SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0184/02 Received: 28-MAR-02 Type: FULL

Name: Tulipland Potatoes Ltd
Fengate
Moulton Chapel
Spalding
Lincs PE12 0XL

Agent: D A Green & Sons Ltd
Structural Engineers
Whaplode
Spalding
Lincs PE12 6TL

Description: Potato storage building

Location : Fengate Moulton Chapel

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 No fixed plant and/or equipment (including cooling fans) shall be installed on or within the building without the prior written consent of the Local Planning Authority.

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

The determined plans are:
1:2500 site location plan and dwg. nos. 1830/GA1 & /GA2 received 28 March 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Head of Planning & Development
21 MAY 2002

H13/0184/02

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H13/0184/02 Received: 28-MAR-02 Type: FULL

Name: Tulipland Potatoes Ltd
Fengate
Moulton Chapel
Spalding
Lincs PE12 0XL

Agent: D A Green & Sons Ltd
Structural Engineers
Whaplode
Spalding
Lincs PE12 6TL

Description: Potato storage building

Location : Fengate Moulton Chapel

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 No fixed plant and/or equipment (including cooling fans) shall be installed on or within the building without the prior written consent of the Local Planning Authority.

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

The determined plans are:

Head of Planning & Development
17 MAY 2002

H13/0184/02

UNS 20-5-02.

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0552/93 Received:06-JUL-93 Type:PERMISSION RENEWAL

Name: J W Stanberry Ltd
Fengate Road
Moulton Chapel
Spalding
Lincs

Agent: J W Stanberry Ltd
Fengate Road
Moulton Chapel
Spalding
Lincs

Description: Erection of two potato storage buildings
(Renewal of outline planning permission H13/0570/90)
Location : Fengate Road Moulton Chapel
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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(i) Detailed drawings to a scale of not less than 1:100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(ii) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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.

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

4 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays nor between the hours of 6pm and 8am on other days.

Reason: To protect the amenities of this residential area.

5 Before the building is occupied space shall be provided within the site as shown on the submitted plan 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 Fengate Road.

6 Before any development is commenced, a scheme to provide screening on the eastern boundary of the site (including details of positions and heights) shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.

Reason: In the interests of the amenities of existing residential development in the locality.

7 The proposed vehicular loading and unloading area shall be constructed and surface, in accordance with details to be agreed in writing with the Local Planning Authority before development commences, and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the proposed buildings are brought into use.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

This permission is granted in accordance with the amended plans (drawing no. E65390-3A), received by the Local Planning Authority on 25 July 1990.

The applicant is informed that the power driven machinery referred to in Condition 3 includes forklift trucks.

Director of Planning and Building Control Services
20-AUG-93 H13/0552/93

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)

DPO

SOUTH HOLLAND
Internal Drainage Board

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-B/552/93/FES **Your Ref.** **Date** 1 July, 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - STORAGE BUILDINGS
FENGATE ROAD, MOULTON CHAPEL

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking a renewal of outline planning permission for development at the above location. The submitted details have been inspected and I set out below general advice for your consideration and attention.

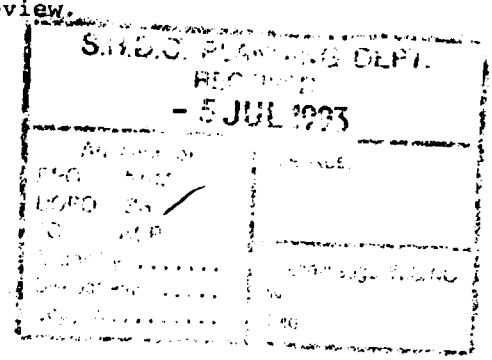
My records of the original application reveals that whilst it is anticipated roof water disposal would be via soakaways, I understand that the matter has yet to be resolved in respect of loading areas. The following general advice is given for your guidance at this time and I shall be pleased to meet you to finalize storm water disposal matters in due course.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Eaugate Drain situated some 500 metres to the East on the Eastern side of Engine Bank.

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.

You are advised that it is my Board's policy to seek a contribution where increased run-off is directed intc 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 £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.



N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H13/0570/90

DATE RECEIVED : 22 5 90

APPLICANT : J W Stanberry Ltd
Fengate Road
Moulton Chapel
Spalding
Lincs

AGENT : Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincs

TYPE : Outline GRID REF : 529930 319920

DESCRIPTION : Erection of two potato storage buildings

LOCATION : Fengate Road, Moulton Chapel, Spalding

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates :
(a) the expiration of five years from the date of this permission
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which they relate shall be carried out until these matters have been approved, viz:
(i) Detailed drawings to a scale of not less than 1:100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
(ii) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: No such details have been submitted.

/Cont...

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

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.

4 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays nor between the hours of 6 pm and 8 am on other days.

H13/0550/90

Reason: To protect the amenities of this residential area.

5 Before the use is commenced, space shall be provided within the site as shown on the attached plan 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 Fengate Road.

6 Before any development is commenced, a scheme to provide screening on the eastern boundary of the site (including details of positions and heights) shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.

Reason: In the interests of the amenities of existing residential development in the locality.

7 The proposed vehicular loading and unloading area shall be constructed and surfaced, in accordance with details to be agreed in writing with the Local Planning Authority before development commences, and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the proposed buildings are brought into use.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

B Smith

District Planning Officer
30 August, 1990 (C)

/Cont...

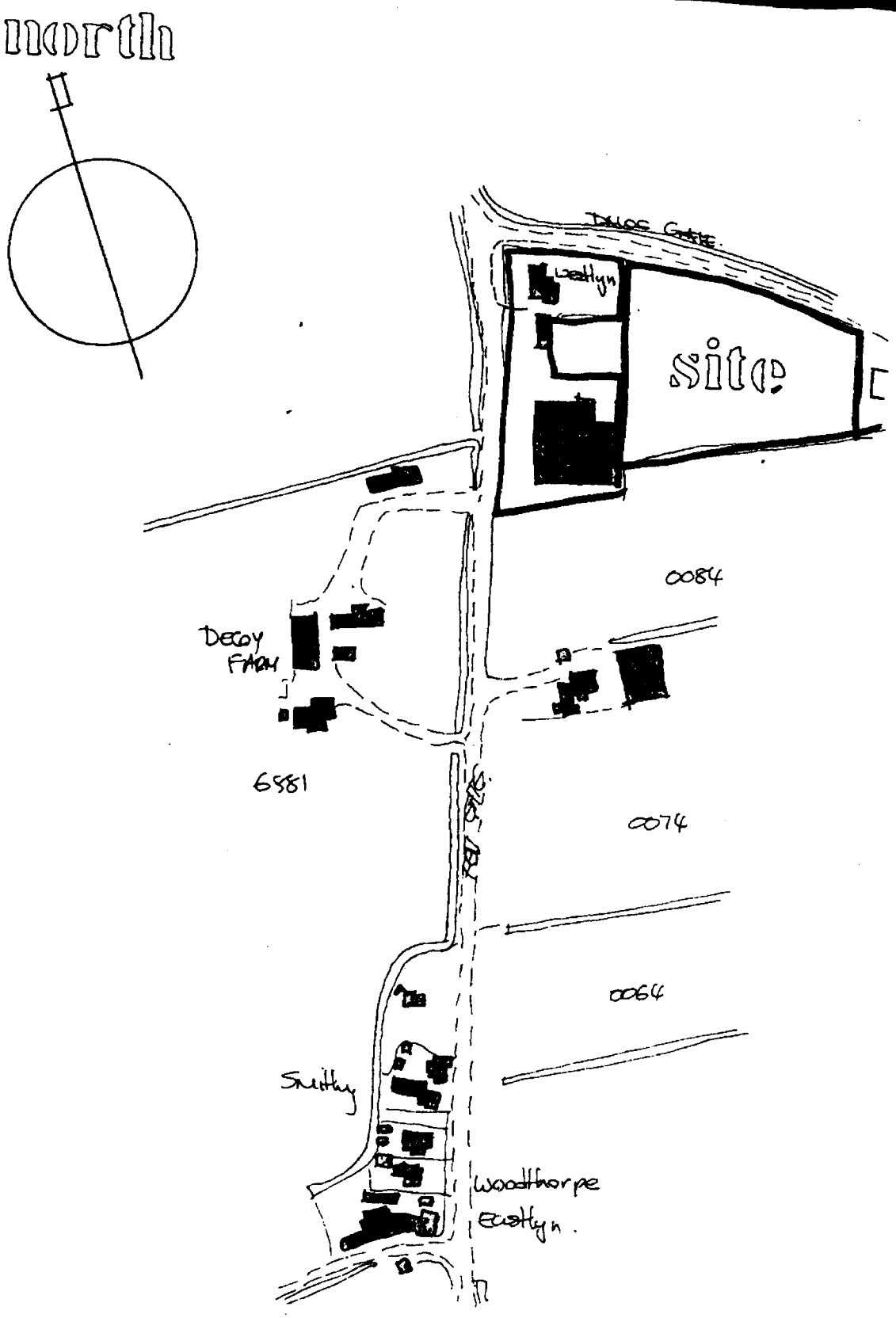
Cont/...
H13/0570/90

Notes

1 This permission is granted in accordance with the application submitted as revised by the drawing no. F65390-3A received by the Local Planning Authority on 25 July, 1990.

2 The applicant is informed that the power driven machinery referred to in Condition 4 includes forklift trucks.

H13/0570/90



location plan

SCALE 1:2500

APPLICATION REFERENCE: H13/0570/90 DATE RECEIVED: 22 May 1990

APPLICANT: J W Stanberry Ltd
Fengate Road
Moulton Chapel
Spalding
Lincolnshire

AGENT: Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincolnshire

TYPE: Outline

DESCRIPTION: Erection of two potato storage buildings

LOCATION: Fengate Road, Moulton Chapel, Spalding, Lincolnshire

Parish Council: Whilst supporting this application, the Council feels the Planning Authority should be satisfied the proposed buildings are so sited as not to inconvenience the occupants of the adjacent bungalow.

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE: Outside IBD.
Structure Plan Policies 18 and 97.
Circular 14/85 - "Development and Employment".
Circular 2/86 - "Development by Small Businesses".
Circular 16/84 - "Industrial Development".
Circular 22/80 - "Development Control Policy and Practice".
Planning Policy Guidance Note 4, 1988.

Previous Decisions: H13/0997/87 - Proposed extension to agricultural store - Fengate, Moulton Chapel - Permitted.

PLANNING ISSUES

1 The determining issues in this particular case are:
(a) Whether the proposal is acceptable on policy grounds.
(b) The sites relationship to the existing bungalow to the east.

2 The site is currently agricultural land. Application is for two potato storage buildings, to be used in association with the existing Agri-business on site. The applicants have stated that they will be used for the storage of potatoes and that the activities involved include loading/unloading, involving a forklift truck. The work tends to be seasonal and the working hours are usually between 8.00 am and 6.00 pm. The proposal will involve two to three additional lorries per day on average, and the loading/unloading area will consist of a hard surface.

3 An existing bungalow is located immediately to the east of the site. The bungalow to the north west is part of the business premises.

4 Structure Plan Policy states that there should be a presumption against new industrial development in the open countryside, and Department of Environment Circular advice states permission should be granted, unless there are specific and convincing objections, such as intrusion into open countryside, noise, excessive traffic generation etc. Since this application relates to the development of an existing business on this site, the application is acceptable in principle.

CONCLUSIONS

1 The proposal will not, in my opinion, constitute a material visual intrusion subject to satisfactory landscaping of the site.

2 I have discussed the proposal with Environmental Health, given the sites relationship to the existing bungalow to the east. The applicants have resited the second store so that it acts as a buffer in relation to the vehicular loading/unloading area. On this basis, it is my opinion that the proposal is acceptable subject to conditions being imposed relating to the use of noisy machinery at unsocial hours, and also screening of the eastern boundary.

3 County Highways raise no objections to the proposal, subject to the vehicular loading/unloading area being laid out as shown on the plan accompanying the application.

PLANNING OFFICER'S RECOMMENDATION - Grant Permission.

1 The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which they relate shall be carried out until these matters have been approved, viz:
   (i) Detailed drawings to a scale of not less than 1:100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
   (ii) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

2 SC27 - (implementation of planting).

3 SC54 - (machinery hours).

4 F7 - (loading, unloading and parking).

5 Before any development is commenced, a scheme to provide screening on the eastern boundary of the site (including details of positions and heights) shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.

6 The proposed vehicular loading and unloading area shall be constructed and surfaced, in accordance with details to be agreed in writing with the Local Planning Authority before development commmences, and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the proposed buildings are brought into use.

Reasons

1 No such details have been submitted.

2 Standard.

3 Standard.

4 F7.

5 In the interests of the amenities of existing residential development in the locality.

6 To ensure a satisfactory development in the interests of the amenities of the locality.

NOTES

1 SN1 - (amended plans) ... drawing number E65390-3A, received by the Local Planning Authority on the 25 July 1990.

2 The applicant is informed that the power driven machinery referred to in Condition 3 includes forklift trucks.

BROADGATE
EXCLUSIVE HOMES

DG 29/8 cty

S.H.D.C. PLANNING DEPT.
RECEIVED
15 AUG 1990

Attention of
OPO NPM
DOPO SS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Officer
District Council
wer
nue

10th August 1990

Dear Sirs,

Re: H13/0570/90 Erection of two potato storage buildings
Fengate, Moulton Chapel.

With reference to your letter dated 30th July 1990. We reply to the four points you raise as follows :-

1. The vehicular loading and unloading area will be of concrete construction.

2. The activity on the site will be the storage of potatoes with vehicles delivering and collecting ware from the site. Generally activity will be during normal working hours 8.00am to 6.00pm.

3. The development will generate approximately two or three extra lorries visiting the site per day on average.

4. It is not invisaged any plant or equipment will be used on the site other than a fork lift truck.

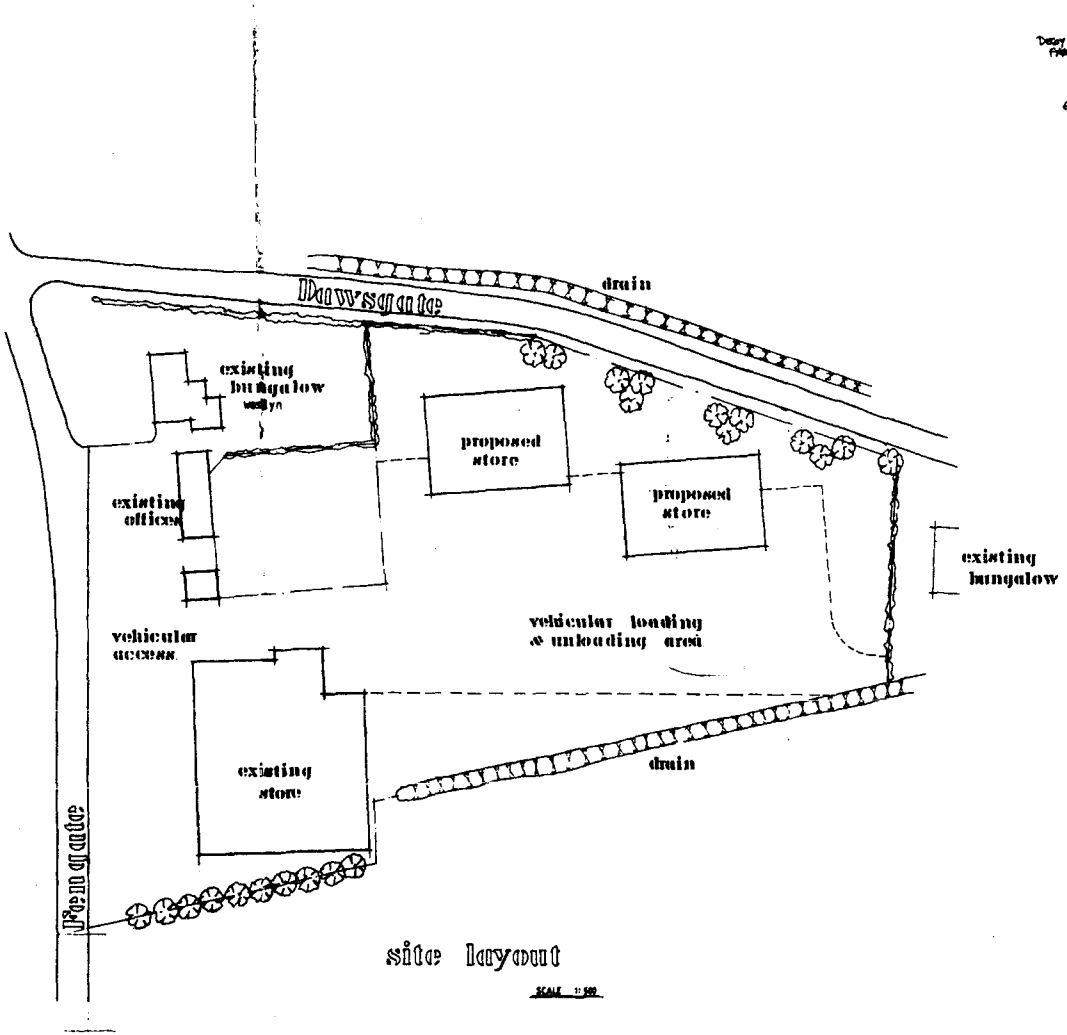
Your letter dated 12th July 1990 requested we relocate the building to form a buffer at the Eastern boundary and our plans sent to you on the 24th July 1990 show this. In addition the applicants are prepared to plant a conifer hedge along the Eastern boundary.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

J.H. SNEATH

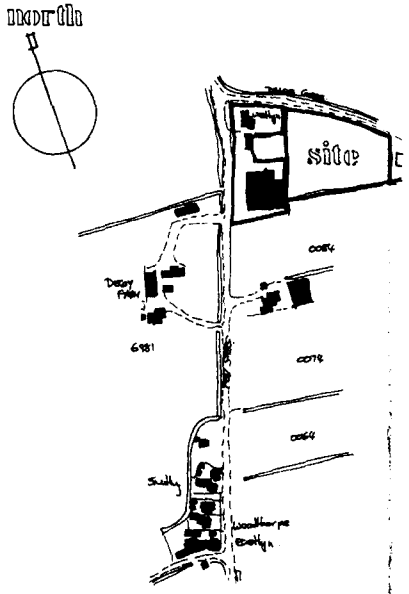
Broadgate Builders
Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincs. PE12 6DB Tel: (0406) 380532 Fax: (0406) 380014
Registered in England No. 1242 542

BUILDMARK 10 year new home warranty Only from NHBC



site layout

SCALE 1:500



location plan

SCALE 1:2500

PLANNING DEPT.
27 MAY 1990
REF. 0570/90

NOTES

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380382.

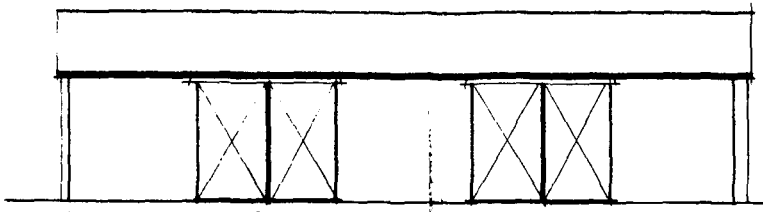
TITLE
proposed storage building
PEN GATE
MOULTON CHAPEL
for J W STANBERRY LTD

DATE MAY 1990	DRAWN N. CHAPLAIN
DRWG. no. E03990-3	SCALE As Shown

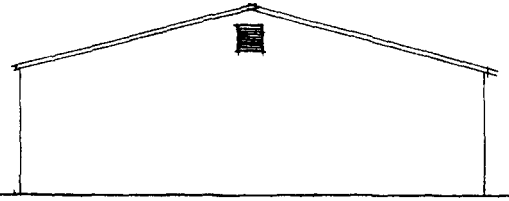
REVISIONS	DES.	DATE	INIT.

PLANNING | BUILDING REGS.
CHECK BY

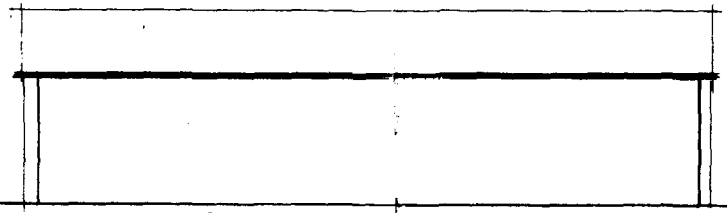
THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



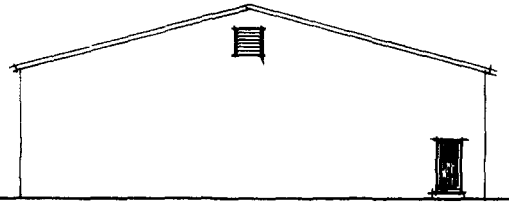
front elevation



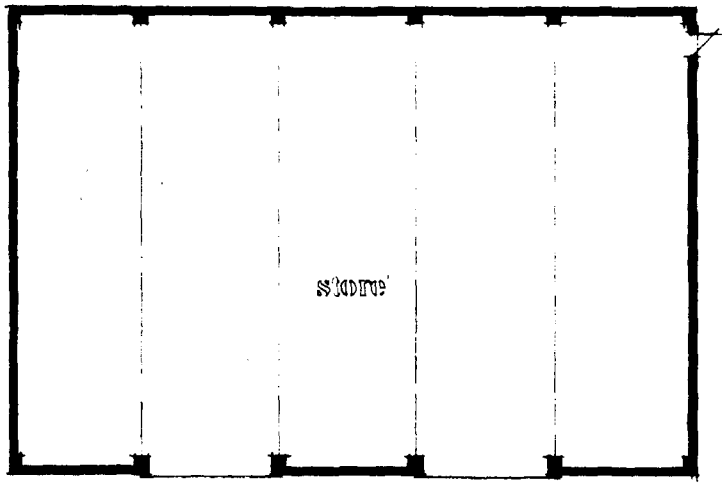
side elevation



rear elevation



side elevation



plan

SOUTH HOLLAND D.C.
PLAN DEPT.
24 MAY 1990
REF..... S/0780...

NOTES

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380888.

TITLE
general storage building

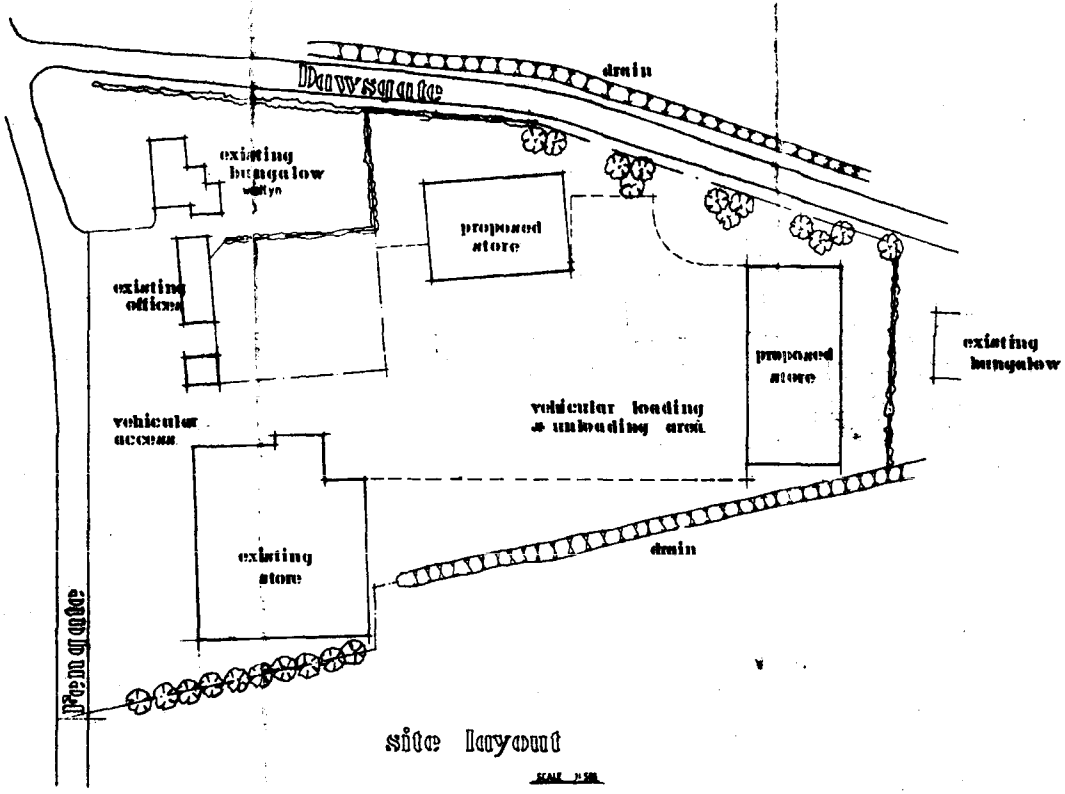
LOCATION PLAN ONLY!

DATE July 1990 | DRAWN M. Gatenby
DRWG. No. 806390-2 | SCALE 1:100

REVISIONS	DES.	DATE	DES.

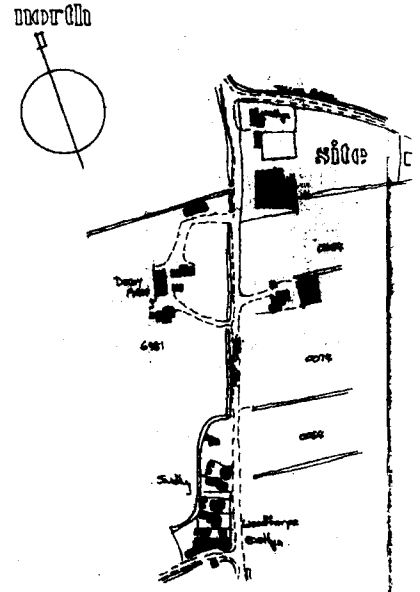
PLANNING | BUILDING REGS.
CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



site layout

SCALE 1:500



location plan

SCALE 1:2500

AMENDED PLAN
Ref. H/S/620/80

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380000.

TITLE
proposed storage building
FEN GATE
MOULTON CHAPEL
for J W STANBERRY LTD

DATE MAY 1980	DRAWN M. CHESTNUT
DRWG. No. 80/620-3 A	SCALE As SHOWN

REVISIONS	DESCRIPTION	DATE	DRAWN
A	Boundary marked for clarity	15/8/80	MC

PLANNING

BUILDING REGS.

CHECKED BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.