

APPLICATION NO: ..H14|0535|94..

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Town and Country Planning Act 1990

Planning Permission

Reference: H14/0535/94

Received: 07-JUL-94 Type: FULL

Name: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Erection of agricultural equipment store and workshop
with office

Location : Campione House Fengate Road
West 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.

- 2 The premises shall not be used for workshop activities at any time on Sundays or Bank Holidays, nor between the hours of 1730 and 0800 Mondays to Fridays and 1300 and 0800 on Saturdays.

Reason: To safeguard the amenities of the nearby residential properties.

- 3 All repairs and associated activities shall be carried on inside the permitted building.

Reason: To safeguard the amenities of nearby dwellings.

- 4 The use of the building shall be confined to equipment and machinery owned and/or operated by the applicant (or subsequent occupants of Campione House) in connection with agricultural operations as defined in Section 336 of the Town and Country Planning Act 1990.

Reason: To safeguard the amenities of the locality by ensuring that the building does not become general industrial building.

- 5 The level of noise emitted from the building shall not exceed 43 dB expressed as a 15 minute LAeq as measured at any adjacent residential boundary.

Reason: To safeguard the amenities of nearby dwellings.

This permission is granted in accordance with the application submitted

as revised by the amended plans received by the Local Planning Authority on 9 November 1994.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
28-DEC-94 H14/0535/94

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.

9869
9.33

SOUTH HOLLAND D.O.
PLAN DEPT.
03 JUN 1994
REF 0538/94

1556
10.07

2955
9.01

3272
8.17

4872
6.89

Fengate Rd
West Pinchbeck

0241
11.60

1841
5.04

1828
14.52

1231
4.22

1530
7.8

2536
11.96

3437
2.02

3628
13.56

2939
10.1

4943
1.70

DETERMINED
PLAN

5460
5.25
REBB

Reuben

St. Bridget

PLANNING APPLICATION

For office use only

Application No. **H14/0535/94**

Date Registered

03 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Clive FLATTERS
CAMPIONE HOUSE
FENGATE ROAD
WEST PINCHBECK
SPALDING PEU 3PS
 Tel. No. **0775 640 112**

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE *and extensions to abandoned*
GRANNY ANNEXE
for use as an agricultural WORKSHOP & OFFICE

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of **£25**

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

Previous application No.

Signed...

Date

24 MAY 1994Please 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(s)
(iii) Alterations or extension
(iv) Change of use

☐
☐
☒
☒

If so, how many:

4. A. Please state site area (in all cases)

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

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

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

E. Please state type and colour of roofing materials.

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

$\frac{1}{2}$ Acre hectares
93 sq. metres
5 metres
12.5 metres
8 metres

white terylene
green P.V.C. coated
YES steel sheets

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

GRANNY ANNEXE

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?

PARKING ALREADY THERE

TREES Please tick one boxA. 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

☒

SOAK AWAY

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.

see separate sheet!

BR 2423

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

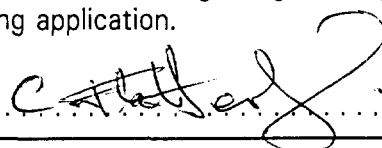
2. OWNERSHIP OF THE SITE

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  (Applicant / ~~Agent~~) Date 24 MAY 94

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

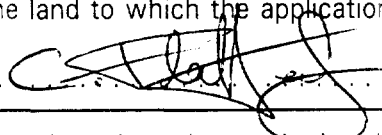
3. AGRICULTURAL HOLDINGS CERTIFICATE

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  (Applicant / Agent) Date

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

Self design dwelling with 2004th floor.

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Single. adjoin. dwelling. (alt to handle)
open to north - snow to south
to tall hedge + snowed for road

See no great problems with physical
works

Jobs to applicant - Agricultural Repair on commercial

Barri - Machinery to compare

Compensation / Payments / Short Blast etc
Individual Resident Notices required:

Inspected by DL
Date 13/6

Site Notice posted by DL
Date 13/6
Expiry

Addresses to be
sent to -

Addresses
delivered to -

+ 13/7
(Cherish Plan)

Advised App 9 would be asking
for more info + contacting Health

Telephone/Visitor Record

Date

Conversation with

Conclusion

5/8

J. Chapman.

Cannot report
Suggests Meeting to
discuss sand pooping/
amendments / photographs

Case Officer Conclusions

BRIAN SMITH ip 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



H14/0535/94

FULL

Applicant: Mr C Flatters
Tel: 0775 640112

Agent: Mr C Flatters
0775 640112

Description: Erection of agricultural
equipment store and workshop
with office

Location: Campione House
Fengate Road
West Pinchbeck
Spalding Lincs

Valid date: 07-JUL-94
Target dates:
To case officer 14-JUL-94
Inspected by 21-JUL-94
Extra contacts 28-JUL-94
Report if not clear by 11-AUG-94

11 Sep 95

Terminal date: 01-SEP-94
Target Committee: 12-JUL-94
Report deadline: 28-JUN-94
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 93 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Mr G Capes	11-JUL-94	01-AUG-94	} Re-Consults i.e. amended description
Site/Press Advert MIN	12-JUL-94	02-AUG-94	
Clerk to Pinchbeck P 0775 723838	11-JUL-94	25-JUL-94	
Cllr B Chappell 0775 87 381	11-JUL-94	18-JUL-94	

SITE RECORD

Grid ref: 521350 324430
OS Sheet: 162 **Parcel:**

LCC - No objections for 2/7/94.

BRIAN SM 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



H14/0535/94

FULL

Applicant: Mr C Flatters
Tel: 0775 640112

Agent: Mr C Flatters
0775 640112

Description: Change of use and extension
to form agricultural
workshop and office

Location: Campione House
Fengate Road
West Pinchbeck
Spalding Lincs

Valid date: ~~03 JUN~~ ^{7 JUL} 94
Target dates:
To case officer 10-JUN-94
Inspected by 17-JUN-94
Extra contacts 24-JUN-94
Report if not clear by 08-JUL-94

Terminal date: ~~20 JUL~~ ^{01 SEP} 94
Target Committee: ~~12 JUL 94~~ 24 Aug 94
Report deadline: ~~20 JUN 94~~
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 93 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	13-JUN-94	04-JUL-94
Clerk to Pinchbeck P 0775 723838	10-JUN-94	24-JUN-94
Cllr B Chappell 0775 87 381	10-JUN-94	17-JUN-94

SITE RECORD

Grid ref: 521350 324430
OS Sheet: 162 Parcel:

FILE COPY

Mr C Flatters,
Campione House,
Fengate Road,
West Pinchbeck,
Spalding,
Lincs.
PE11 3PS.

Mr P Udy

SAW/NRM/JJ
H14/0535/94

21 February 1997

Dear Sir,

**ERECTION OF AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH
OFFICE, CAMPIONE HOUSE, FENGATE ROAD, WEST PINCHBECK, SPALDING.**

I reply to your letter which was received on 18th February 1997.

When the above referenced application was granted planning permission it was with a Section 106 Planning Obligation which requires that the "development" which in this case is the erection of agricultural equipment store and workshop with office, shall not be used by any person other than the person occupying the existing dwelling which is outlined in blue on the attached plan to the agreement. This planning permission was also granted with a condition which restricts the use of the building to equipment and machinery owned and/or operated by the applicant or subsequent occupants of Campione House, in connection with agricultural operations. The reason that the planning obligation and the condition were required was to ensure that the use of the new building is not separated from the occupation/ownership of the adjacent dwelling and that the workshop use is restricted to equipment and machinery owned by occupants of Campione House so that an unrestricted workshop does not occur. The applicant at the time was engaged in agriculture and that is why the condition relates to agricultural operations.

I have not been able to find any planning history which relates to the dwelling on the site except for an extension. Therefore, it is my belief that the dwelling on the site does not have an agricultural habitation clause. Someone unconnected with agriculture may purchase Campione House, if it is for sale, but if they wish to use the building which was approved under ref: H14/0535/94 for normal domestic storage purposes, an application to modify condition 4, would be required.

I trust this letter clarifies the concerns that you have in respect of the condition on your planning permission.

Yours faithfully

A handwritten signature in black ink, appearing to be 'N Midlen', written in a cursive style.

 N Midlen
Development Control Manager

F.A.O. Peter Udy.

Received 18-2-97

F:
10.00

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0535/94

Received: 07-JUL-94 Type: FULL

Name: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Erection of agricultural equipment store and workshop
with office

Location : Campione House Fengate Road
West 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.

- 2 The premises shall not be used for workshop activities at any time on Sundays or Bank Holidays, nor between the hours of 1730 and 0800 Mondays to Fridays and 1300 and 0800 on Saturdays.

Reason: To safeguard the amenities of the nearby residential properties.

- 3 All repairs and associated activities shall be carried on inside the permitted building.

Reason: To safeguard the amenities of nearby dwellings.

- 4 The use of the building shall be confined to equipment and machinery owned and/or operated by the applicant (or subsequent occupants of Campione House) in connection with agricultural operations as defined in Section 336 of the Town and Country Planning Act 1990.

Reason: To safeguard the amenities of the locality by ensuring that the building does not become general industrial building.

- 5 The level of noise emitted from the building shall not exceed 43 dB expressed as a 15 minute LAeq as measured at any adjacent residential boundary.

Reason: To safeguard the amenities of nearby dwellings.

This permission is granted in accordance with the application submitted

H14/C535/96.

Mr P. Udy.

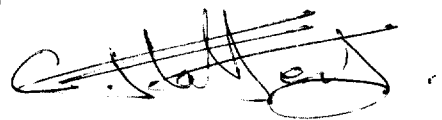
With Reference to our recent discussion about Paragraph (4), regarding the possible misinterpretation of the 106, by future occupants, if I ever decide to sell the property and move to a farm.

In the discussion you suggested a letter from the South Holland Planning office may help explain the meaning of the 106 clause, and that the way it only applies to the workshop, and not the house, also the fact that any possible future purchasers of Campione House need not be employed in agriculture to live in that house.

Also would the 106 clause stop them from storing there own personal belongings Boat, caravan, Car ect.

I think a letter would go a long-way to help quash any fears or anxiety the stigma of a 106 often carries with it.

yours faithfully.



Clive Flatters.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/0535/94

Received: 07-JUL-94 Type: FULL

Name: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Erection of agricultural equipment store and workshop
with office

Location : Campione House Fengate Road
West Pinchbeck Spalding Lincs

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 The premises shall ^{for workshop activities} ~~into~~ be used at any time on Sundays or Bank Holidays, nor between the hours of 1730 and 0800 Mondays to Fridays and 1300 and 0800 on Saturdays. J

Reason: To safeguard the amenities of the nearby residential properties.

- 3 All repairs and associated activities shall be carried ^{on} ~~in~~ inside the permitted building. J

Reason: To safeguard the amenities of nearby dwellings.

- 4 The use of the building shall be confined to equipment and machinery owned and/or operated by the applicant (or subsequent occupants of Campione House) in connection with agricultural operations as defined in Section 336 of the Town and Country Planning Act 1990.

Reason: To safeguard the amenities of the locality by ensuring that the building does not become general industrial building.

- 5 The level of noise ^emitted from the building shall not exceed 43 dB expressed as a 15 minute LAeq as measured at any adjacent residential boundary. ^

Reason: To safeguard the amenities of nearby dwellings.

This permission is granted in accordance with the application submitted

as revised by the amended plans received by the Local Planning Authority
on 9 November 1994.

Your attention is drawn to the existence of a Section 106 Planning
Obligation regulating the development hereby permitted.

21-DEC-94

AD check.....*A*^{24/12}.....

Authorised to issue (inc Delegation).....*[Signature]*^{28/12}.....

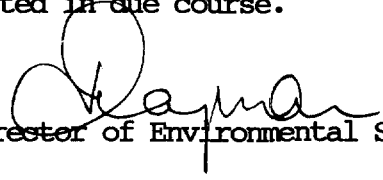
SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

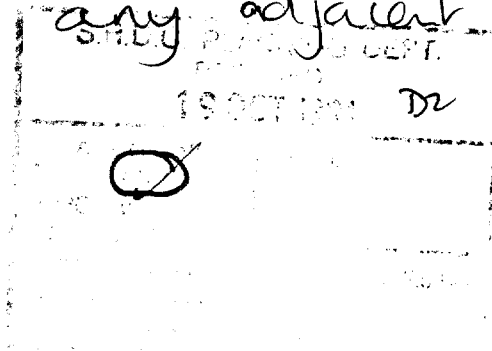
FROM : DIRECTOR OF ENVIRONMENTAL SERVICES DATE : 18.10.94
OUR REF : JC/SS/PC
TO : DIRECTOR OF PLANNING AND BUILDING YOUR REF :
CONTROL

Planning Application H14/0535/94
Agricultural Workshop, West Pinchbeck

I write further to our meeting with Mr. Flatters on the 28th September, 1994 and having subsequently undertaken a noise survey I would recommend a residential boundary noise limit of 43 dB LA eq 15 minues for plant and machinery, together with the hours of work condition. I trust a revised workshop layout and construction as agreed is to be submitted in due course.


M Director of Environmental Services

The level of noise emitted from the ~~site~~ ^{workshop} building shall not exceed 43 dB ~~A~~ expressed as a 15 minute LA eq. as measured at any adjacent residential boundary.



→
under
drafted by
JC 20/12/94

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: DJR/JJ H14/0535/94

Your Ref: JMB/KS/EL669

Date: 28 Oct 1994

PLANNING APPLICATION. AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH
OFFICE, AT CAMPIONE HOUSE, FENGATE ROAD, WEST PINCHBECK.

Further to your memorandum of 7th October 1994 in respect of the
above. I enclose the plans and documents required to enable you to
commence work on the Obligation.

N Midlen
Principal Planning Officer
Development Control

Enc.

Mr C Flatters,
Campion House,
Fengate Road,
West Pinchbeck,
Spalding,
Lincs.
PE11 3PS.

Mr D Roberts

DJR/JJ H14/0535/94

04 Oct 1994

Dear Sir,

ERECTION OF AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH OFFICE AT
CAMPION HOUSE.

Further to our meeting on the 28th September with Mr Chapman of the Environmental Services Department. This is to confirm the main points of the meeting as follows.

1. Hours of operation were agreed as 8.00 am to 5.30 pm on Mondays to Fridays, 8.00 am to 1.00 pm on Saturdays, and at no times on Sundays or Bank Holidays. You confirmed your acceptance of a condition to this effect.
2. Other conditions would be formulated to prevent outside working, to establish a noise level at boundary's of site, and restrict workshop activities to your own agricultural equipment.
3. You would prepare and submit amended plans to show double glazed non-opening lights in the west and south elevations, and details of insulation for the roof against noise transmission. Appropriate forms are enclosed for your use with the submission of the amended plans.

I would request that you prepare and submit amended plans as soon as possible, together with your written confirmation that you will be prepared to enter into the Planning Obligation, as detailed in the Agenda report previously sent to you. I look forward to receiving your response in the near future.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

Enc.

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning &
Building Control Services

OUR REF: PBP/KS/PL.816

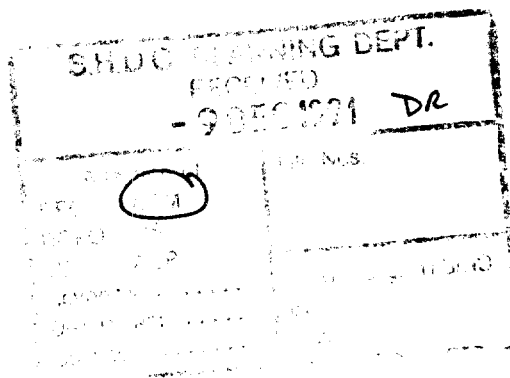
YOUR REF: DJR/JJ H14/0535/94

DATE: 9th December 1994

SUBJECT: PLANNING APPLICATION NO. H14/0535/94
AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH
OFFICE AT CAMPIONE HOUSE, FENGATE ROAD, WEST PINCHBECK

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.


Director of Administration



S O U T H



H O L L A N D
DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

CLIVE FLATTERS

re

Agricultural equipment store and workshop
with office at Campione House, Fengate Road,
West Pinchbeck

I hereby certify that this is a
true copy of the above deed.

.....
Director of Administration

THIS DEED is made the 9th day of December
One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT
COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the
Council") of the one part and CLIVE FLATTERS of Campione House Fengate Road West Pinchbeck in
the County of Lincoln (hereinafter called the "Owner") of the second part

RECITALS

- (1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated
- (2) The Owner is the owner in fee simple in possession free from incumbrances of the Land
- (3) The Owner has by application dated the twenty fourth day of May One thousand nine hundred and ninety four applied to the Council for planning permission for an agricultural equipment store and workshop with office on the Land in accordance with the plans and particulars supplied therewith under planning reference H14/0535/94 ("the Development")
- (4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990
- (5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted
- (6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990
WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto
2. This planning obligation is a local land charge and shall be registered as such
3. The expressions "the Council" and "the Owner" and shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

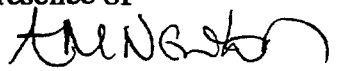
FIRST SCHEDULE (Details of "the Land")

The land situate at Campione House Fengate Road West Pinchbeck shown edged red on the plan annexed hereto

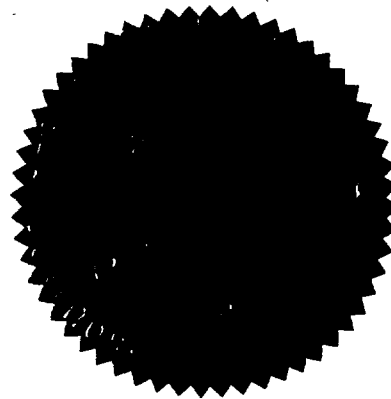
SECOND SCHEDULE (The Planning Obligation)

The Owner hereby covenants that the Development shall not be used by any person other than the person who is in occupation of the existing dwelling situate on the land edged blue on the plan annexed hereto PROVIDED ALWAYS that nothing shall prevent the Development being used by any business carried on by the person in occupation of the said dwelling in partnership with any other person

THE COMMON SEAL of THE SOUTH
HOLLAND DISTRICT COUNCIL was
hereunto affixed in the presence of

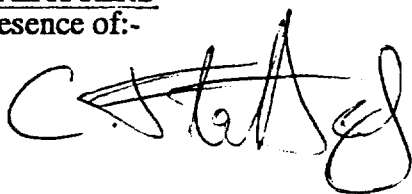

Chairman of the Council


Director of Administration



6332

SIGNED AS A DEED by the said
CLIVE FLATTERS
in the presence of:-



Witness

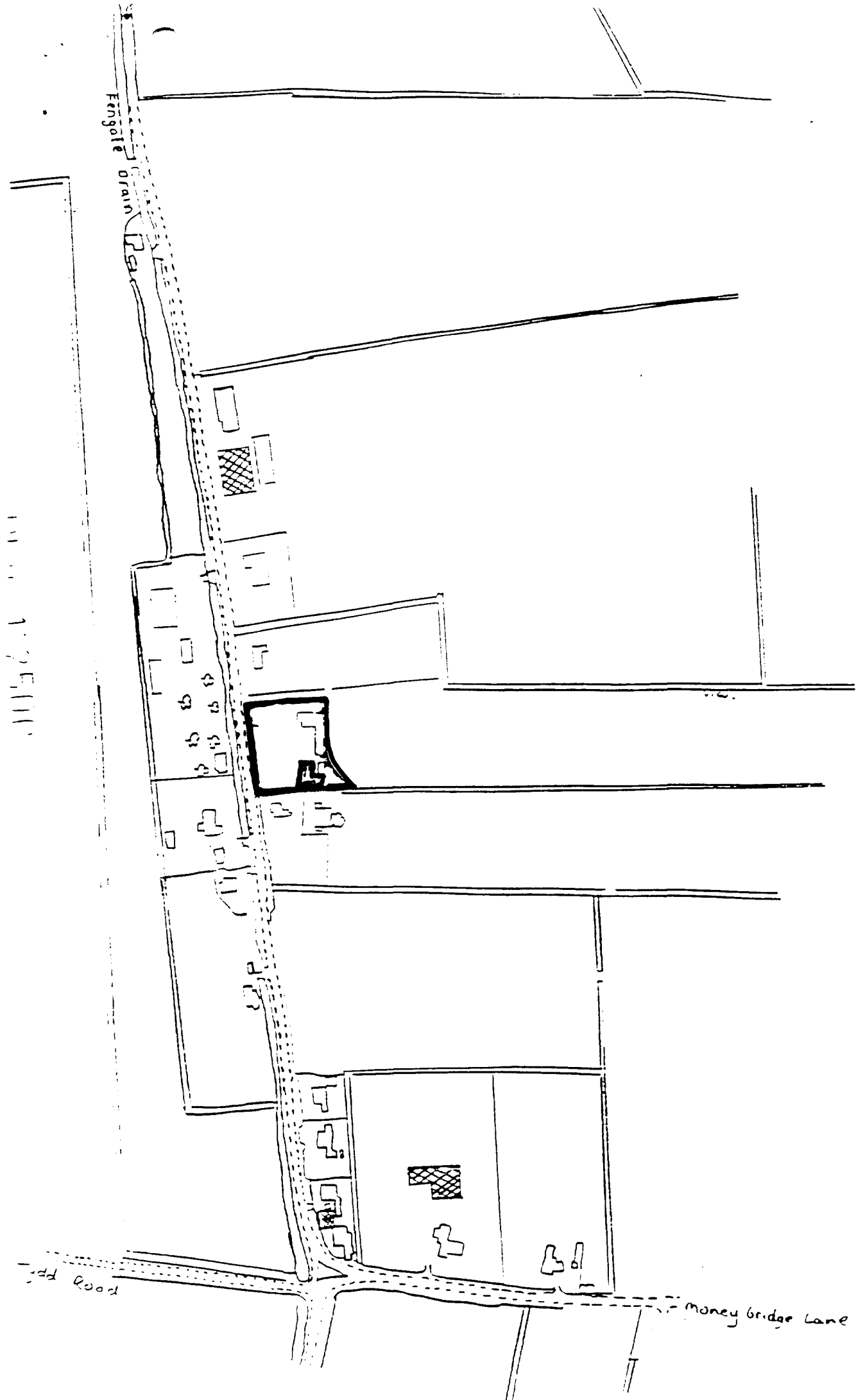


Address

'WICHWAY' FENATE RD
WEST PINCHBECK SPALDING

Occupation

HORTICULTURIST



TYPE: Full

DESCRIPTION: Erection of agricultural equipment store and workshop with office

LOCATION: Campione House, Fengate Road, West Pinchbeck

APPLICANT: Mr C Flatters

AGENT:

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 24 AUG 1994

RECOMMENDATION

- A. *That the applicant be invited to discuss the application further with officers of the Planning and Environmental Services Departments, to clarify matters relating to the workshop use and possible amendments to the building, in order to be satisfied that the development will not result in some serious noise problems for nearby residents.*
- B. *That subject to satisfactory discussions, the Director of Planning & Building Control Services be authorised to grant permission in respect of revised plans subject to appropriate conditions, and the applicant first entering into a Section 106 Planning Obligation to restrict the use of the building to the occupants of the adjoining dwelling.*
-

COMMENTS

- 1 The proposal is for a 12 metre x 8 metre workshop building, with smaller store and offices attached. The site is adjacent to applicant's house and garage. Part of the site was occupied by a previously approved granny annexe, now demolished to its floor slab.
- 2 The applicant has explained that he carries out a range of small-scale farming activities and needs the premises to store and maintain and repair his own equipment.
- 3 The design of the building could be improved, however, by the deletion of windows in the side elevation. Further clarification is also required regarding precise areas of the building to be given over to the workshop use.
- 4 Environmental Services Department have expressed concern over possible noise problems to nearby residents, and the establishment of an intrusive and potentially non-conforming use.
- 5 At this stage I am not prepared to recommend approval, but discussions with the applicant may result in my concerns

being allayed. If this is not the case, I shall report back to Committee as appropriate.

REPRESENTATIONS

Parish Council: Recommend approval.

Environmental Services: There are dwellings close by and if you are mindful to recommend approval, I would suggest that further information is provided.

Public: Objections received from Orchard House & Orchard View Cottage, Fengate Road (summarised):

- 1 Inappropriate for the commencement of full-scale agricultural business workshop. Possible successors and owners of the property may be less thoughtful than applicant.
 - 2 Grant of permission could lead to future increases in the scale of proposed activities.
 - 3 Fengate Road is narrow single lane track, unsuitable for more traffic.
 - 4 If permission is granted, it should be personal only to the applicant and should cease if he ceases to reside at his property.
 - 5 Object most strongly if these plans are passed. Approval would give precedent and also be inconsistent with my own refusal of planning permission and subsequent appeal decision. Would feel a great injustice if this building is passed.
-

Note of
Meeting 3/4 am platter
28/9/94

Mr Flatters
is here.

Working Hours

+ 8 - 5.30 - weekdays
Saturday morning.
(No Sunday or Bank Holiday working).

Double glaze / non opening lights to W. elevation.
+ South elevation
+ Granite Roof structure.
+ No outside working.
- All fixed plant to rear of building
+ some / Back ground work

Cft 4 would want to try

Then await amended plans

Mr. C. Flatters,
Campione House,
Fengate Road,
West Pinchbeck,
SPALDING
Lincs
PE11 3PS

D.J.Roberts

DJR/JH
H14/535/94

21 Sept 1994

Dear Sir,

RE: ERECTION OF AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH OFFICE
AT CAMPIONE HOUSE.

Further to my letter of the 5th September 1994, and our more recent telephone conversation, I have now had the opportunity of discussing a meeting with Mr. Chapman of the Environmental Services Department, and can offer you the following dates and times.

1. Tuesday 27th September 1994 at 4 p.m.
2. Wednesday 28th September 1994 at 9.15 a.m.

I should be grateful if you would advise me which of these dates is more convenient for yourself.

I look forward to hearing from you.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

PLANNING COMMITTEE - 24th August, 1994

490. PLANNING APPLICATIONS (Continued)

(d) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant

Proposal

H11/0914/93
Energy From Waste
Holland Ltd

O.A. Construction of biofuelled boiler plant on
land at Hundreds Lane, Long Sutton.

(To ensure that the highway improvements to be the subject of an Agreement under Section 278 of the Highways Act 1980 are completed prior to commencement of the development.)

(The Deputy Director of Planning and Building Control Services reported the views of Councillor M.D. Booth.)

H14/0535/94
Mr. C. Flatters

Agricultural equipment store and
workshop with office at Campione House,
Fengate Road, West Pinchbeck.

D/L

(To ensure that the development is not used except by the occupiers of the adjoining dwelling.)

(The Deputy Director of Planning and Building Control Services reported the views of Councillor B. Chappell.)

H09/1167/93
Mr J.A. Fisher

Change of use of building to residential
and erection of extension at Holbeach
Drove, Spalding.

(To ensure that the development is only commenced when the local planning authority is satisfied, by the approval of plans under the Building Regulations, that the whole of the development as submitted can be carried out.)

(It was agreed that planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services and notwithstanding the fact that the application site is outside the confines of a settlement in an area of open countryside on the basis that the existing building on the site can be adapted for use for residential purposes.)

(Councillors T. Barker, J.A. Dobney and T.G.M. Tyler requested that their votes against the above decision be recorded.)

(e) Reserved Matters Approval

Reserved matters approval be granted for the undermentioned developments in accordance with the recommendations of the Director of Planning and Building Control Services, as amended where indicated:-

SOUTH HOLLAND DISTRICT COUNCIL
M E M O R A N D U M

FROM: Director of Administration

TO: Director of Planning & Building
Control Services

REF: JMB/KS/PL.669

REF:

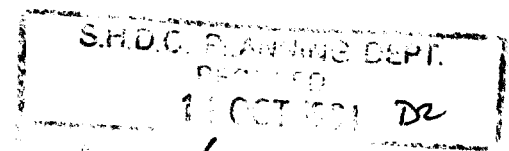
DATE: 7th October 1994

SUBJECT: PLANNING APPLICATION NO. H14/0535/94
AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH OFFICE AT
CAMPIONE HOUSE, FENGATE ROAD, WEST PINCHBECK

Referring to the Planning Committee's decision under Minute 490(d)/94 to grant planning permission for the above development subject to a Planning Obligation, to enable the Obligation to be prepared would you please let me have the following information:-

- (a) 4 plans showing the land to be the subject of the Obligation edged red and the adjoining dwelling edged blue.
- (b) A copy of the planning application form relating to the above development.
- (c) Confirmation that the applicant is prepared to enter into an Obligation.


Director of Administration



BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Dear Sir/Madam

Suggested Amendment to Application - Request for Further Time

It has been suggested that changes to your proposal are desirable. Because we may need to repeat certain procedures as a result of the amendment, should you agree to it, the period which the Authority has to determine the application will need to be extended, based on the date of receipt of the amendment. It may not necessarily take that length of time to reach a decision, of course.

Should you submit amended details, please complete the attached amendment forms so that we may process the submission without delay; and at the same time return this letter indicating your agreement to the extra period. If I do not hear from you within two weeks, I shall have to determine the application as originally submitted, so if there may be a delay in supplying the amended details, please let me know.

On the other hand, if you do not agree to making the changes suggested, or to the extension of time, please let me know by returning this letter with the reply section completed appropriately, and your application will then be determined as originally submitted.

Yours faithfully

B SMITH MRTPI
Director of Planning & Building Control Services

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

~~*I do not agree to the amendment suggested~~ or to an extension of time.

(*Please delete whichever does not apply)

Signed

Date... 9. Oct 96.

Application reference:

9 oct 94.

Dear Mr D. Roberts,

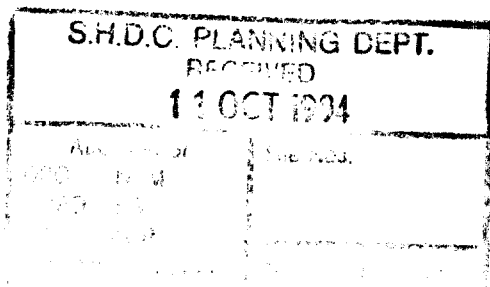
With regard to your letter which is enclosed. I am quite happy to enter into a 106 agreement and am prepared to accept the Hours of working. Also my new amended plans will show new opening double glazed windows and the windows in the western elevation roof will be deleted. and some form of insulated roof will also be shown.

unfortunately at the present time I am very busy with lifting 800 acres of potatoes. plus my own tates so it may be some time before you receive amended plans.

i.e. November / December time.

C. A. Liffey

P.S. why will refusing to an extension of time be detrimental to my application



S O U T H

H O L L A N D
DISTRICT COUNCIL

PLANNING & BUILDING
CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and
Building Control Services

Mr C Flatters,
Campion House,
Fengate Road,
West Pinchbeck,
Spalding,
Lincs.
PE11 3PS.

Your Contact: Mr D Roberts

Our Ref: DJR/JJ H14/0535/94

Your Ref:

Date: 04 Oct 1994

Dear Sir,

ERECTION OF AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH OFFICE AT
CAMPION HOUSE.

Further to our meeting on the 28th September with Mr Chapman of the Environmental Services Department. This is to confirm the main points of the meeting as follows.

1. Hours of operation were agreed as 8.00 am to 5.30 pm on Mondays to Fridays, 8.00 am to 1.00 pm on Saturdays, and at no times on Sundays or Bank Holidays. You confirmed your acceptance of a condition to this effect.
2. Other conditions would be formulated to prevent outside working, to establish a noise level at boundary's of site, and restrict workshop activities to your own agricultural equipment.
3. You would prepare and submit amended plans to show double glazed non-opening lights in the west and south elevations, and details of insulation for the roof against noise transmission. Appropriate forms are enclosed for your use with the submission of the amended plans.

I would request that you prepare and submit amended plans as soon as possible, together with your written confirmation that you will be prepared to enter into the Planning Obligation, as detailed in the Agenda report previously sent to you. I look forward to receiving your response in the near future.

Yours faithfully



N Midlen
Principal Planning Officer (DC)

Enc.

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

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

24th AUGUST 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/0914/93 Energy from Waste	JB	DPBCS Auth subject to sect 278 agreement and sect 106 obligation as recommended.
8	H09/1167/93 Mr J A Fisher	JB	DPBCS Auth contrary to recommendation. Sect 106 obligation required to ensure no development commences until Building Regulations approved. Wait for minutes.
13	H16/0154/94 Brookhouse Partnership	DJR	Deferred for site visit. Ensure copies of correspondence prior to submission of application are on file. File note required from J Curnock stating what his requirements would be to ensure development brief would not be prejudiced.
15	H09/0331/94 B S & R B Cole	DMG	Deferred for further negotiations with highways.
19	H22/0435/94 Park View Developments	JB	DPBCS Authorised as recommended plus check that hedges/fences will not obstruct highway visibility, condition if necessary. Add contaminated land note to decision notice to warn developers that part of site consists of a filled pit.
21	H05/0444/94 Mrs M Berry	JB	Grant as recommended.
22	H09/0489/94 Mrs G Hamilton	JB	Grant for temporary period as recommended.
24	H14/0535/94 Mr C Flatters	DJR	DPBCS Auth subject to sect 106 obligation as recommended.
26	H09/0540/94 Octavia Estates	JB	Application withdrawn. Will re-submit after negotiations. Meeting to be arranged between case officer, local plans rep and applicant. (Now arranged RJS, MC meeting agent).
29	H06/0548/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
30	H06/0549/94 Messrs Clifton Ltd	DMG	Deferred for site visit.
31	H18/0582/94 Mr & Mrs P Jay	JB	Refused as recommended. Amend reason to include proximity of site to pedestrian crossing.
33	H16/0586/94 Messrs Turners Stores	JB	DPBCS Auth subject to conclusion of sect 278 agreement as recommended. Check if sufficient top soil on bund to allow grass to grow. Liaise with Peter Moore if necessary.

36	H13/0587/94 DMG Mr H H Naylor	Grant as recommended. Additional conditions required to obtain comprehensive landscaping scheme and delineation of all plot boundaries.
39	H08/0591/94 PJU Mr S Tomlinson	Grant as recommended.
41	H13/0607/94 JB Moulton Harrox Educational	Refused as recommended.
44	H16/0615/94 DJR Longhurst Housing Association	Grant as recommended.
46	H16/0638/94 DJR Minster General Housing Assoc	Refused as recommended.
48	H04/0657/94 PJU Mr N Revill	Deferred for site visit.
50	H16/0679/94 DMG Mr R Stanton	Grant as recommended.

26th Aug 94

Signed: 

N Midlen
Principal Planning Officer
Development Control

Dear Mr D. S. Roberts.

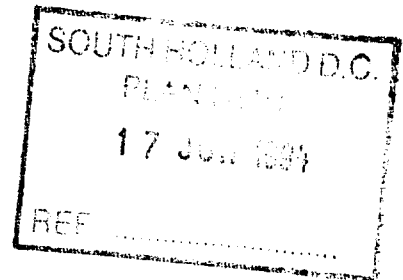
This is not an industrial development.

I am only a 1 man outfit hours of business is when ever work is there I get on and do it I wish to build a workshop to keep my machinery in and work in the day, at the present they are in a garage which is inadequate which also mean my car and Motor-cycle are left out side which the insurance company do not think much to. I also ~~also~~ intend to do some of my hobby in this workshop i.e. restoring old cars and art work.

Machinery

3 hp 11 cfm.
 $\frac{3}{4}$ hp
2 hp

Air compressor.
pillar drill.
lath
degreaser tank.
Steel power saw.
mig welder
stick welder.
plate folder
Forge.
Butterfly press.
rolling mill.
an assortment of hand tools.



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

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



NB: Amended description

Application no: H14/0535/94

Applicant: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Erection of agricultural equipment store and workshop
with office

Location: Campione House Fengate Road
West Pinchbeck Spalding Lincs

Type: FULL

Date received: 07-JUL-94

11-JUL-94

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 25-JUL-94. 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 J ROBERTS

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:

S.H.D.C. PLANNING DEPT. RECEIVED 26 JUL 1994	
Attention of DPO NRM DOPO ES JC ACP Action by Discuss with Copy to	No. Nos. Acknowledge YES/NO by date

DB

55/94

S.H.D.C. PLANNING DEPT RECEIVED 13 JUL 1994 <i>DA</i>		OBJECTION
Attention (NRM) DPO DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by <i>SL</i> date <i>14/7</i>	

Mr. & Mrs. P. Crew
Orchard View Cottage,
Fengate Road,
West Pinchbeck,
Spalding,
Lincolnshire.
PE11 3NE.

12th July, 1994.

Dear Sirs,

Re: Mr. Clive Flatters
Planning Application for Agricultural Work Shop
The Cottage Fengate Road West Pinchbeck

We live next door to Mr. Flatters and have noted his Planning Application in respect of the above. Fengate Road comprises residential use with several farms and small holdings and adjoining fields and agricultural land.

We feel it an inappropriate locality for the commencement of a full scale agricultural business workshop - not so much in the hands of Mr. Flatters, who is a pleasant man and who I am sure would wish to be considerate towards his neighbours, but in the hands of possible successors as owners of the property who might be less thoughtful of their neighbours.

We are concerned that any grant of permission might lead to future increases in the scale of the proposed business or, once a business user is established to applications for change of use into other and even more intrusive activities.

Fengate Road is a narrow single lane track and unsuited for more traffic which such a business might generate now or in the future.

For the above reasons we object to this application which will affect the general amenity of our property and tend to reduce its value and saleability.

Should permission be considered, we suggest it should be personal to Mr. Flatters only and should immediately cease if he no longer lived at his Fengate Road property. There should also be stipulations against noise weekend working and hours of working.

Continued.....

Continuation Sheet

(2)

12th July, 1994.

Please advise us of the outcome of the application
in due course.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'M. J. ...', written over the typed name 'Mr. J. ...'.

District Planning Officer,
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincs.

FILE NOTE

H14/0535/94

14 Jul 1994

CAMPIONE HOUSE, FENGATE ROAD, WEST PINCHBECK.

On 14th July 1994 Mr Geoff Capes rang to say that he had received our consultation letter saying that amended plans had been submitted but he wished his objection of 21st June 1994 to still stand as he was objecting to the principle of the development itself not to the actual individual proposal as his planning application opposite the site was refused.

J Jex

14 Jul 1994

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



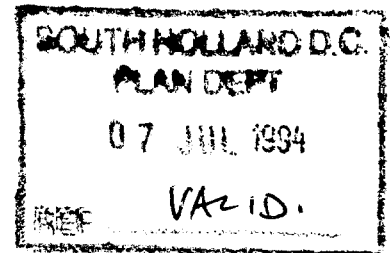
Application no: H14/0535/94

Applicant: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Change of use and extension
to form agricultural
workshop and office

Location: Campione House
Fengate Road
West Pinchbeck
Spalding Lincs



Type: FULL

Date received: 03-JUN-94

15-JUN-94

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:

- Please complete Part 7 of forms in full and include full details of all equipment and machinery to be used.
- In addition please supply full details of how the business will operate, together with proposed hours of use.

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 J ROBERTS

Yours faithfully

D S Roberts
Principal Planning Officer

Note of Meeting DSE / Mr. F. Patten 6/7/94

1) Occupation

- Self employed
- work for other farmers. Spring Harvest 90% of income.
- any job on the 'land'. i.e. Tractor driving / ploughing / harrowing.
- own + rent land. (own 4 acres) - informal rent of other land. amounts for most of the winter of time.
- own tractor + other items. 55 HP tractor + plough + trailer + motorized drag + Roll. + onion tapper. + shed with fuel on land.
- small building. (4 1/2 acres + nearly 1 acre of glass) above by.

2) Workshop. use.

- Repair + maintain own equipment. Main use
- Not intention to use building as business for repairing of maintaining other people's equipment. But this may happen occasionally.

3) Title

- "Erection of Agricultural Equipment store and workshop with office."

C. Patten

6 July 94

Copied to Mr Patten

Plowd. 7/7.
equipment we may
provide on arrival?
Bain. ? of fee before.

Mr C Flatters,
Campione House,
Fengate Road,
West Pinchbeck,
Spalding,
Lincs. PE11 3PS.

Mr D Roberts

DJR/JJ H14/0535/94

22 Jun 1994

Dear Sir,

CHANGE OF USE AND EXTENSION TO FORM AGRICULTURAL WORKSHOP AND OFFICE
AT CAMPIONE HOUSE.

Thank you for the further information received on 17th June in response to my earlier letter. Although this answers some questions there are still certain matters in need of clarification as follows:

1. During our previous discussions on site you mentioned that it was your intention to repair farm machinery belonging to other people in addition to your own machinery. Your most recent letter seems to differ in that you refer solely to your own machinery. Could you please clarify this point.
2. In your recent letter you state that this is not an industrial development, yet the list of equipment supplied would seem to suggest otherwise. Could you please clarify the nature of your business, and supply details of all machinery and equipment used in connection with this.
3. I would request also that you alter the description of development in view of the fact that the existing building has been demolished. I would suggest that the application should be for "erection of agricultural workshop and office".

At this stage my main concern is to fully understand the nature and details of your application in order that I may subsequently make a determination on the correct basis, and ensure that consultees are left in no doubt over the proposal.

I would request therefore that you supply the above information and agree to amend the description of the development as suggested. If you think it would be useful for us to meet and discuss matters before you respond please let me know.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Discussed with App. IP. 6/7.

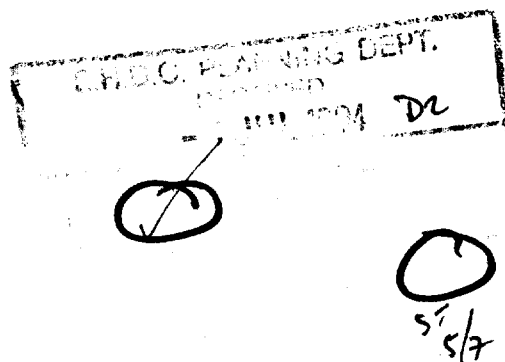
*App. placed 7/7. confirmed
that we can proceed on
amended description basis.*

Mr FLAHERTIS

Your Ref H14/0535/94
Question I.

As mentioned to you on your sit visit and over the telephone the best way to describe my work is "Jack of all trades" I even put this on my tax returns. My work has always been connected in some way with farming. In your letter you put down, "that it was my intention to repair farm machinery belonging to others". This is not wholly true I would only repair or modify local farmers machinery who I now in person, I don't advertise in local papers to undertake the work. I certainly could not make a living from this and would not want to.

The majority of my income comes from helping other farmers in spring and harvest time. I earn some money from crops grown on land that I own/rent, but this can vary as you don't always get the same price from year to year. I earn some income from helping on dad's nursery. And I do earn some money from my art work.



Question 2.

machinery

Air compressor.

lath.

Degreaser tank.

Sandblaster cabinet

Pillar drill

Bench grinder

metal folder

rolling mill.

Zetor 55 hp tractor.

trailer

plough. & some other appropriate farm machinery.

In Spring time & harvest time my work is helping other farmers on there farms, this is my main source of income, because at the present time I do not own and rent enough land to farm and wholly support myself from this. In my first letter I mention some 8 acres to the rear of (Campfire House) ~~with~~ my solicitor has made an offer for. Since that letter the owners of this land have come down in price to a more sensible negotiable price as mentioned in my previous letter my intention is to farm this land. So the tractor and farm machinery is obviously used on land that I own and rent also used on my father's nursery, the work shop machinery is used not only to repair and maintain my tractor but also dad's nursery equipment. I also use the work shop equipment for my hobby which is air-brush painting, and restoration of old cars/motorbikes that I own or have owned over the years. I also would if asked by any local farmer mend or modify there ^{farm} machinery, this however is only done for local farmers as I do not advertise to do this work

because my insurance policy would not cover me. The work shop tools I own are not large industrial items, but small tools that are manually operated or 240 volt electric tools which run off ordinary house hold electric supply, also any one of these tools could be manually lifted into a one ton van. without it being over weight.

In Question 3, you suggest I alter the description of the application. this I will Not agree to, for many reasons.

The original description ~~has been~~ ^{is over} the telegraph pole outside my property also the notification has gone in the local paper before your letter of 22 June. So I don't see any point or see that this is write to alter the description now.

I would also like to point out that I am aware of Mr Giff Capes putting in a letter of objection although Mr G. Capes objections are mainly connected with his ^{my} planning problems and should not be involved in ~~my~~ ^{my} application, my application is for a Farm workshop and office. Mr G. Capes application problems are for dwellings and ^{they} are two totally different type planning applications. Mr. G. Capes also suggests that you look favourably on his next application if his application is passed, again this cannot be connected with my application as his application will have to be judged on its merits and objections when the time arrives. I think Mr. G. Capes objections are wholly based on "a ~~case~~ ^{case} of sewer gaps".

I also think your suggested description is not accurate, It gives the impression that at the moment there is nothing there, it does not mention change of use and/or extension. The Granny Annexe does exist although not what it was. This Annexe was properly applied for along with an extension to the house, and the application was passed BR 2423 the Annexe was built in accordance with Building Regs and was finished AND was lived in until the ~~the~~

original applicant Mr R.P. Nix vandalized it for -shot reasons I do not ~~know~~ ^{No!}. I pulled the remaining walls down as they were very dangerous, i.e. walls were bowing out, the chimney was listing, lintels left hanging loose. My ~~main~~ ^{main} concern when I bought the property was to make the place Safe as at that time builders were coming to give quotes ~~or~~ ^{to} do work also there are children living here to And I would not want any part of this abandoned granny Annex falling on them. Not only would this cause ~~griff~~ ^{griff} but caused problems for me as at that time I could not get insurance on the property do to structural Repaire work. ~~however~~ ^{now} the Annex is at floor slab level so it does still exist I also have a letter from Mr. R. Staton saying that if I intende to rebuild this Annex, And I will! "only amended plans will be required update in accordance with the latest revisions to the Building Regulations", ther for the Annex does exist and my application mentions a change of use and extension^{to it}, which is more accurate and truthfull than your description.

There for the Annex still techinly still existes and all I am applying for is change of use and extention to form agricultural workshop and office.

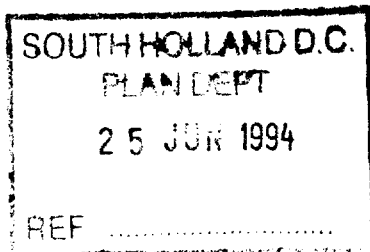
C. FLATTERS
Campione house
Fengate Rd.
West Pinchbeck

Reference to H14/0535/94

If you are having difficulty in clarify the nature of my business or work, "wether it be Agricultural or industrial engineering", why are you suggesting ~~that~~ that the application be "agricultural workshop & office".

As for a list of my machinery, well you've already got a list of the large equipment, I'm not wrighting another list out and I'm certainly not wasting my time listing all machinery, I have a living to earn other wise I go bank-rupt and lose everything.

As for the whole application I'm beging to lose interest in the project. A large wooden shed would do just as well as a building that is trylened to match my house and other local buildings.



S.H.D.C. PLANNING DEPT.
RECEIVED
27 JUN 1994 Dr
File Nos.
Page No.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM : DIRECTOR OF ENVIRONMENTAL SERVICES

DATE : 22.6.94

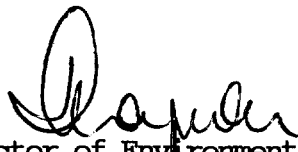
OUR REF : JC/JMC/PC

TO : DIRECTOR OF PLANNING SERVICES

YOUR REF :

Planning Application H14/0535/94
Agricultural Workshop and Office, West Pinchbeck

There are dwellings close by but if you are mindful to recommend approval I would suggest that further information is provided as attached.


Director of Environmental Services

MEMORANDUM

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER

DATE: 22/6/94

TO: DISTRICT PLANNING OFFICER

OUR REF: JC/SS

YOUR REF: H14/0535/94

Re: Proposal *workshops* - Environmental Considerations

The above proposals may have some effect on the environment or may be affected by neighbouring activity or potential development nearby. To assist us could you please arrange, through the applicant or otherwise, for the following information to be provided.

From the Applicant

~~A.1. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties.~~

A.2. Site layout giving details of proposed
i) construction and use of buildings
ii) construction of road and yard surfaces
iii) loading/unloading areas.

A.3. Activities to be undertaken on site including hours of operation of respective activities.

A.4. General hours of operation envisaged.

A.5. Number and type of vehicles and hours of operation.

A.6. ~~B.5. 4142 1990 noise assessment including details of all types of plant and equipment to be used, noise levels at appropriate noise sensitive boundaries relative to the operation and siting of such plant and equipment together with details of frequency spectrum as appropriate.~~

A.7. Details of any noise attenuation measures to be implemented including construction and performance of any screening, enclosure etc., in relation to A6.

A.8. On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell etc.

~~A.9. Detailed information on methods of disposal of noxious wastes.~~

A.10. Details of noxious or hazardous materials to be used/stored on site.

From Planning Dept

P.12. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties and declaring any relevant outstanding planning consents for development on or near to the applicant site as indicated on site plan.

P.13. Any further relevant environmental technical data provided by the applicant or others.

P.14. Copies of any relevant objections received.

Chief Environmental Health Officer

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H14/0535/94

Applicant: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Change of use and extension to form agricultural workshop and office

Location: Campione House Fengate Road
West Pinchbeck Spalding Lincs

Type: FULL

Date received: 03-JUN-94

10-JUN-94

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 24-JUN-94. 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 J ROBERTS

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:

Recommended Approval

Signed:

[Signature]



Geoff Capes
"Orchard House",
Fengate Road, West Pinchbeck,
Spalding, Lincolnshire, PE11 3NE.



Tel. 0775 640234

Fax. 0775 640710

(2) 21/6/04.
Administration in England, when I lodged
my own appeal.

I will of course give the Planning
offices any relevant documents in my
possession. if needed.

but will object most strongly if these
plans are passed.

Yours faithfully
Geoff Capes

ADON RECORD SHEET

Initial

Submitted Fee £140

Receipt No P4361

Date first Rec'd 03 JUN 1994

Registration

Reference H14/0535/94

Cross-Ref B14/0334/94

Date 06-JUN-94 JAC

Validation

TYPE Full

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

change of use and extension
to form agricultural workshop
+ office

Invalid

Site plans
Certificate

☐
☐

Fee

Fee (not free)

☐
☐

Inaccurate
Incomplete
Unclear

☐
☐
☐

Fees

Correct fee £140

Please check.
P 7/7

Additional £
Refund £

Nil fee

Discounted

☐
☐
☐

Previous app - ref:
Type of app
Reason:

Receipt No
Voucher No

Date
Date

Information

Index sheet 162 OS Plots

Grid ref 521350 324430

Ward N Parish P'BECK

Inside IBD NO 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 -

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site

Ref

Linked to property

Ref

2109

Dist Bound

Other:

Planning Records:

Earlier apps

1216/88

B Reg Records:

Already submitted - Ref:

Request needed

Requested

My Reasons for applying for planning permission of a workshop on my premises are as follows.

Firstly the machinery to be kept here are wholly connected to my side of the business rather than my fathers Nursery/Farm. Also the work that will take place in the workshop has nothing to do with dads Nursery. Also the two Sheds back at the nursery are not suitable any more the one that I used to use is just not big enough, and the other one has too low a door-way, also the structure of the building along with its floor would not with stand an over head gantry, which I propose to have installed in the purpose built workshop.

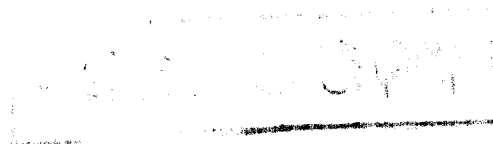
At the present I do not own any land adjacent to my house, but my solicitor has made contact with Mr & Mrs Nix and made a formal tender to purchase the 8 acres directly behind my property. My Intension is to bring this abandoned land back into Agriculture.

My house has with it a granny Annex - (BR2423) which the former applicant Vandalized

Shortly after having it built, which at present is an eyesore not only to my place, but to the neighbourhood, and my intension is to rebuild this as part of the workshop + office and match building materials with the house and out buildings.



IAN 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4361
Date received : 03-JUN-94

Received from

Mr C Flatters

Address

Campione House
Fengate Road
West Pinchbeck
Spalding

Fee paid	£	140.00
VAT	£	0.00

Total received £ 140.00

Cash/Cheque : Cheque

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

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

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



Application no: H14/0535/94

Applicant: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Erection of agricultural equipment store and workshop
with office

Location: Campione House Fengate Road
West Pinchbeck Spalding Lincs

Type: FULL

06-JAN-95

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mr & Mrs Crew
Orchard View Cottage
Fengate Road
Pinchbeck
Spalding, Lincs. PE11 3NE

Mr G Capes, Orchard Hse, Fengate Rd, W/P/beck.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



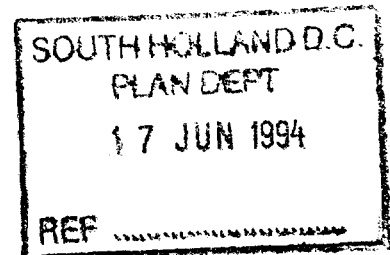
Application no: H14/0535/94

Applicant: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Change of use and extension
to form agricultural
workshop and office

Location: Campione House
Fengate Road
West Pinchbeck
Spalding Lincs



Type: FULL

Date received: 03-JUN-94

15-JUN-94

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.

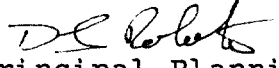
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- Please complete Part 7 of forms in full and include full details of all equipment and machinery to be used.
- In addition please supply full details of how the business will operate, together with proposed hours of use.

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 J ROBERTS

Yours faithfully


Principal Planning Officer

BR 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
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Application no: H14/0535/94

Applicant: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck

Agent: Mr C Flatters
Campione House
Fengate Road
West Pinchbeck
Spalding Lincs PE11 3PS

Description: Erection of agricultural
equipment store and workshop
with office

Location: Campione House
Fengate Road
West Pinchbeck
Spalding Lincs

Amendment: Remove windows/roof lights on west side. Internal roof
insulation. Clarification of workshop area.

14-NOV-94

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT**

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that the changes are able to be incorporated into application, which will now be considered only in its amended form. You are reminded that revision may also be needed to any submission made under the Building Regulations.

In view of the need to repeat certain procedures as a result of the amendment, the terminal date for the Authority to determine the application will now be extended to 11-JAN-95, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement. It will not necessarily take that length of time to reach a decision of course.

If you do not agree to this extension of time and wish instead to have your application dealt with more quickly but on the basis of the original submission, please let me know in writing within the next 5 days.

Yours faithfully



Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H14/0535/94

Date Registered

9 NOV 1994

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

CLIVE FLATTERS
CAPIONE HOUSE
FENGATE RD
WEST PINCHBECK
SPALDING

Tel. No. 0775 640 112

NAME AND ADDRESS OF AGENT

(if form completed by agent)

← Same

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above

Please complete

APPLICATION No.

This amendment cannot be considered
unless the relevant reference is stated

H14/0535/94

Building Regulation reference relating to
same development (if any)

B14/0334/94/R1

2. Please tick one box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans.

A

☐

or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

B

☒

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate. If the
amendment relates to a current application, I agree to an extension of the terminal date.

Signed Date 2 10 94

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying plans.
Only the changes listed here will be considered.)

State drawing no's of the current submission

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

Erection of agricultural equipment
store and workshop with office.

Removal of all windows/Roof lights
on west side
Internal Roof Insulation
Clarification of workshop area
Steel framed building B.S. 5950

YES / ~~NO~~

Mr. D. Roberts

Has a similar amendment been submitted under Building Regulations?

Yes / No

Not Yet

AMENDMENT RECORD SHEET - LIVE APPLICATION**Admin**

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☒

Registered 09-NOV-94

Terminal date/committee
updatedDAC
✓ 14/11**DC Procedural Assessment**

Is the information given correct?

Yes/No (If No, state above what
details are needed)Has this amendment been requested?
If Yes, is it what was asked for?Yes/No *
Yes/No *Who do you need to reconsult as a
result of this amendment?PC
WM
Press
Residents
Other -None ☒

Is it an amendment in principle?

Yes/NoIs it the same character/description
for fee purposes?Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh
financial objectives?

Yes/No

Confirmed.....

REJECTED as an amendment - new
application needed

Confirmed:

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be
a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: PC 11/11Superseded details removed ☒Give a revised description if
the details accepted are
different to the submission:Acceptance issued:
Public register updated: ✓ 14/11**DC Professional Assessment**

NOTES:

Seen by L. Chapman 14/11 - Ho is happy with revised details.

S.H.D.C. PLANNING DEPT.

RECEIVED

6 JUL 1994

Attention of

File Nos.

DPO

INR

DOFO

BS

JC

ADP

Action by ...

Discuss with

Copy to ...

DRAINAGE: SE

ALL RAIN WATER GU

PIPES TO BE BROWN

TO MATCH UP WITH

BUILDINGS. RUNNING

DIA P.V.C. UNDER

ONE DRAIN ON WC

FLOW INTO SOAKAW

AWAY FROM BUILD

SANITARY DRAINAGE

SOIL PIPE TO CONE

(HUNTER) INSPECTION

75mm + TRAPS TO

HAND BASIN & SO

P.V.C. PIPE TO B19

ROOF: 18 TRUSSED

BE IN ACCORDANCE W

PART 3/85 AT 600

TO BE SEATED ON

SOFTWOOD WALL

PANTILES TO MATCH

OUT BUILDING TO

ON ROOFING FELT T

CROSS VENTILATION

VERTIN GUARDS E

BE 150mm FIBRE

TRUSSES IN OFF

ONLY.

WORKSHOP ROOF

TRUSSED WITH WC

CLAD IN P.V.C.

COULGATED STEEL

25° PITCH LEA

BE USED WHERE

ROOF MEETS UP

ROOF. EACH STEE

BE EARTHED.

Foundations & floor
Slab level already
there

min 600x200 corchds
900min depth

outkeways

ic tank

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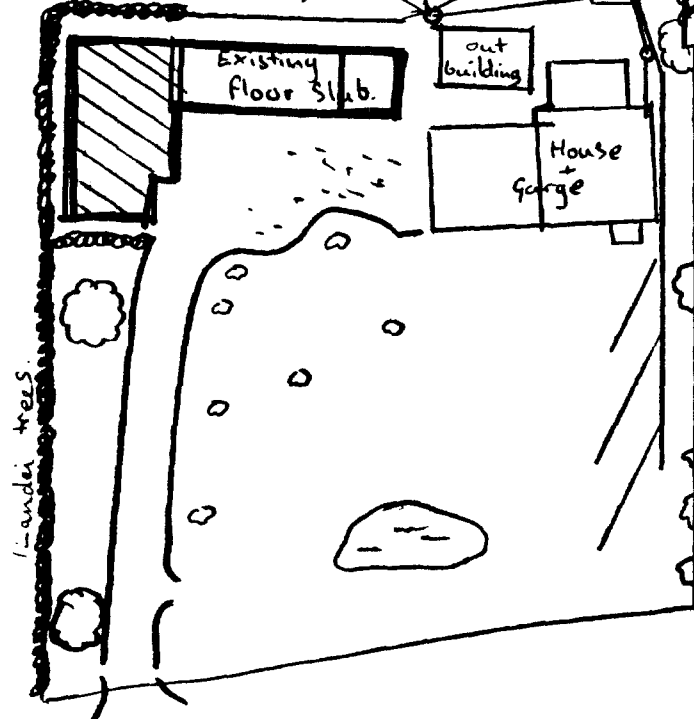
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Existing spatie tank
Insepation Chamber used
for Original Granny Annexe

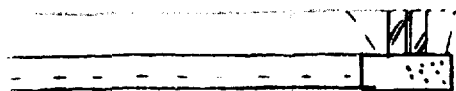
Existing
Proposed



Site Plan 1:500

OFFICE
COPY

attached
6. July 94



outlaways
Foundations & floor
Slab level already
there

min 600x200 concrete
900mm depth

PLANNING DEPT.
RECEIVED
6 JUL 1994

Attention of
DPO
DOPO
to
Action by
Discuss with
Copy to

File Nos.

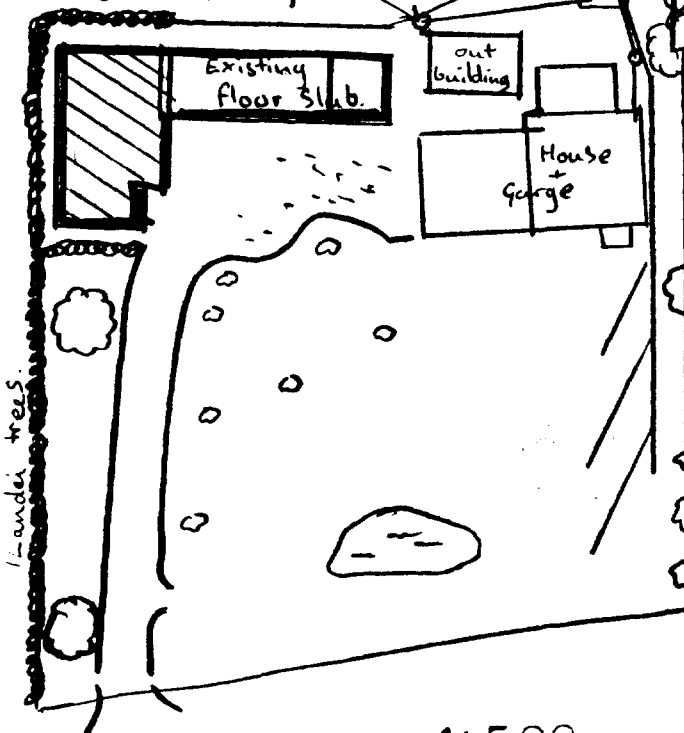
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75mm TRAPS TO
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P.V.C. PIPE TO BIG

ic tank



Existing Spatie tank
Inspection Chamber used
for Original Granny Annexe

Existing
Proposed

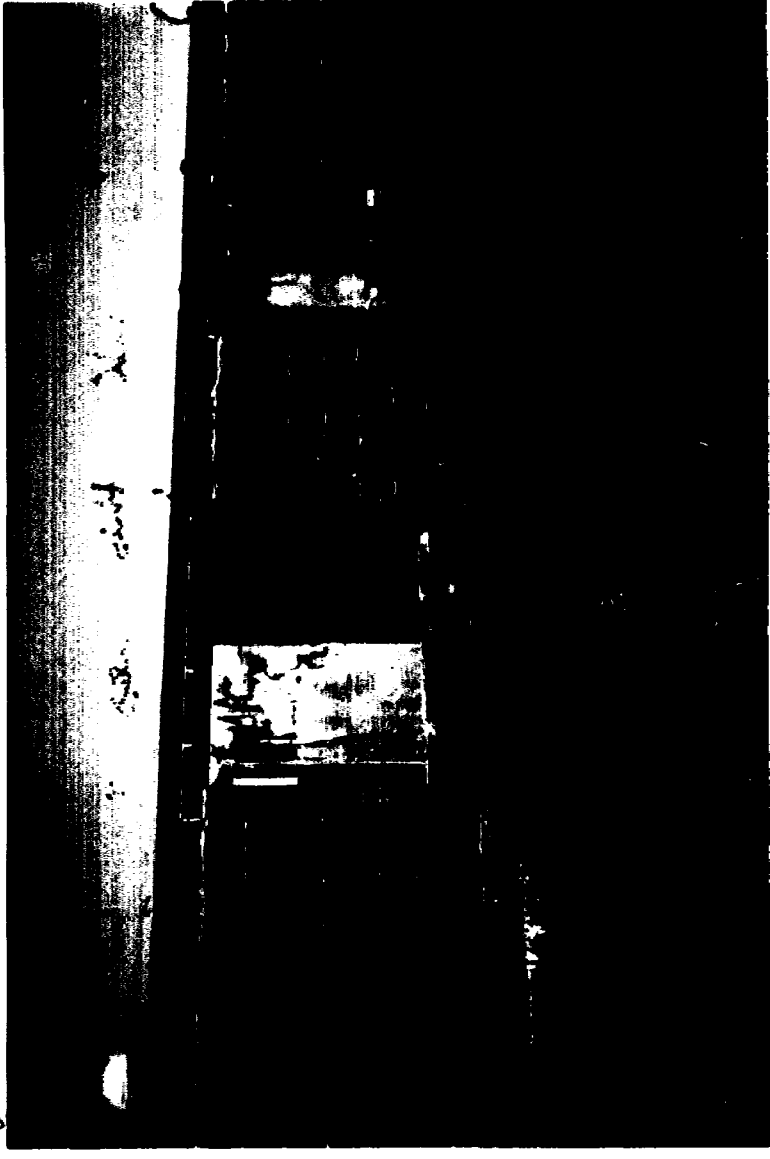


Site Plan 1:500

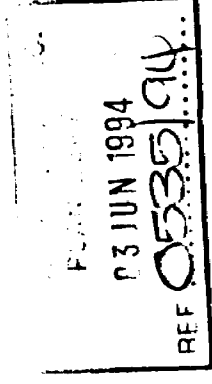
ROOF: 18 TRUSSED
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TRUSSED WITH WO
CLAD IN P.V.C.
CORUGATED STEEL
25° PITCH LEAD
BE USED WHERE
ROOF MEETS UP
ROOF - EACH STEE
BE EARTHED.

**DETERMINED
PLAN**

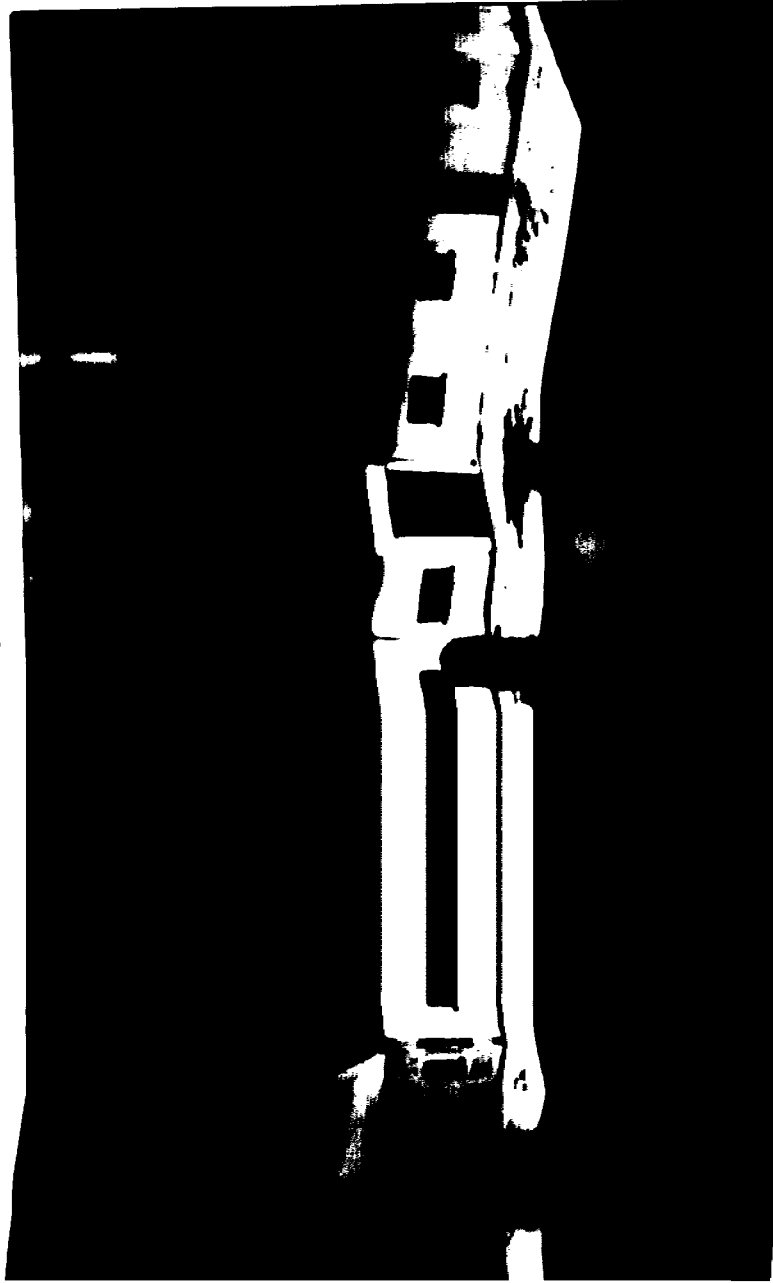
chimney has been pulled down.



what was left of the Granary
Annexe 3 months after it was
built b.



Site where the workshop
will be.



model of my proposed
Workshop + office

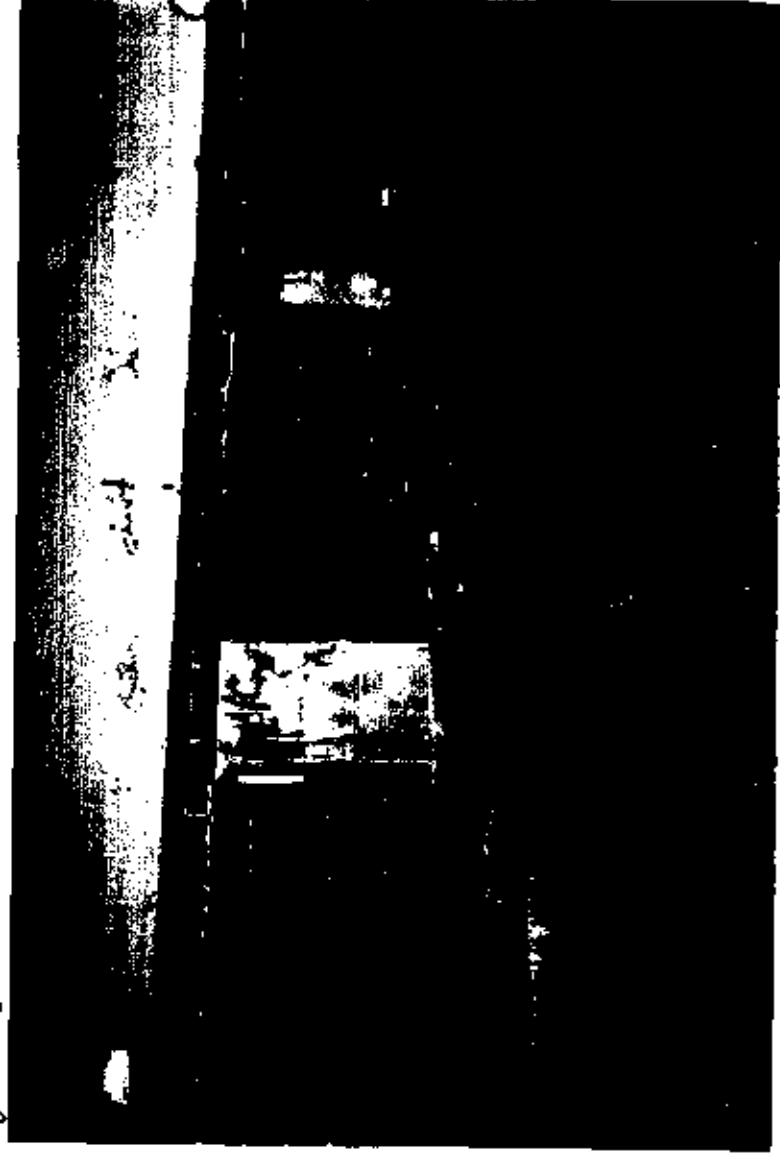


Site
will
where the workshop
be.

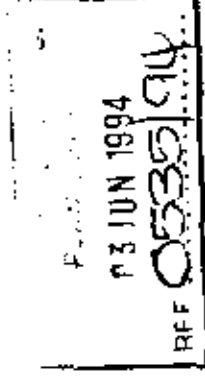


model of my proposed
workshop + office

chimney has been pulled down



what was left of the Granary
Annexe 3 months after it was
built b.



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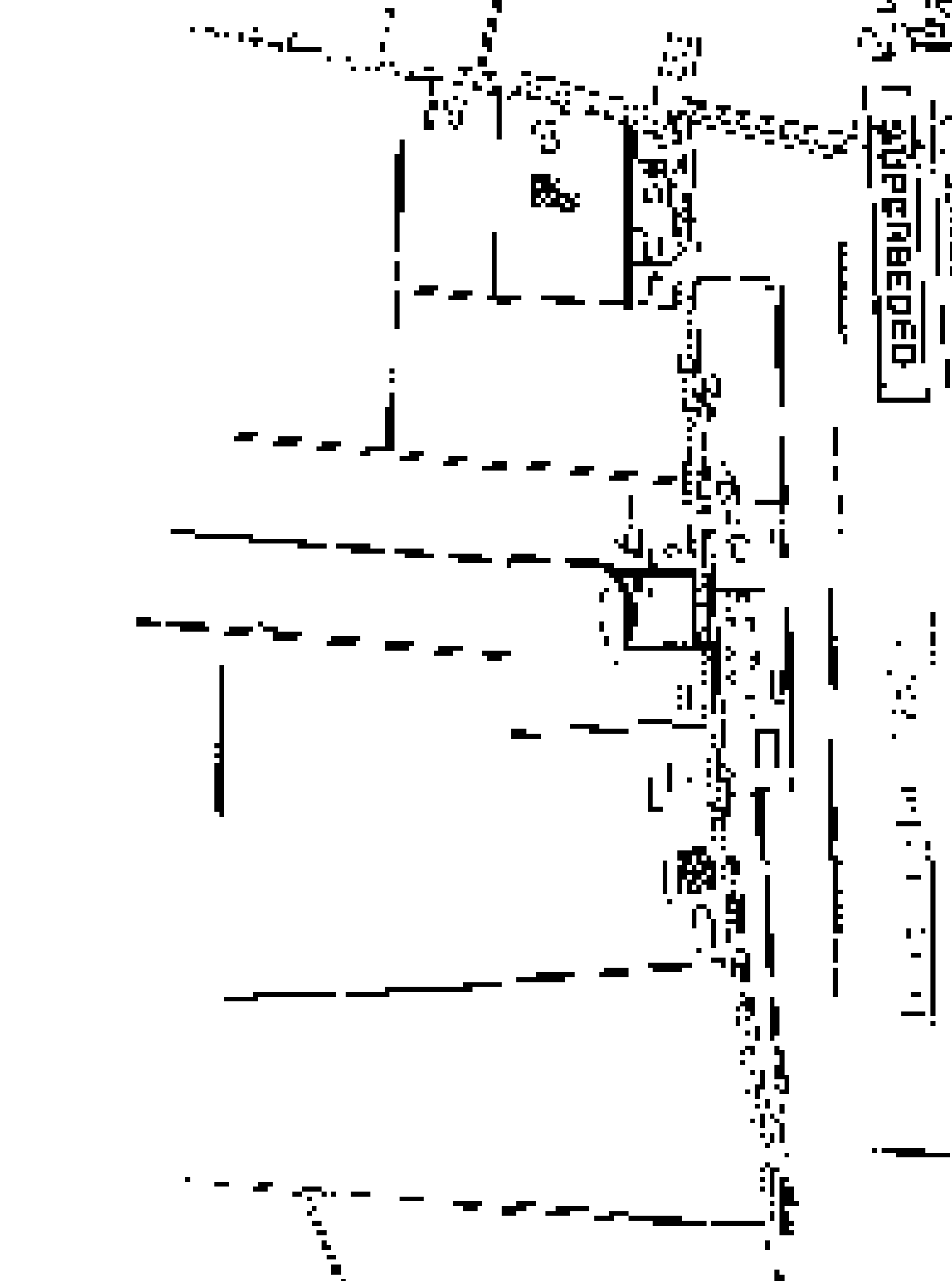
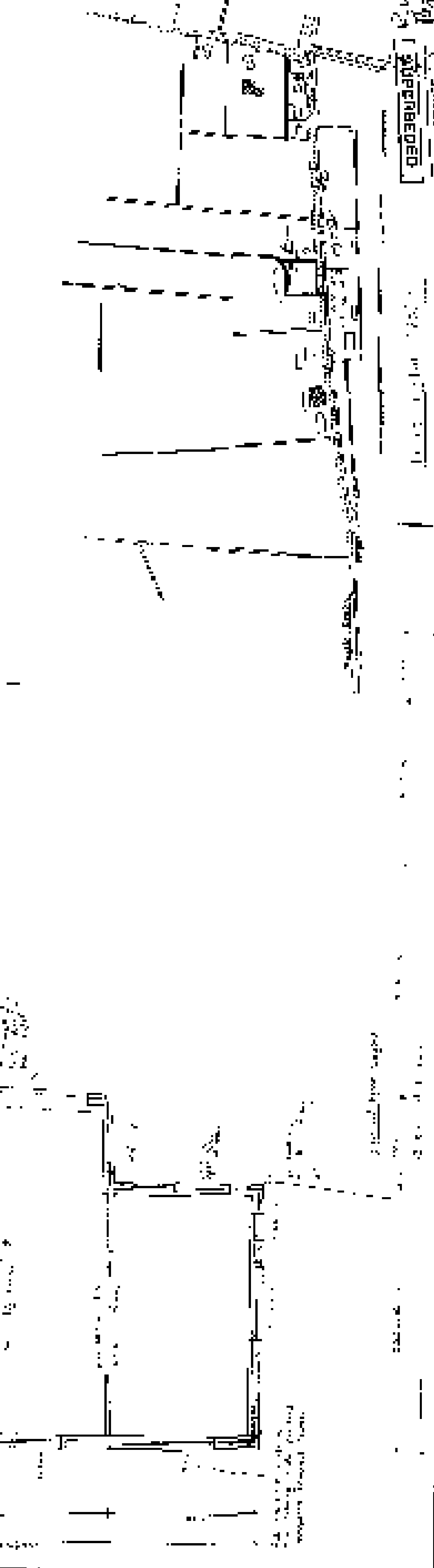
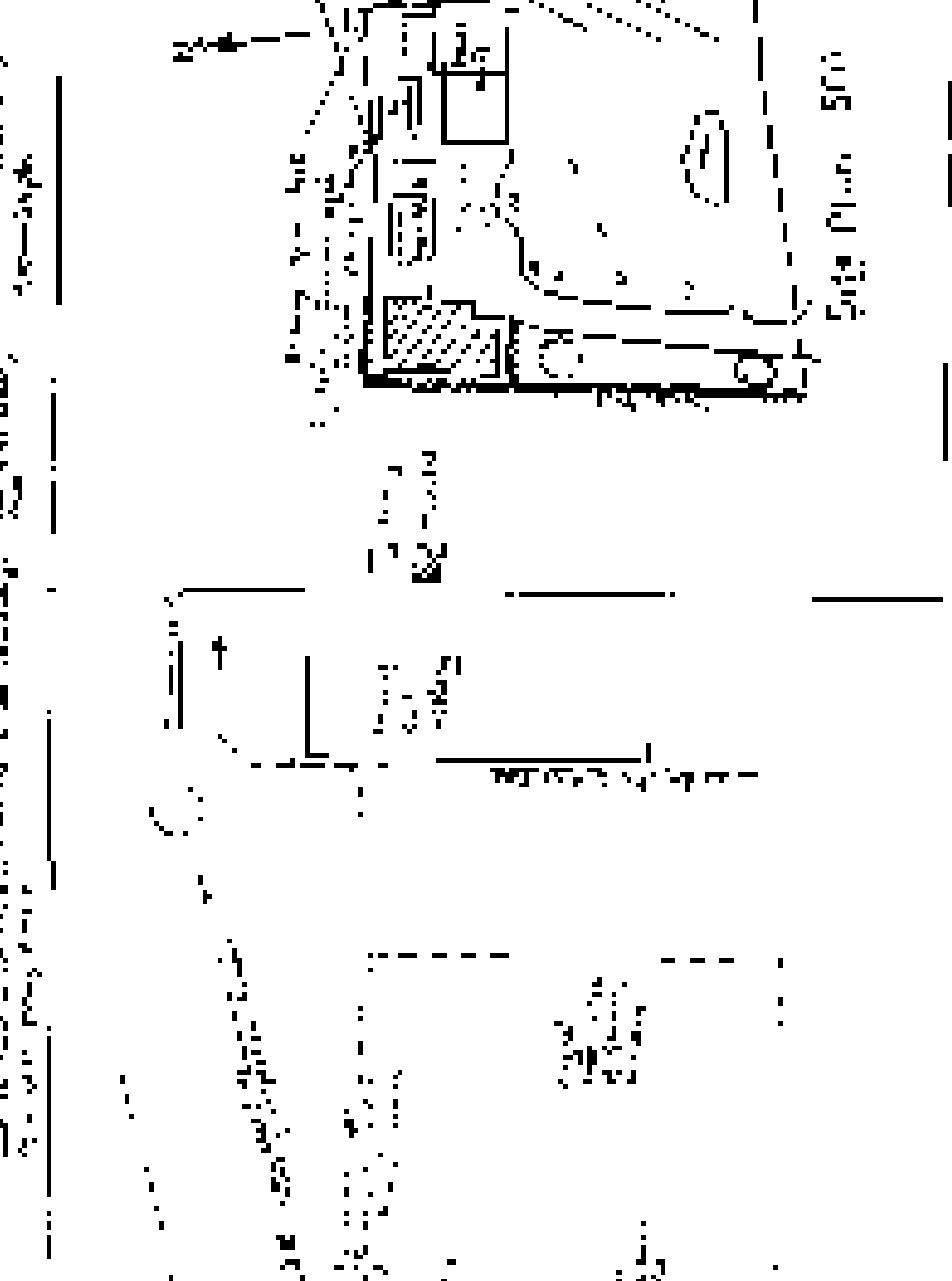
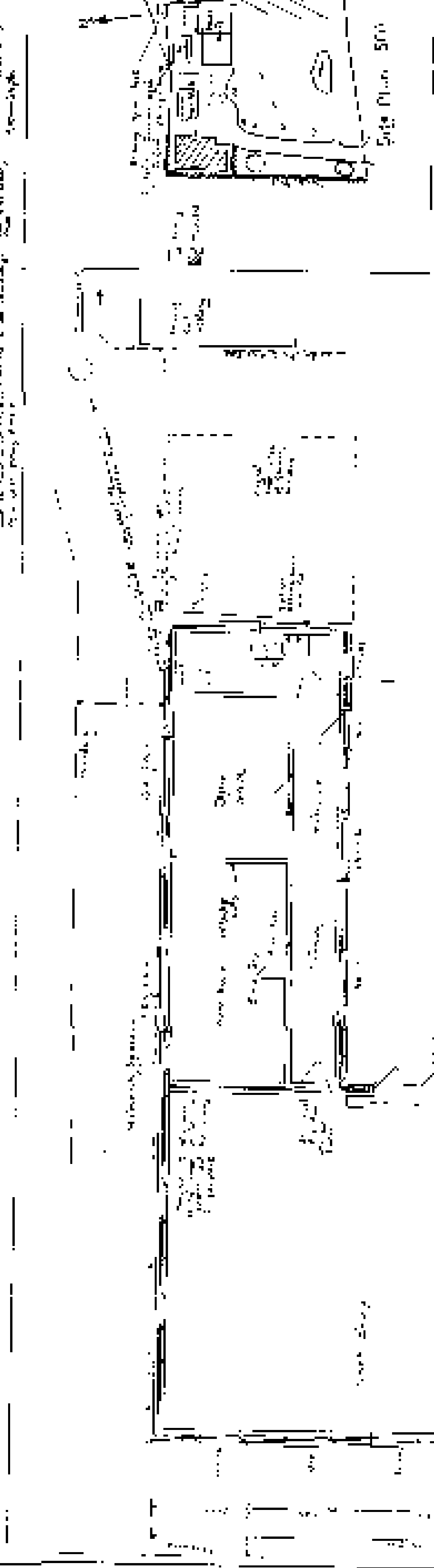
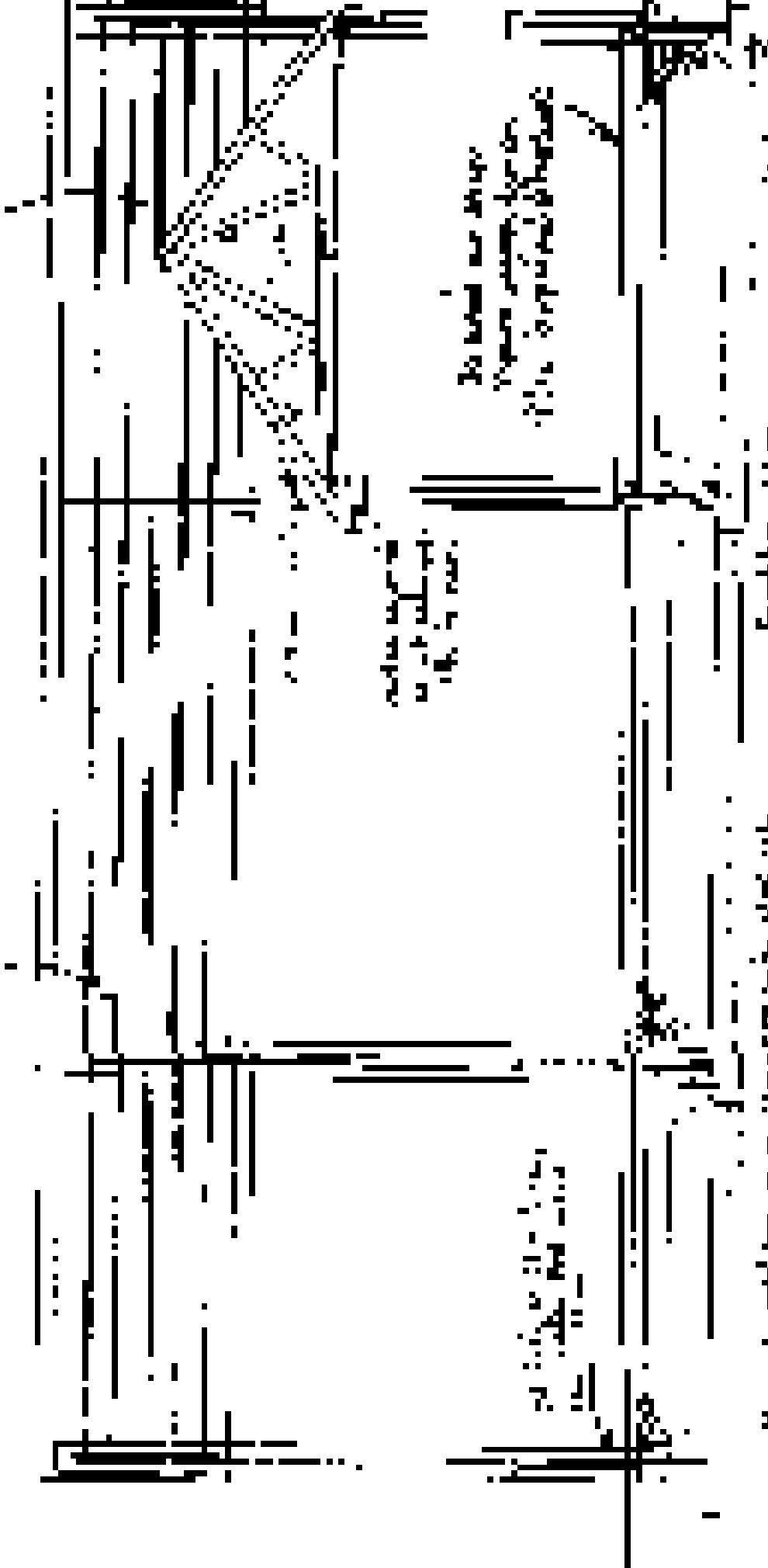
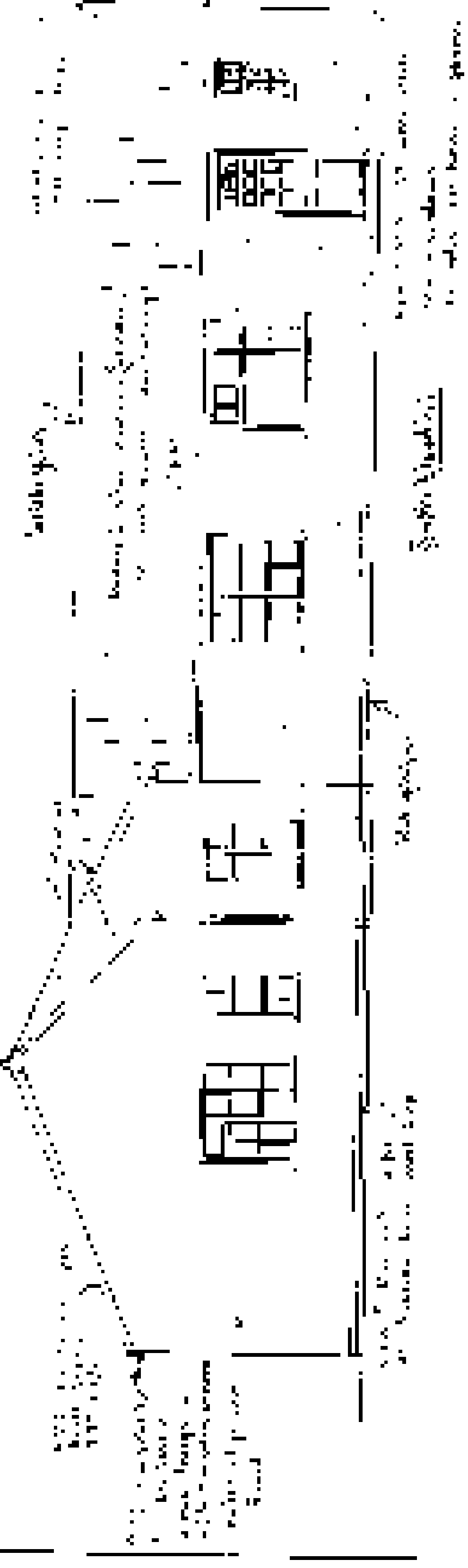
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SOUTH HOLLAND D.C.
 PLAN DEPT.
 03 JUN 1994
 REF 0535194

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03 JUN 1994
0535194
REF.

REVERSED

See plan 1-1 for location of this building in relation to the other buildings on the site. The building is located on the north side of the site, between the main building and the parking lot.



NOTE: The building is located on the north side of the site, between the main building and the parking lot. The building is located on the north side of the site, between the main building and the parking lot.

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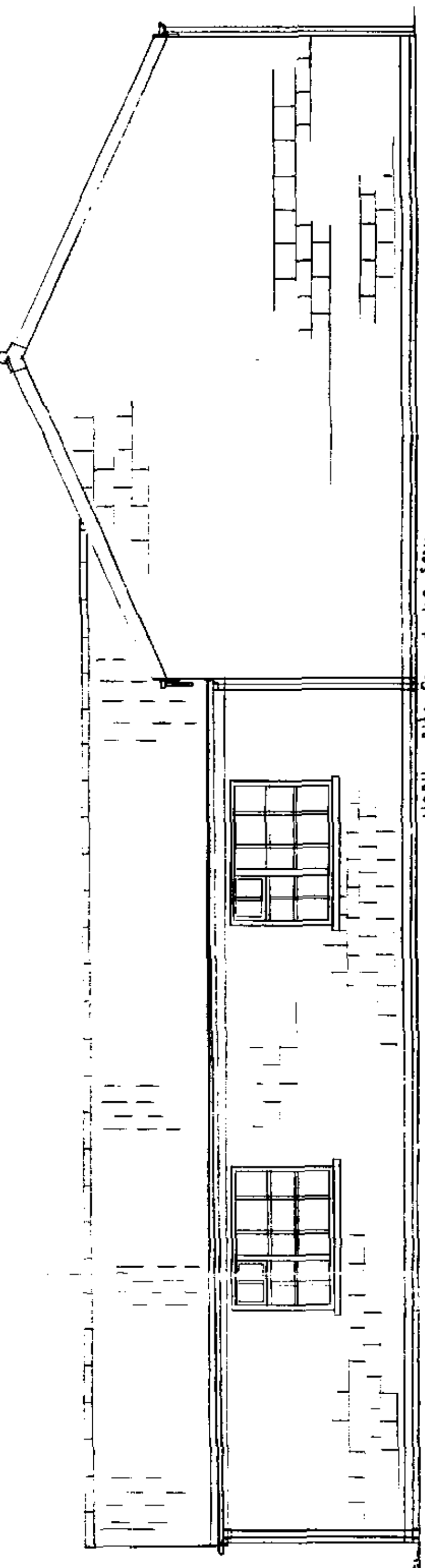
ROOF
Office Sections
18 full metal rafters by
Horsley/Beres outlined
taken to the
Clay Junction (Barnfield)
874 steel tiles
24 ridge tiles
2352 kg - weight
135 kg per truss
(not allowing for roofing felt
or battens and girding)
trusses at 600m spacing
battens 38x25
Calculations of truss loads
to be supplied by manufacturer
i.e. Horsley/Beres (Southampton)
Stability bracing to be 2mm
free of defects & fixed with
33T x 65mm galvanised rods
one each of each section
Working Roof
Steel trussed Fink & 1
Battail truss with wood
purlins. Purlins not to
be under office floor covering
and waterproofing. Battails
to be iron-jointed and braced
to North end gable wall
Stability cross bracing to
be used to rods. Rods to
be clad with light-colored
P.V.C. coated corrugated steel
sheets.
Safety Notices about the use
of standard loads on this
roof to be put on the
Eastern side of building.
Calculations of truss loads
and number of purlins
per side also steel dimension
to be supplied by manufacturer.
All steel trusses to
be individually certified to
meet electrical requirements.

Notice to be Building reg.
Office. Any advice for
information will be very
welcome as I am no
Architect.

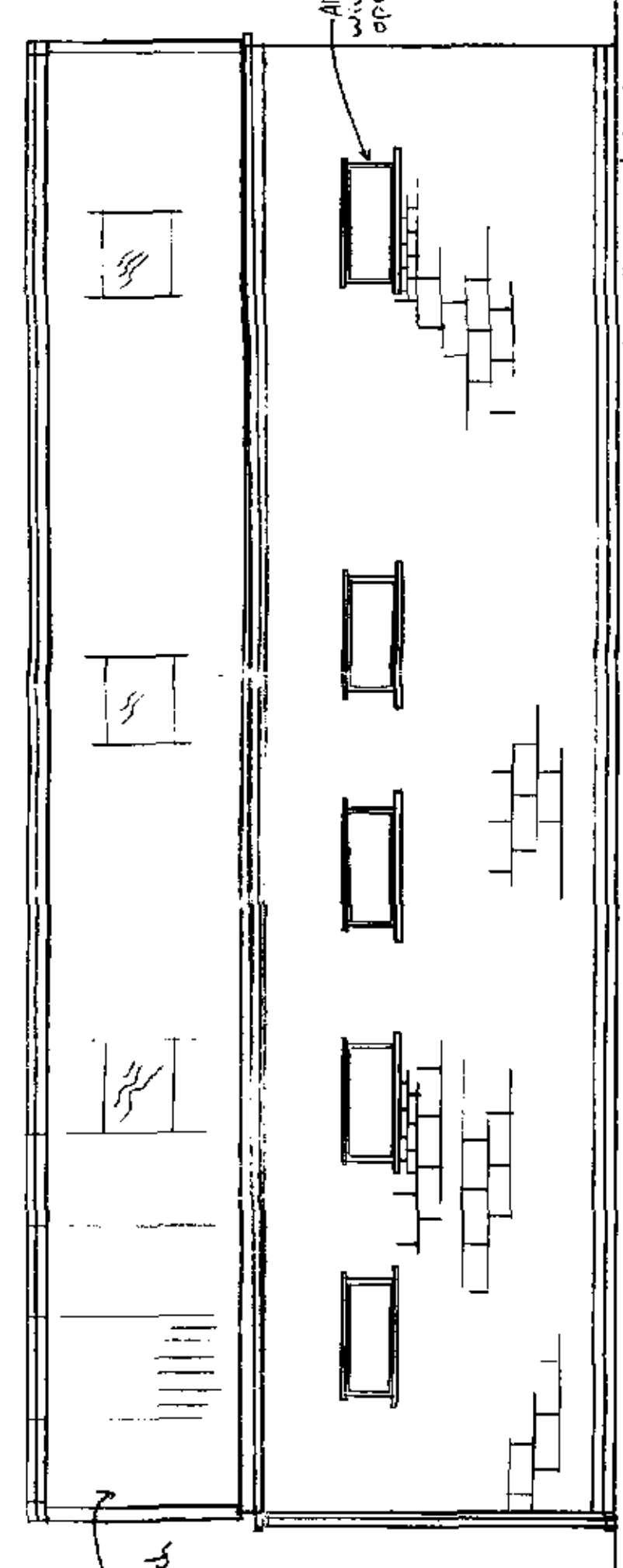
Mr. C. Flatters
Additional Drawings
Off Workshop
Campione House
Fengate Road
Pinchbeck West
Spalding
PE11 3PS
Scale As Shown
May 30 1994

SEC. PLANNING
15 JUN 1994
DEF. 0220194

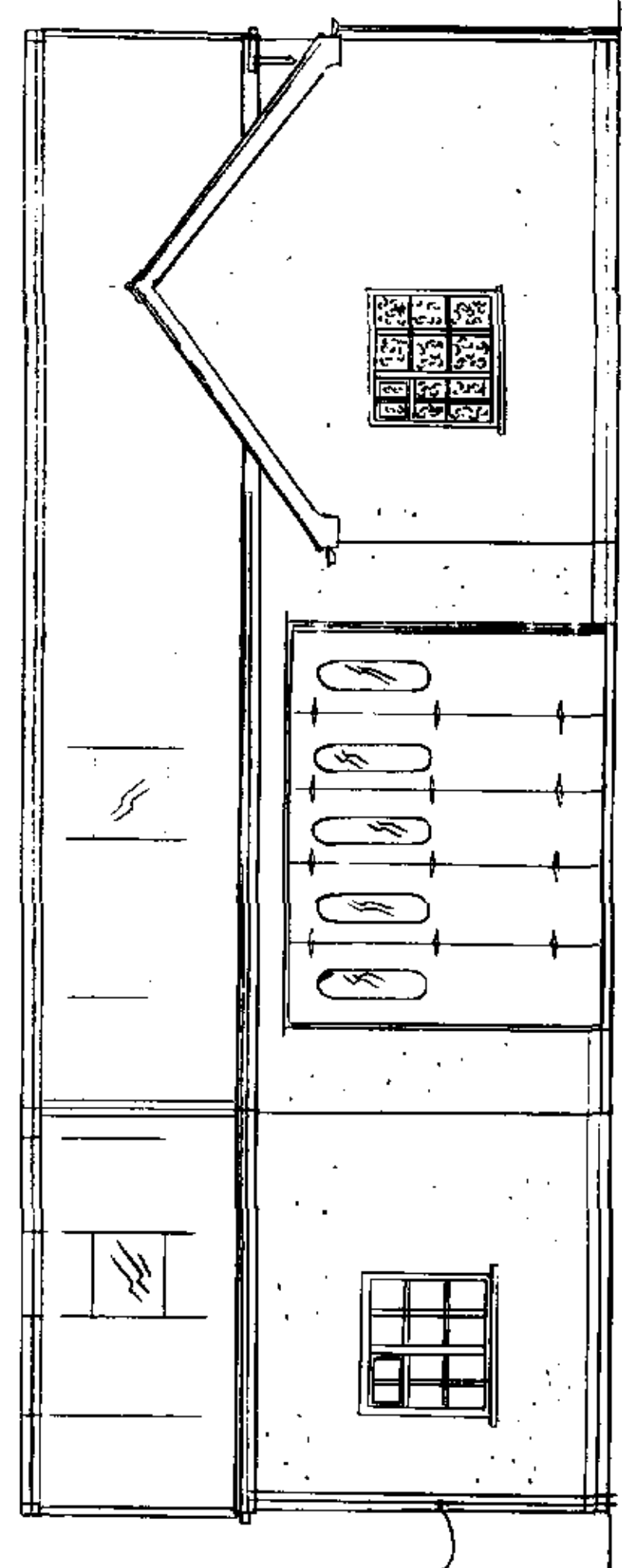
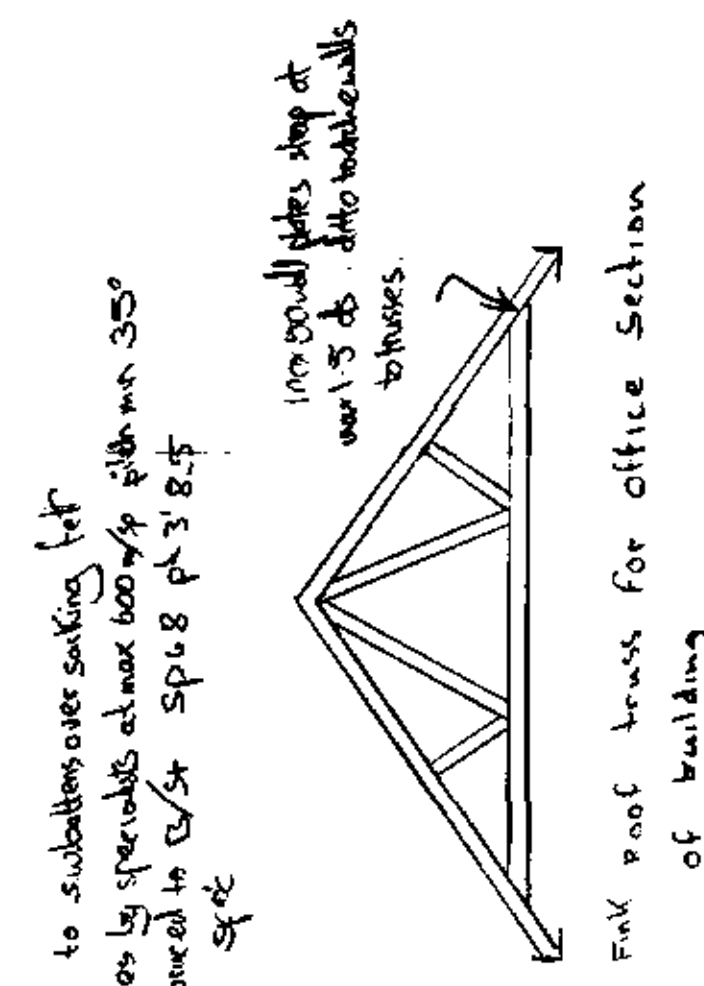
PLANS 1:50



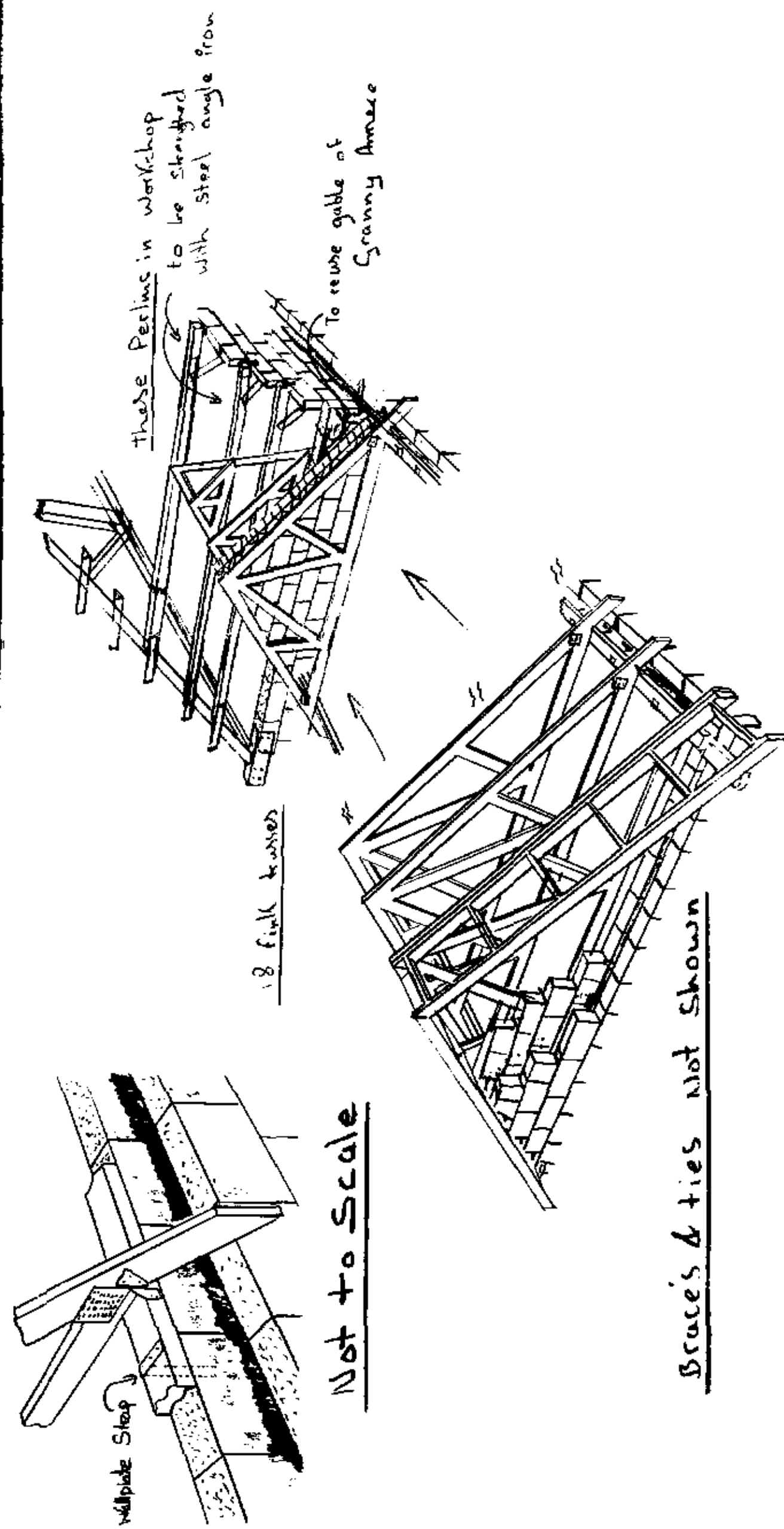
North Elevation



West Elevation

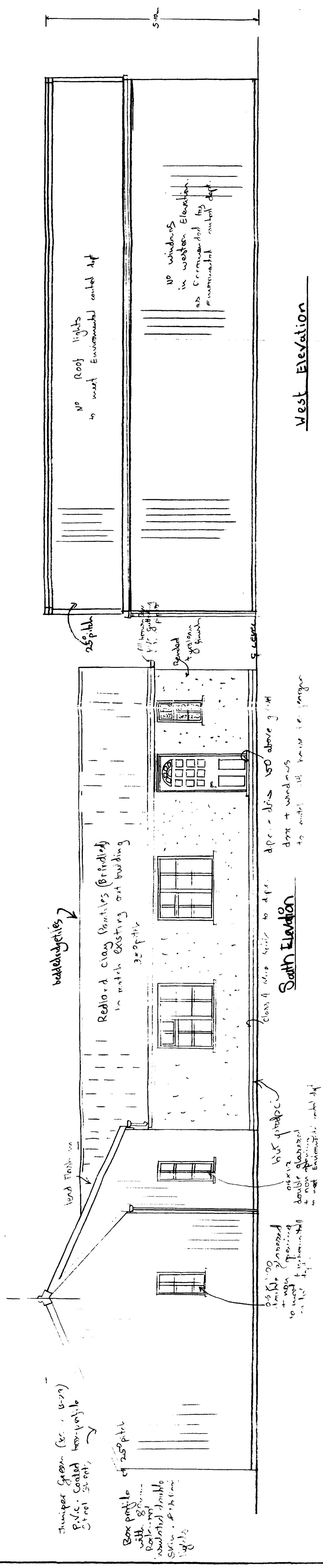


East Elevation



Not to Scale

Brace & ties not shown



PLANNING AMENDMENTS

As Required by S.H.P.D. & S.H. Environmental Services
APPLICATION NO HLL/0535/94
THIS DRAWING NO CF/03/94

Recommend Amendments suggested by Planning Dept and S.H. Environmental Services

- ① Deletion of windows, in West wall
- ② Deletion of windows or roof lights in western roof side
- ③ means of sound insulation inside workshop roof
- ④ Clarification of use to areas of the building

All measurements L.V.H. are as stated in original Drawings the office section of this proposed building to be as original Drawings i.e. black construction to form a 2 inch insulated cavity wall with rendered elevations. built on existing stone slab of quarry Apes. with Redford clay Pantries on 35° pitch Roof. All guttering, downpipes, gable ends, doors, windows to be as original Drawings and same as house & outbuilding.

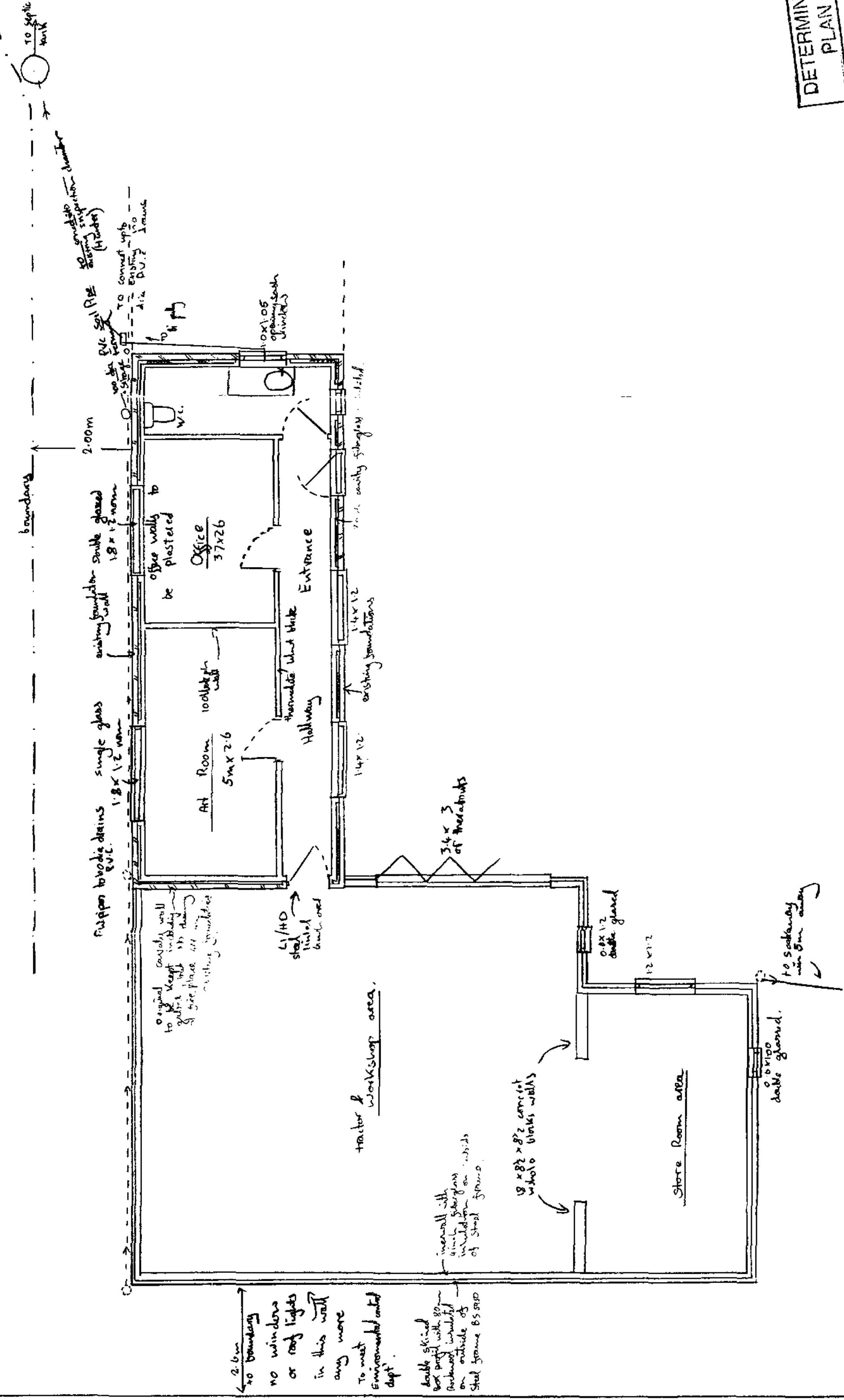
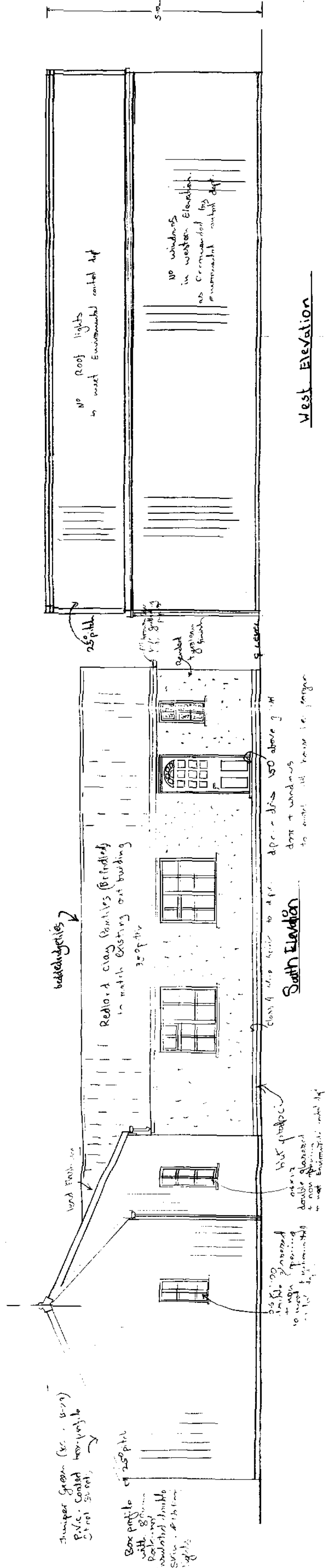
Roof of workshop building
original Drawings state single skin PVC coated box profile sheet with roof lights.
Amendments to this Roof. No Roof lights on western side. Proposed roof to be Swimper Green (BS 2-002) Plastic Coated Box Profile with 80mm (plastic) lining to form double skin. Inside the workshop roof to be plasterboard or similar lining fitted to purlins on both internal sides of Roof.

Workshop/store building
original Drawing state black construction on 34° pitch foundations. with rendered elevations. Set line to the 14'4" east side of abnormal foundation design & construction imposed by Building Dept. I have opted for a steel framed building to B.S. 5400 with covered floor on top. The walls are to be plastic coated box profile double skinned with 80mm (plastic) lining to form double skin. Inside the workshop roof to be plasterboard or similar lining fitted to purlins on both internal sides of Roof.

Original Drawing state black construction on 34° pitch foundations. with rendered elevations. Set line to the 14'4" east side of abnormal foundation design & construction imposed by Building Dept. I have opted for a steel framed building to B.S. 5400 with covered floor on top. The walls are to be plastic coated box profile double skinned with 80mm (plastic) lining to form double skin. Inside the workshop roof to be plasterboard or similar lining fitted to purlins on both internal sides of Roof.

CLIVE FLATTERS	AMENDED PLAN
8 NOV 1994	Ref.
PROPOSED BUILDING OF	REPLACES 05/94
ERECTION OF AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH OFFICE.	
CAMPIONE HOUSE FENGATE RD WEST PINNEBECK	
0775 640 112	

DETERMINED PLAN



PLANNING AMENDMENTS

As Required by S.H.P.D. & S.H. Environmental Services

APPLICATION N^o HIL/0535/94

THIS DRAWING NO CF/03/94

Recommend Amendments suggested by Planning Dept
and S.M. Environmental Services

- ① Deletion of windows. In west wall
- ② Deletion of windows or roof lights in western roof side
- ③ means of sound insulation inside workshop roof
- ④ Clarification of use to trends of the building

All measurements L.W. 4. are as stated in original Drawings the office section of this proposed building to be as original Drawing - i.e. back on section to form a 2 inch insulator cavity wall with Red-bell electronic's built on existing floor slab of young Ases. with Red-bell (less Parallels on 35" pitch Roof. All guttering, down-pipes, gutter head, troughs, windings to be as original Drawings and S.W. 2. as house + out-building.

Roof of workshop building
original drawings show single skin pvc coated box profile sheets with roof lights.
Amendments to this Roof. No Roof lights on western side.
Proposed Roof to be Jumper Green (BS71-0-23) Plastic coated box Profile with 80mm Rink and lining in green double skin. Inside the workshop Roof to be plaster board or similar lining fitted to Purlins on both internal sides of Roof.
workshop / store building.

Original Drawing Shows Wall construction on 44 3/4" deep foundations. with stepped foundations. But due to the heavy cost factor of manual foundation design & construction proposed by building Dept I have opted for a steel framed building to B.S. 5950 with concrete floor slab before the walls are to be placed onto roof profile double skinned with 90 mm Rockwool insulation and both thick ground or similar material on all internal surfaces both filled with kind fibreglass insulation. Both the ground anchors in their sections of building to be further fixed as recommended by manufacturer's series union. All measurements to be taken as is stated in original drawing.

CLIVE FLATTERS	AMENDED PLAN	1900th FOLLING C PLAN DEPT. DANOV 1994 05-36-1041 REF
8 NOV 1994	Rel.	
PROPOSED BUILDING OF ERECTION OF AGRICULTURAL EQUIPMENT STORE AND WORKSHOP WITH OFFICE.		
CAMPIONE HOUSE FENGATE RD WEST PINNENDUC		
0175 640 112.		

**DETERMINED
PLAN**

