincs
CONSTRUCTION LTD

Bars Bridge
Bourne Road
West Pinchbeck
Spalding
Lincs. PE11 3QW
Tel. 077587 555/400
Fax. 077587 679

CLIENT:
Mr. N.O. & Mrs. J.C. Gavaghan,
Newholme, Grove,
Holbeach, Lincs.

TITLE:

Proposed General Purpose
Agricultural Building.

DRAWN: JAS

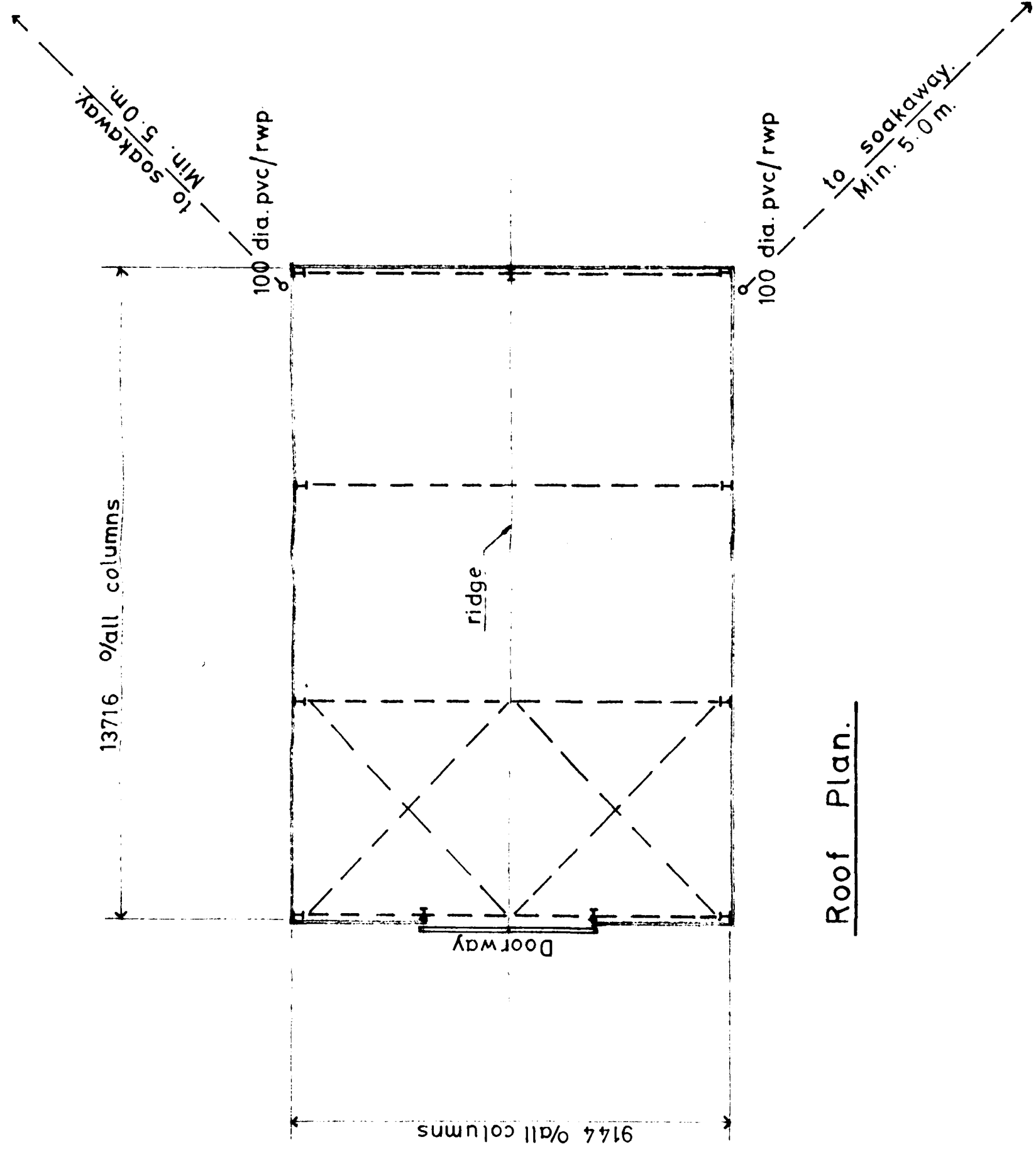
CHECKED: JAS

SCALE: 1:100 UNO.

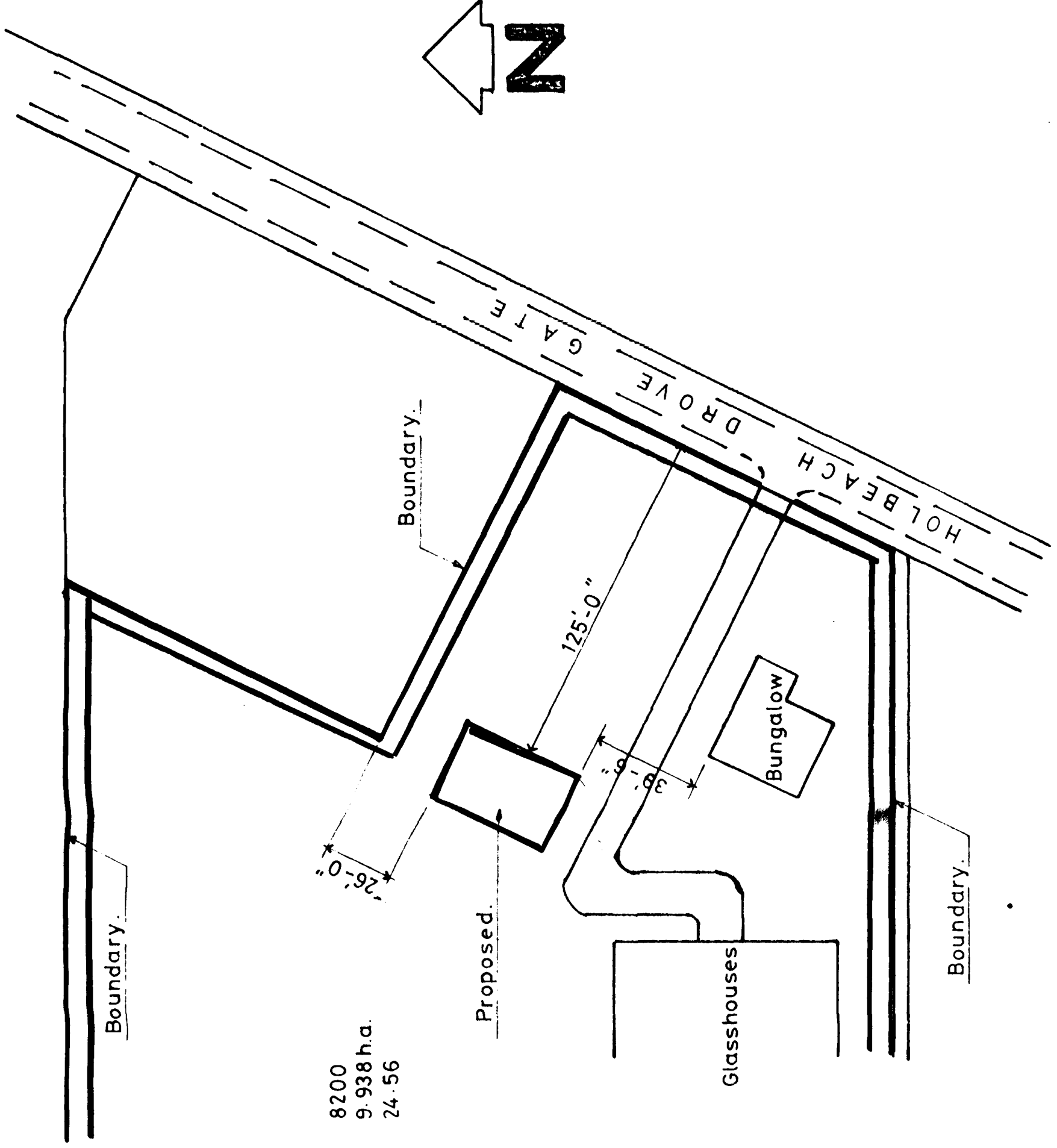
DATE: 5.11.92

DRAWING No. 00119/01

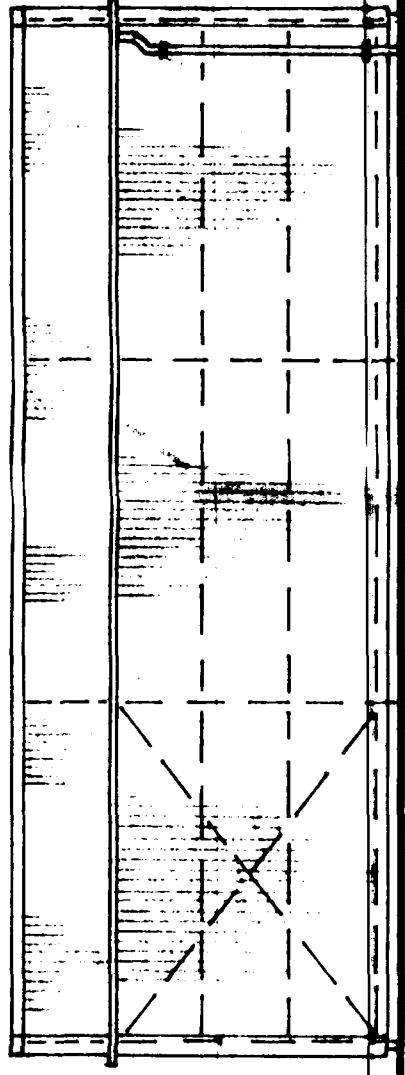
REV.



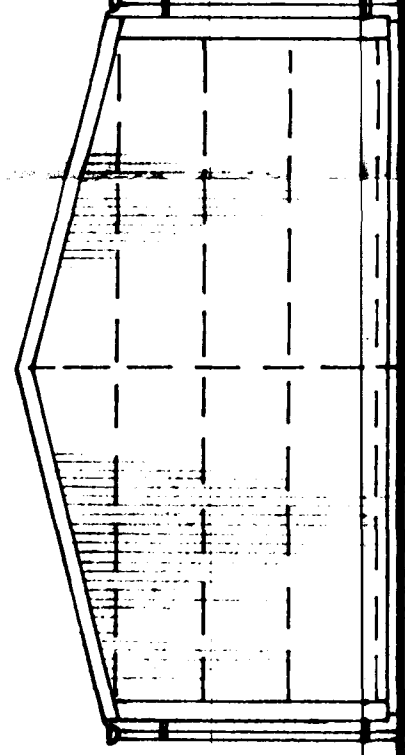
Roof Plan.



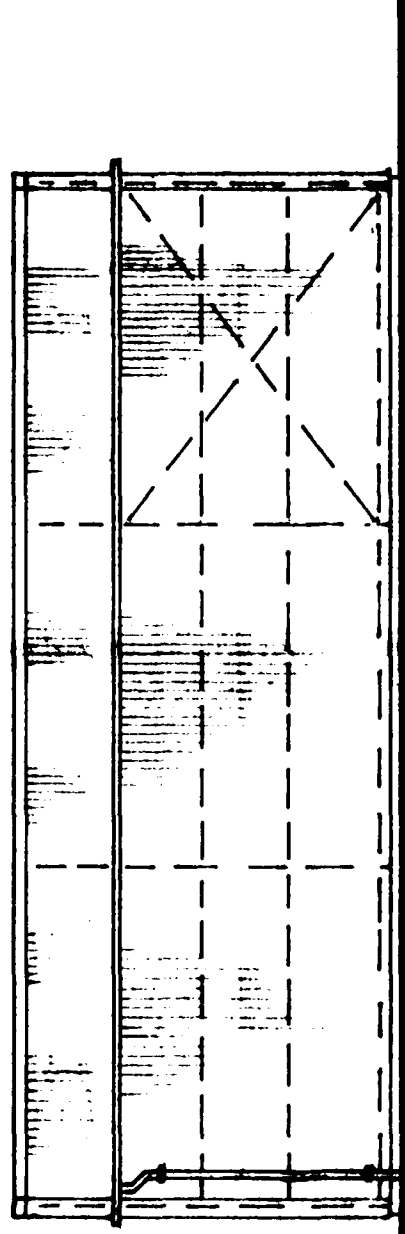
Site Plan - 1:500



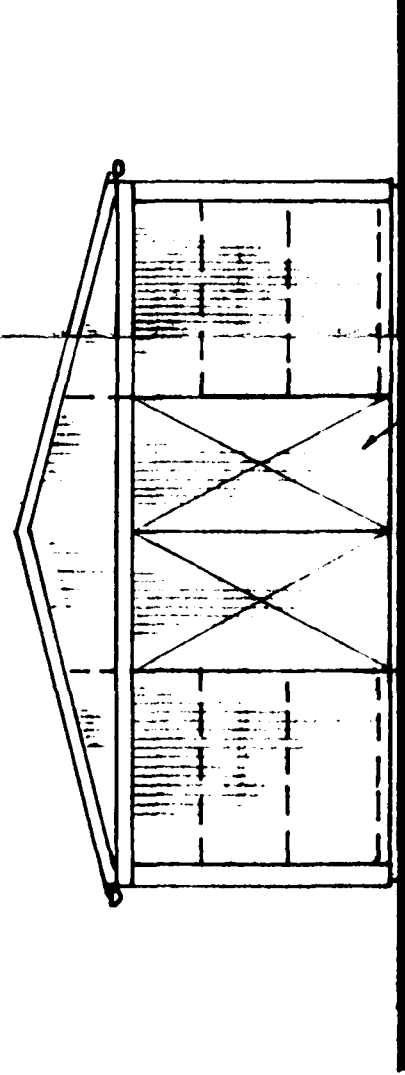
East Elevation.



North Elevation.



West Elevation.



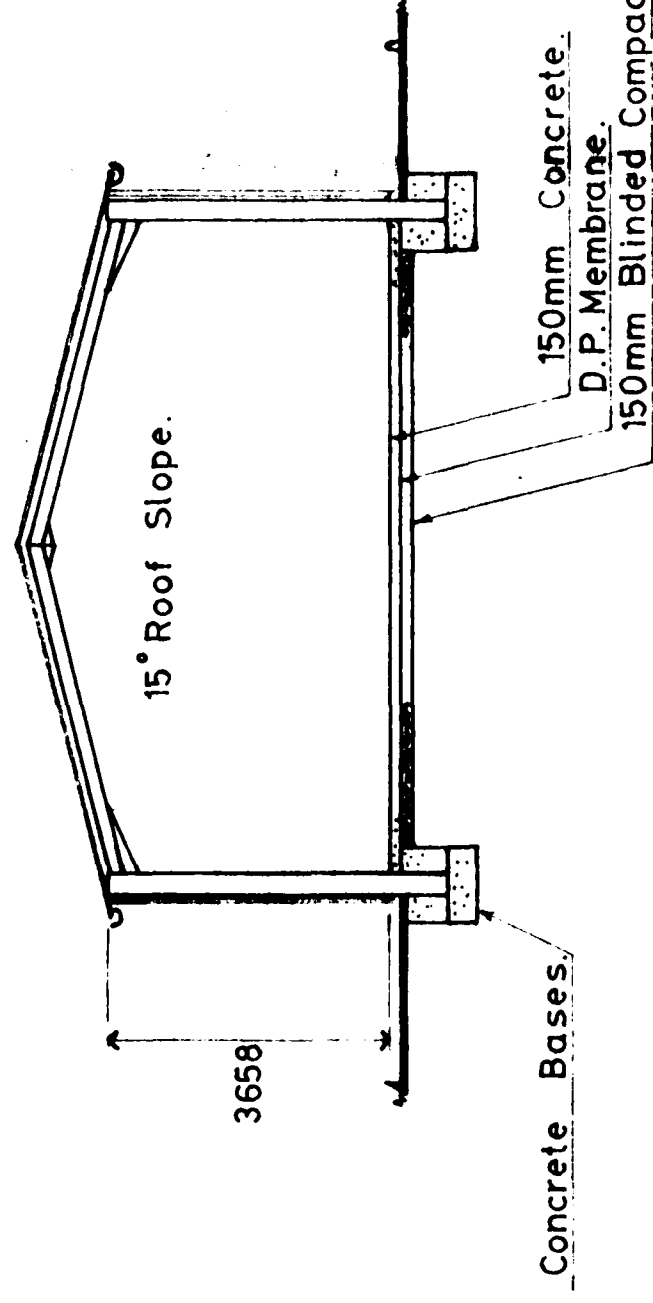
South Elevation.

1 No. pair sliding doors
3658w. x 3353h. with plastisol
(mid green 12.B.27) infills.

Roof Cladding:
Single skin plastisol (light grey 10.A.05).

Rainwater Goods:
150 H.R. light grey p.v.c. gutters.
100 dia. light grey p.v.c. rwp.

Vertical Cladding:
Single skin plastisol (mid green 12.B.27)
down to lap ffl.



Typical Section Thro'

SOUTH Lincs D.C.
PLAN DEPT
09 NOV 1992
REF: 1055/92

REV	REMARKS	DATE
ALL WELDS mm C.F.W. U.N.O.	PAINT:	
SOUTH Lincs CONSTRUCTION LTD		
Bars Bridge Bourne Road West Pinchbeck Spalding Lincs. PE11 3QW Tel. 077587 555/400 Fax. 077587 679		
CLIENT: Mr. N.O. & Mrs. J.C. Gavaghan, Newholme, Drive, Holbeach, Lincs.		
TITLE: Proposed General Purpose Agricultural Building.		
DRAWN: JAS	CHECKED: JAS	
SCALE: 1:100 U.N.O.	DATE: 5.11.92	
DRAWING No. 00119/01	REV.	