FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0498/93 Received:28-MAY-93 Type:FULL

Name: Direct Garden Supplies
Glenside South
Pinchbeck
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Extension to offices

Location : Glenside South Pinchbeck
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.

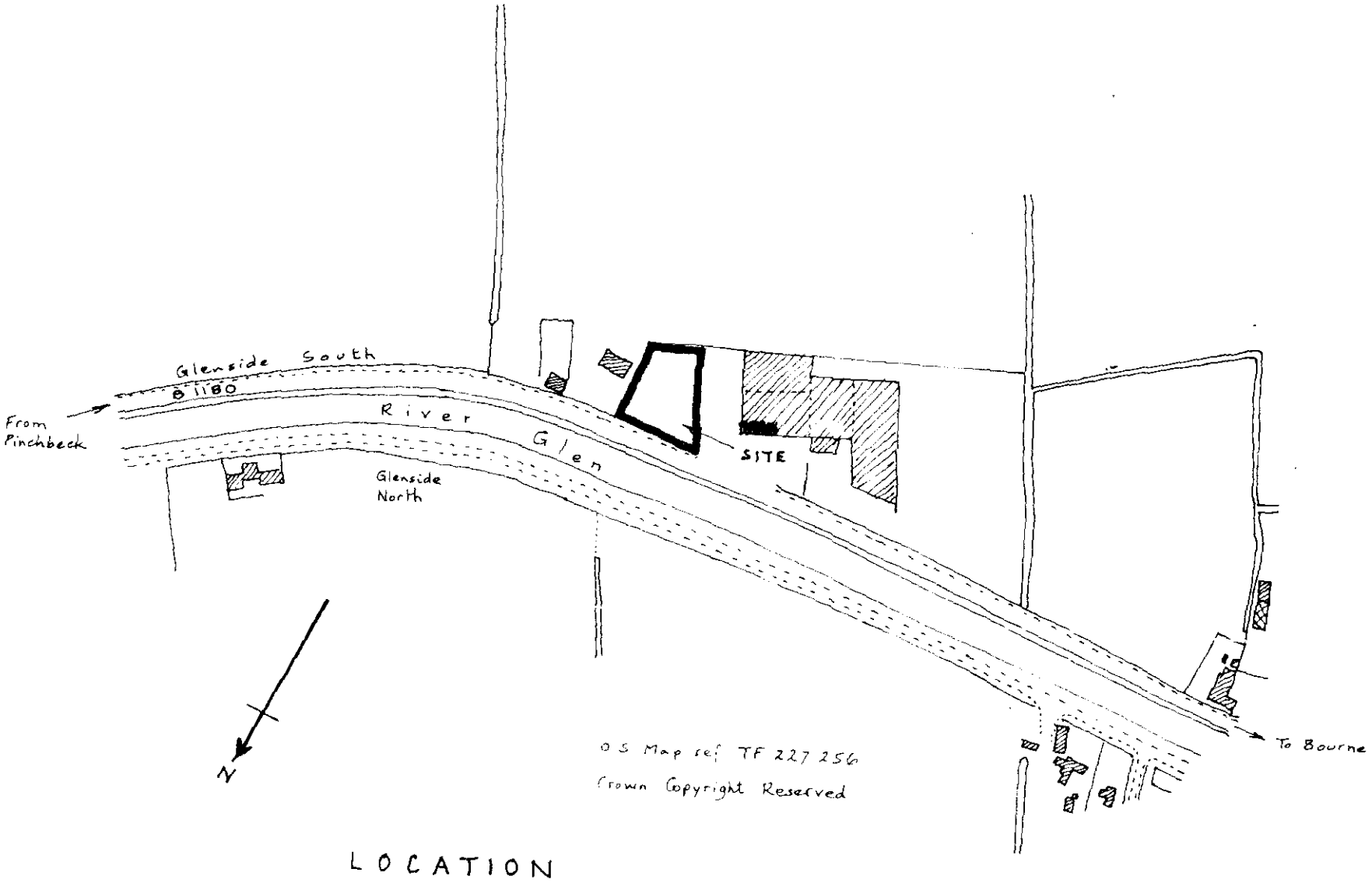
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
02-JUL-93 H14/0498/93

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)



LOCATION

BUILDING DESIGN and PLANS

ALWYN ROFFE,
1, Green Lane,
SPALDING, Lincs. PE11 2YB

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0498/93.

Date Registered 28 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Direct Garden Supplies
Glenside South,
PINCHBECK.

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Glenside South, PINCHBECK.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to Offices

Please complete

Signed A. Roffe Date 28th May 1993

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £600 — If you consider no fee is payable include a written explanation instead.

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. Please state site area (in all cases)	1.135 hectares
B. If building works are proposed, please state extra floor space to be created:	298 sq. metres
C. Please state size of any new structure:- (a) max. height:	7.7 metres
(b) max. length:	19.4 metres
(c) max. width:	18.6 metres
D. Please state type and colour of materials for facing external walls:	second hand bricks to match
E. Please state type and colour of roofing materials.	Marley Groveberry - Antique Red
F. 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. — offices / Industrial

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 car parking areas

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	soakaways
B. For estate developments, please state how highway surface water will be disposed of	—
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.	[ ]	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H14/0765/88

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

Continue on separate sheet if necessary.

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	364 sq. m.			Previous total gross floor space	67 sq. m.		
This new total includes the following net floorspace:							
Retail	— sq. m.	Office	364 sq. m.	Indistrial	— 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?	20 10		various part time
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	—		
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.	parking of horticultural items no plant or machinery		
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: YES		
If so, please explain the relationship	Improvement		
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: No		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	—		
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)	Existing hard standing		
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)	2/3 for six months period of year		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	private		
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?			

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 A. Roffe. ~~(Applicant~~ / Agent) Date 28/5/93

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 A. Roffe. ~~(Applicant~~ / Agent) Date 28/5/93

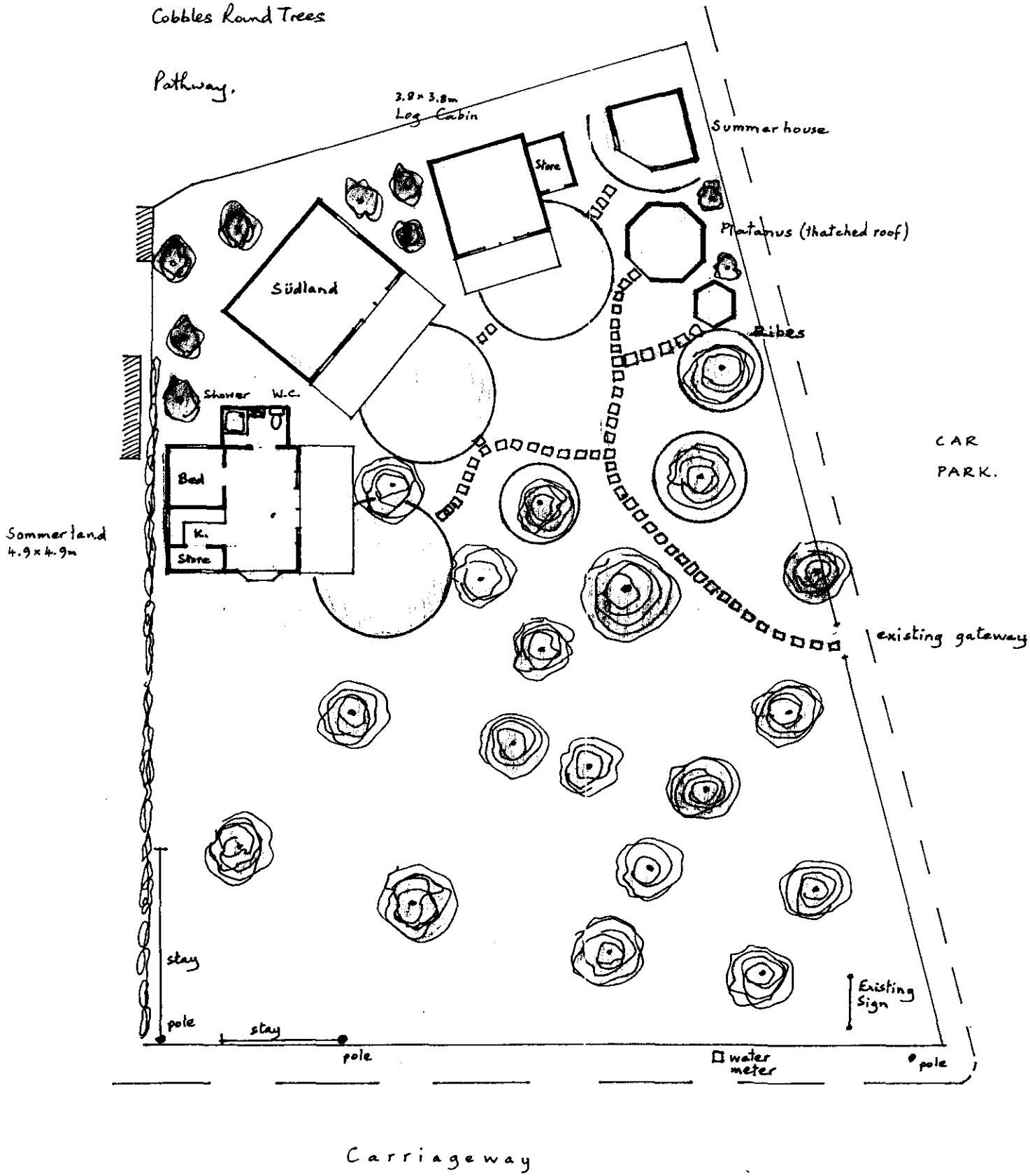
Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant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

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

Paved Patios

Cobbles Round Trees

Pathway.



Site Layout - Scale 1:200 - May 1997

Direct Garden Supplies,

Glenside South, PINCHBECK

BUILDING DESIGN and PLANS

ALWYN ROFFE,
1, Green Lane,
SPALDING, Lincs. PE11 2YB
tel : 01775 - 723 680

ADMIN RECORD SHEET

Init.

Submitted Fee £ 600·00

Receipt No P2744

Date first Rec'd 28 MAY 1993

Registration

Reference H14/0498/93

Cross-Ref R

Date 1/6/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 298

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

Description to be recorded

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

Fees
Correct fee £ 480
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £ 120
Receipt No
Voucher No
Date
Date

Information

Index sheet 144
Grid ref 522640 392540.

Ward M
Parish Pinchbeck.

Inside IBD YES
Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
Dist Bound
Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1370

Linked to property Ref

Planning Records:
Earlier apps 813/90.
765/88
646/87.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJM
Date 8-6

Site Notice posted by PJM
Date 8-6
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Offices on front, visible from access.
Northern hedge to road partage.
ok

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) / Refuse (or equiv)

Signed PJM Date 30-6

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

PM 2-6. Red line on 1:500 doesn't include all new offices

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

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

Senior Officer Confirmed ...PM..... Date..... Recorded DC....

BRIA. 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

H14/0498/93
FULL

Applicant: Direct Garden Supplies
Tel:

Agent: A Roffe
0775 723680

Description: Extension to offices

Location: Glenside South
Pinchbeck
Spalding
Lincs

Valid date: 28-MAY-93
Target dates:
To case officer 04-JUN-93
Inspected by 11-JUN-93
Extra contacts 18-JUN-93
Report if not clear by 02-JUL-93

Terminal date: 23-JUL-93
Target Committee: 13-JUL-93
Report deadline: 29-JUN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 298 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Site/Press Advert MIN		08-JUN-93	29-JUN-93	
Clerk to Pinchbeck P	0775 723838	02-JUN-93	16-JUN-93	ok
Cllr T Bray	0775 723794 (Of	02-JUN-93	09-JUN-93	
Cllr Mrs P J Buffham		02-JUN-93	09-JUN-93	

SITE RECORD

Grid ref: 522640 325640
OS Sheet: 144 Parcel:

A C C - No objections JR cB 10/6/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
i ng & 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 : P2744
Date received : 01-JUN-93

Received from

Direct Garden Supplies

Address

Glenside South
Pinchbeck
Spalding
Lincs

Fee paid	£	600.00
VAT	£	0.00
Total received	£	600.00

Cash/Cheque : Cheque

Signed.....S A NICKS.....
(Authorised Collector)

FILE COPY

AN SMITH Dip TP MRTPI
rector of Planning & Building Control Services
lanning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0498/93

Applicant: Direct Garden Supplies
Glenside South
Pinchbeck
Spalding
Lincs

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Extension to offices

Location: Glenside South Pinchbeck
Spalding Lincs

Type: FULL

Date received: 28-MAY-93

02-JUN-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 16-JUN-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

W H Cunnington

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUN 1993

Attention of
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUN 1993 PJ

17th June 1993

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

NRA
National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0155
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H14/0498/93

PROPOSAL: EXTENSION TO OFFICES
LOCATION: GLENSIDE SOUTH, PINCHBECK
APPLICANT: DIRECT GARDEN SUPPLIES

I refer to your consultation received on 3rd June 1993.

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

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

Advice to Applicant

The applicant is advised to obtain professional advice as to whether the tank and its associated soakaway system is adequate to accept the additional drainage resulting from this development.

If the system is found to not being adequate an acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with

contd ...

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

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

Yours faithfully

R.Morgan
Planning Engineer

FILE COPY

Alwyn Roffe,
1 Green Lane,
Spalding,
Lincs.
PE11 2YB.

Mr P Udy

SAW/NRM/JJ
H14/0498/93
23 May 1997

Dear Sir,

DIRECT GARDEN SUPPLIES LTD, GLENSIDE SOUTH, PINCHBECK.

I reply to your letter dated 16th May 1997 with respect to the above property.

It is my informal opinion that planning permission is required to use the land to display the proposed buildings since it is considered that change of use of the land will occur.

I advise that the fee will be £180.00 per 0.1 hectare.

No doubt the display models will change over time and therefore it will be appropriate if you show on your application an overall landscaping and layout framework so that when the buildings are changed the overall appearance of the site remains substantially the same.

Yours faithfully

N Midlen
Development Control Manager

A. ROFFE

BUILDING DESIGN AND PLANS

1, Green Lane,
SPALDING,
Lincs. PE11 2YB Tel: (01775) 723680

19 MAY 1997

16th May 1997

Dear Sirs,

Direct Garden Supplies Ltd.,
Glenside South, Pinchbeck.

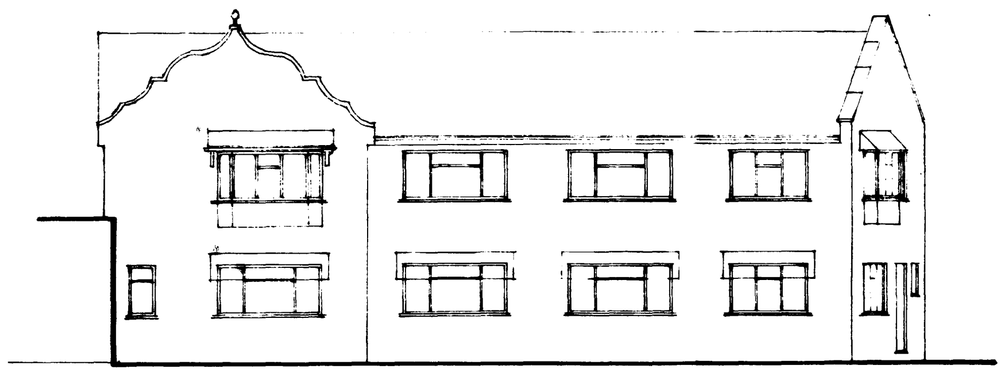
I enclose a copy of a location and site plan for the above company which is proposing to sell as part of its flower and bulb enterprise, a range of up-market chalets and summer houses as shown on the enclosed leaflet. These will be imported from Holland direct to customers homes, but the company requires to erect some samples so that purchasers can inspect and decide on their detailed requirements prior to ordering.

Since these are demonstration and non-permanent structures, we are enquiring if full planning permission will be required for their erection.

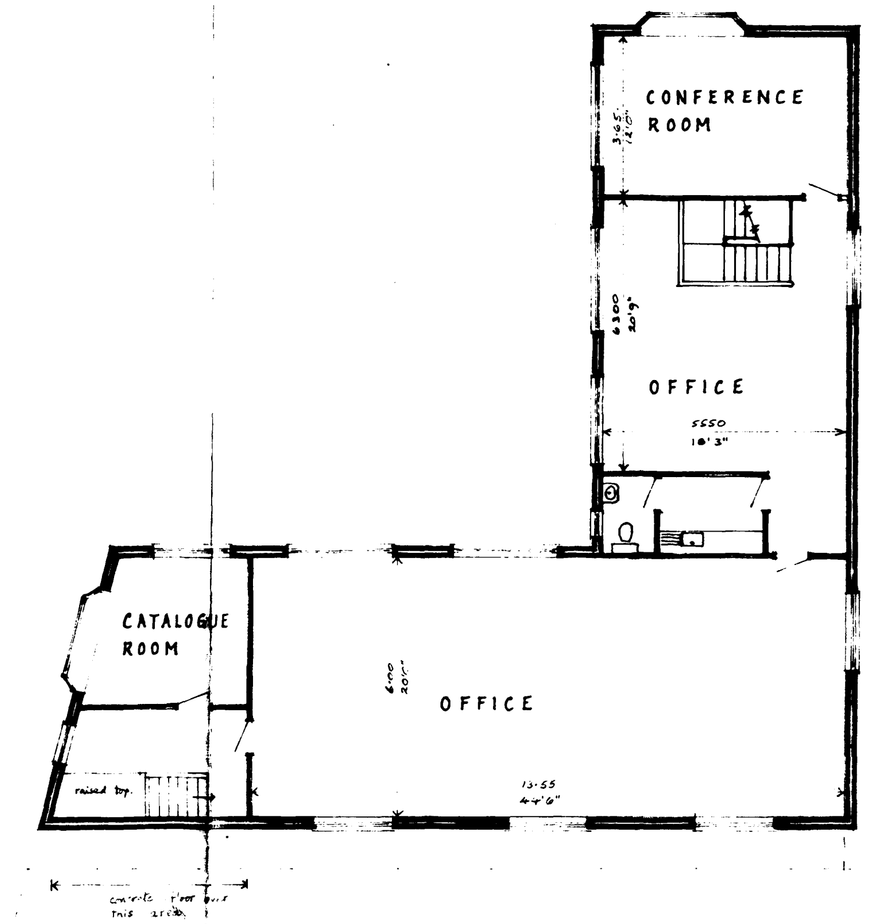
Yours faithfully

A. Roffe.

Pete answer YES



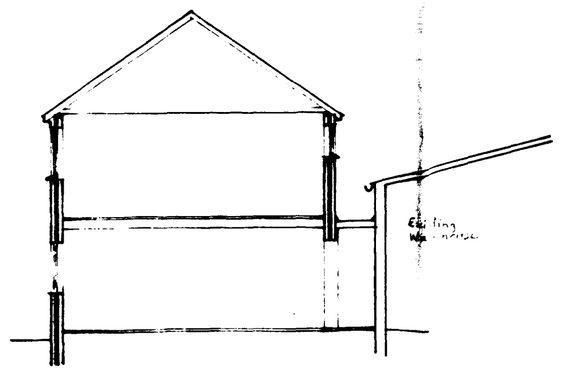
EAST ELEVATION



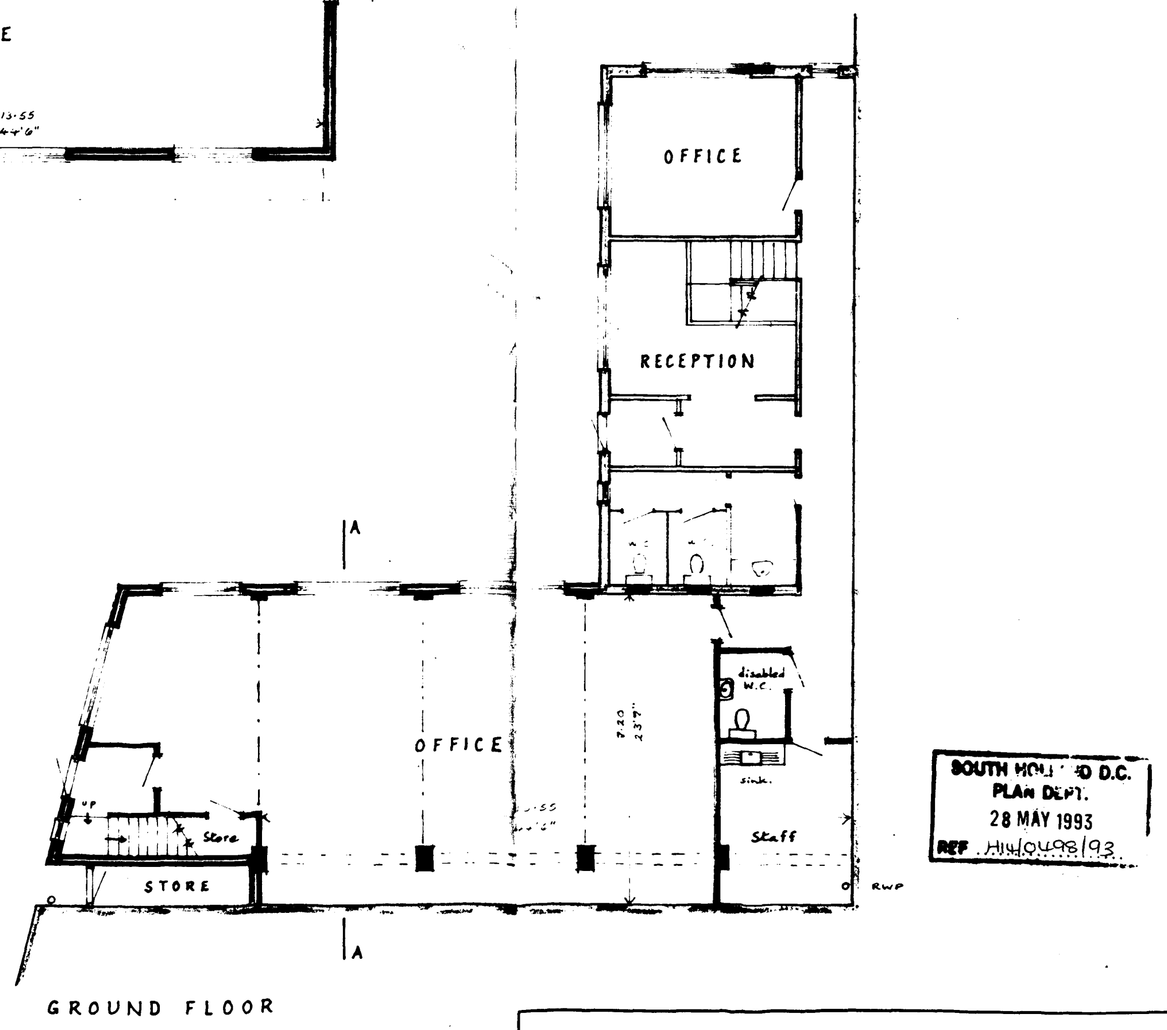
FIRST FLOOR



NORTH ELEVATION



SECTION A-A



GROUND FLOOR

SOUTH HOLLAND D.C.
PLAN DEPT.
28 MAY 1993
REF. H/1040/93

Direct Garden Supplies
Glenside South
PINCHBECK

Scale: 1:100	
Drawing No: 1A	L. A. Ref.:
Date: Dec. 1990	

A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane,
SPALDING,
Lincs. PE11 2YB
Tel. (0775) 723680