APPLICATION NO. : H14 1270 92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1270/92 Received:30-DEC-92 Type:FULL

Name: Turners Turkeys Ltd
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Relocate farm workshop and administration facilities including chemical store/WC.
Location : Turners Turkey Farm Cowards Lane 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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

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

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 The access to this site shall be located and constructed as shown on the amended plan, received on the 2 February 1993.

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)

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 Before the building is occupied space shall be provided within the site as shown on the amended plan for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Cowards Lane.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 2 February 1993.

The applicant is advised that a landscaping scheme should extend the existing scheme in terms of quantity and quality to the western side of the site between it and the manager's bungalow. The landscaping on the frontage should also be extended towards the proposed access way. It is suggested that underneath the overhead lines, shrubs should be used instead of trees, so that the overhead lines are not affected by mature trees.

Any commercial vehicles which visit this site should comply with the terms of the Section 52 Agreement attached to the application H14/0478/87, which gave planning permission for the turkey rearing farm (ten sheds and one manager's bungalow).

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

You are reminded that the use hereby granted planning permission is the subject of a Section 106 Planning Obligation.

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

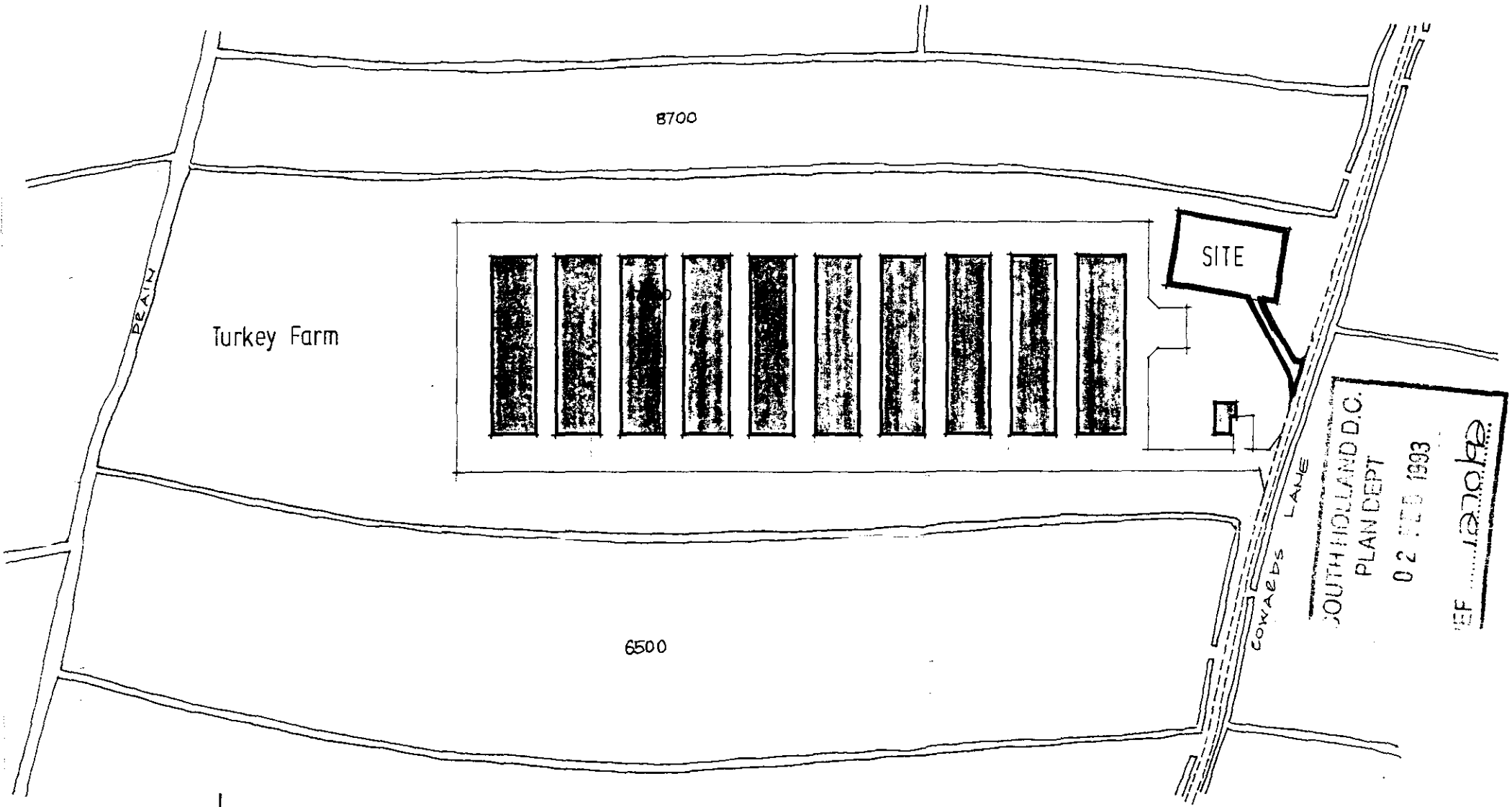
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
03-SEP-93 H14/1270/92

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

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)



SITE LOCATION PLAN 1 2500 scale

AMENDED PLAN

Ref.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14 | ~~08~~ 1270 / 92

Date Registered 08 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

TURNERS TURKEY LTD
SPALDING DROVE,
CLAY LAKE,
SPALDING PE12 6BL

Tel. No. 0775 767444

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name) PETER LITHGOW

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TURNERS TURKEY FARM, COWARDS LANE, PINCHBECK SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RELOCATE FARM WORKSHOP AND ADMINISTRATION FACILITIES ~~TO COWARDS LANE SITE~~ including chemical store/wc PS Lithgow

Please complete

Signed. PS Lithgow

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £165.00 If you consider no fee is payable include a written explanation instead.

Date. 7/12/92

Previous application No:

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application ☐

Please state Site Area 0.215 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

OFFICE 38.44 C.Stor 28.36 WS 169.28.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 235.78 ~~285~~ MAX. sq. metres

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

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

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

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: CONARDS LANE
Will there be —
Individual access(es) ONE
New estate road ☐

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 233 sq. m. Previous total gross floorspace 197 sq. m.

This new total includes the following net floorspace:

Retail NIL sq. m. Office 37.8 sq. m. Industrial 167.1 sq. m. (WORKSHOP) Warehousing 28.06 (CHEMICAL STORE) 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?	3 NIL	WORKSHOP ↔	5 NIL
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	ALL ABOVE FROM THE SPALDING GROVE LOCATION.		
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	INDUSTRIAL ONLY INSOFARASMUCH AS MAINTENANCE WORKSHOP WILL CONTAIN BENCHSAWS / PLANERS / THICKNESSOR EQUIPMENT		
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	NO - BUT ADDITIONAL FEATURES WOODSTORE ANTICIPATED		
Is the proposal related to an existing use on or near the site? State Yes or No	YES		
If so, please explain the relationship	MAINTENANCE OF EXISTING FARM(S) IN THE DISTRICT.		
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	YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	WORKSHOP & OFFICE AT SPALDING GROVE CLAY LAKE (197 M² GFA) TO BE RELOCATED AT COWNERS LANE SITE		
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)	YARD AREA AS SHOWN ON DRGS.		
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)	AVERAGE 1 DELIVERY LORRY PER DAY.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	WOOD OFF-CUTS / CARDBOARD & PAPER PACKAGING WASTE / WASTE PAPER 0.5 M³ / WEEK		
Will the proposed use involve the use of storage of any hazardous materials? State Yes or No	YES	AGRI-CHEMICALS FOR TREATMENT OF TURKEYS.	
What provision is being made for access to the premises for the disabled?	WIDE DOORWAYS, ACCESS RAMPS AS REQUIRED BS 5810 TYPE FACILITIES		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

owner

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed P Stathan (~~Applicant~~/Agent) Date 7/12/92

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

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed P Stathan ~~Applicant~~/Agent) Date 7/12/92

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

DEC 1992
F 270/92

PROPOSED RELOCATION OF FARMS WORKSHOP AND ASSOCIATED ADMINISTRATION OFFICE, TO TURNERS TURKEYS FARM, COWARDS LANE, PINCHBECK, SPALDING.

The following information is in support of the Planning application on the above.

Background
The present arrangement at the Spalding Drove, Clay Lake site has the turkey farm and the Area Farms Manager's office and the Farms Maintenance Workshop located to the rear of the Spalding Factory. They all share a common access.
At the Spalding (Clay Lake) farm there are 14 turkey breeder houses with a total of 170,000 turkeys on a 20 week cycle. A production of 442,000 turkeys per year. The Factory also receives multiple deliveries of birds each day from the other farms in the area.
The Area Farms Manager and the Maintenance staff travel to and from the workshop and offices to the other farms in the district several times daily in order to secure and maintain effective operation.

Identification of Problem
As the Workshop and Maintenance operation is based within the farmyard area there is a greater risk to bio-hygiene.
That is to say with the frequent travelling to and fro of personnel through the Factory compound and through the farmyard and out to various other area farms this of itself presents an unnecessary additional risk to hygiene.
This is particularly relevant to the increasingly stringent EEC Regulations in this respect.

Conclusion/Recommendation
It would be particularly desirable to relocate the Workshop and Office to the Cowards Lane, Pinchbeck site for the following reasons:

a) The Cowards Lane site is the closest appropriate site which has sufficient land at the front of the site and can provide a separate access which means it can be run in isolation from the existing farm.

b) There is already a Managers bungalow in a strategic position on the farm to enhance the level of security and deter would be trespassers or burglars.

c) The site is already landscaped and any potentially adverse aesthetic implications would be well screened as the planting becomes more established. Effectively there would be minimal impact in this already remote site but a great gain by the removal from the Clay Lake site.

d) The proposed use of and from the site are essential to the overall operation of the farms in general and wholly relate to this kind of agriculture.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ___

Precise details, for non-standard direction: Part 7 of form needs completing.

Senior Officer authorised: [signature] 18/12 Sent: 21-DEC-92

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

PM 17-12 Why cant it be all building, Protection? Does Chem Store need

	Requested	Sent
Extra Publicity:		
Departure	[signature]	
Setting of LB		
Public Right of Way		
Discretionary		
Extra Consultations:		
Dept of Transport		
Environmental Serv.		
LB/Cons. Area - Local		
- Local & National		
- English Heritage		
Consultant: Name _____		Order No ___
Other:		

Case Officer PJU

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Phaneel P. Lithgow Sh to cond^n colour/materials

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PDM
Date 8-1

Notice posted by PDM
Date 8-1

Resident Notices required

Sent | Delivered

Case Officer Conclusions

New access + yard area Very open site.
Turkey sheds to rear, boundaries to East + road are open but recently landscaped.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance .....
viz:

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 165

Receipt Issued P2008

Date first Rec'd P2017 08 DEC 1992

Registration

Reference H14/1270/92

Cross-Ref B14/0817/92

Date 9/12

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 235.78

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 440

Additional Refund £275

Receipt Issued P2017

4/1/92 4 × 120 = 480 240 [illegible]

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 126

OS No's

Grid ref 5 21810 3 26950

Ward M

Parish P'BECK

Inside IBD NO

Inside LP area YES

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref 1011

Linked to property

Ref

Planning Records:
Earlier apps

1231/87
478/87

(724/91 edged
995/91 in blue)

B Reg Records:
Already submitted - Ref
Request
Requested

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

Cam

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1270/92 Type: FULL

Applicant: Turners Turkeys Ltd
Tel: 0775 767444

Agent: L A Building Design
0775 711437

Description: Relocate farm workshop and administration facilities including chemical store/WC.

Location: Turners Turkey Farm
Cowards Lane
Pinchbeck
Spalding Lincs

Valid date: 30-DEC-92
Target dates:
To case officer 06-JAN-93
Inspected by 09-JAN-93
Extra contacts 13-JAN-93
Report if not clear by 03-FEB-93

Terminal date: 24-FEB-93
Target Committee: 17-FEB-93
Report deadline: 03-FEB-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 235.78 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Pinchbeck P	0775 723838	31-DEC-92	14-JAN-93	OK
Cllr T Bray	0775 723794 (Of	31-DEC-92	14-JAN-93	
Cllr Mrs P J Buffham		31-DEC-92	14-JAN-93	
Site/Press Advert MIN		08-JAN-93	29-JAN-93	

L.C.C. - Obs Attached to CB 4/2/93
~~Hon Intro CB 7/1/93 Sec 14/A/3J dated 8/1/93~~

Env Health Comments

SITE DETAILS

Grid ref: 521810 326950
OS Sheets: 126 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1270/92 Received:30-DEC-92 Type:FULL

Name: Turners Turkeys Ltd
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Relocate farm workshop and administration facilities including chemical store/WC.
Location : Turners Turkey Farm Cowards Lane Pinchbeck Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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

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

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

Reason: In the interests of visual amenity.

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

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Cowards Lane.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 2 February 1993.

The applicant is advised that a landscaping scheme should extend the existing scheme in terms of quantity and quality to the western side of the site between it and the manager's bungalow. The landscaping on the frontage should also be extended towards the proposed access way. It is suggested that underneath the overhead lines, shrubs should be used instead of trees, so that the overhead lines are not affected by mature trees.

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Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

20-AUG-93 AD check...AP 23/8.....

Authorised to issue (inc Delegation)...[illegible] 25/8..

NOTE

You are reminded that the use hereby granted Planning Permission is the subject of a S 106 ~~+ note re section 106 agreement.~~ Planning Obligation

[illegible] 1/9

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: The Director of Administration

To: Director of Planning & Building Control Services

Our Ref: JMB/LDS/PL.

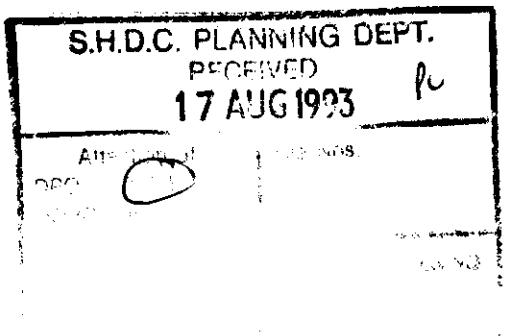
Your Ref:

Date: 16th August 1993

SUBJECT: PLANNING APPLICATION NO. H14/1270/92
RELOCATION OF FARM WORKSHOP AND ADMINISTRATION FACILITIES AT COWARDS LANE, 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

TURNERS TURKEYS LIMITED

re

the relocation of farm workshop and administration facilities including chemical store and toilet at Cowards Lane, Pinchbeck

I hereby certify that this is a true copy of the Planning Obligation relating to the relocation of farm workshop and administration facilities including chemical store and toilet at Cowards Lane, Pinchbeck

R. Cook

.....

Director of Administration

16/7/93

THIS DEED is made the 6th day of August.

One thousand nine hundred and ninety three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and TURNERS TURKEYS LIMITED whose registered office is situate at Unigate House Wood Lane London W12 7RP (hereinafter called the "Owner") of the other 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 by its agents dated the seventh day of December One thousand nine hundred and ninety two ("the Planning Application") applied to the Council for planning permission to relocate farm workshop and administration facilities including chemical store and toilet on the land shown edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H14/1270/92 ("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. The Council shall immediately upon the execution hereof issue a certificate granting planning permission for the Development subject to the conditions contained in the enclosed draft planning permission ("Planning Permission")

3. Without prejudice to clause 2 this agreement shall come into effect only upon the grant and implementation of the Planning Permission

4. This planning obligation is a local land charge and shall be registered as such

5. The expressions "the Council" and "the Owner" 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 Cowards Lane Pinchbeck Spalding Lincolnshire shown edged blue on the plan annexed hereto

SECOND SCHEDULE

(The Planning Obligation)

The Owner hereby covenants that the Development shall not be used except for purposes ancillary to the turkey rearing units owned and operated in the South Holland district by the Owner

1990

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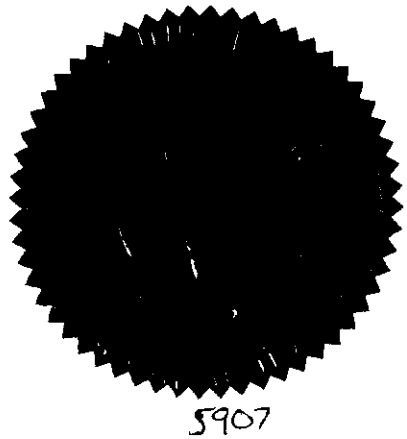
to the

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



5907

Chairman of the Council

Director of Administration

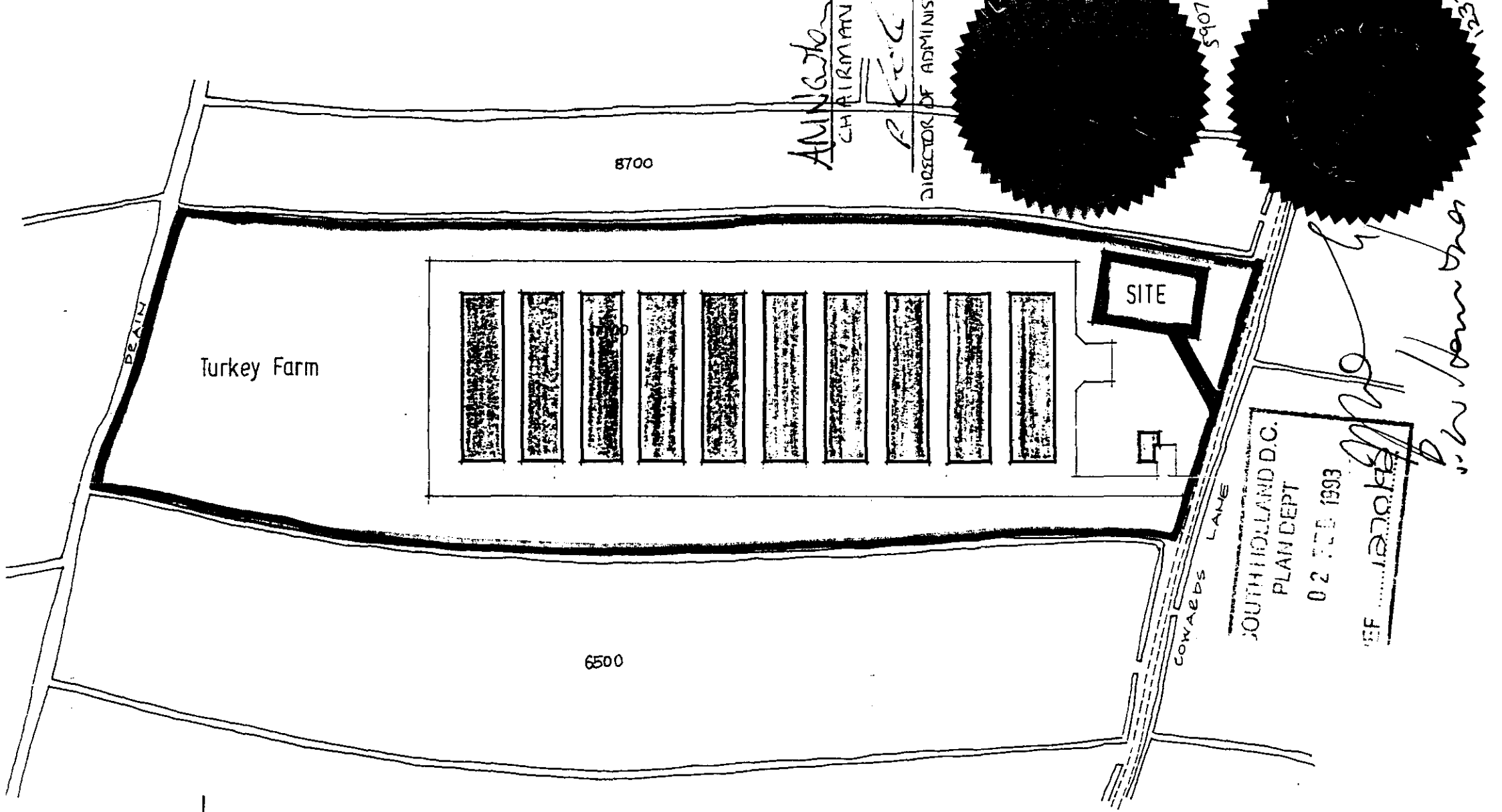
THE COMMON SEAL of
TURNERS TURKEYS LIMITED
was hereunto affixed
in the presence of:-



TURNERS TURKEYS LIMITED

2375

Authorised Signatories



SITE LOCATION PLAN 1 2500 scale

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/1270/92 Received:30-DEC-92 Type:FULL

Name: Turners Turkeys Ltd
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Relocate farm workshop and administration facilities including chemical store/WC.
Location : Turners Turkey Farm Cowards Lane Pinchbeck Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

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

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

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

Reason: In the interests of visual amenity.

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

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

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 The access to this site shall be located and constructed as shown on the amended plan, received on the 2 February 1993.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 Before the building is occupied space shall be provided within the site as shown on the amended plan for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Cowards Lane.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 2 February 1993.

The applicant is advised that a landscaping scheme should extend the existing scheme in terms of quantity and quality to the western side of the site between it and the manager's bungalow. The landscaping on the frontage should also be extended towards the proposed access way. It is suggested that underneath the overhead lines, shrubs should be used instead of trees, so that the overhead lines are not affected by mature trees.

Any commercial vehicles which visit this site should comply with the terms of the Section 52 Agreement attached to the application H14/0478/87, which gave planning permission for the turkey rearing farm (ten sheds and one manager's bungalow).

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

17-JUN-93 AD check.....

Authorised to issue (inc Delegation).....

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Peter Udy
Planning Assistant
Planning & Building Control Services

TO: Paul Cleghorn
Administration Services

REF: PJU/LAB/H14/1270/92

REF:

DATE: 2 March 1993

SUBJECT: Turners Turkeys Ltd. Section 106 Agreement.

I refer to my memo of the 22 February 1993 and enclose confirmation that the applicant is willing to enter into the above agreement.

P J Udy
Planning Assistant

Enc

Forwarded draft copy of decision notice on 18-6-93

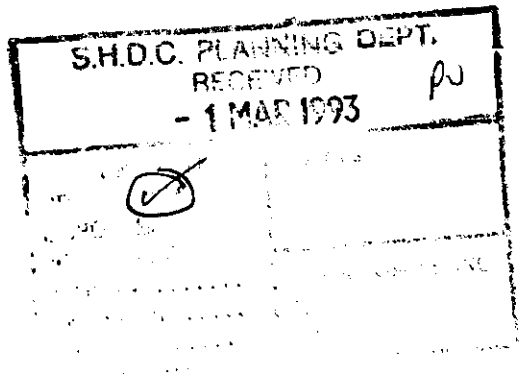
TURNERS
Turkeys

SPALDING DROVE, CLAY LAKE, SPALDING, LINCS. PE12 6BL

TELEPHONE: 0775-767444
TELEX: 32716
FAX: 0775-766909

Your Ref: H14/1270/92
Our Ref: RJC/alg

26th February 1993



South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

Dear Sirs

RE: RELOCATION OF FARM WORKSHOP AND ADMINISTRATION FACILITIES

I thank you for your letter dated 19th February 1993 granting planning permission for the above relocation.

Turners Turkeys are happy to enter into a section 106 agreement which will restrict the use of the site to an ancillary facility to the turkey rearing units.

Now that Turners Turkeys have entered into this Planning Obligation, no doubt the formal paperwork can be forwarded to us in due course.

Yours faithfully

R.J. COOKE
COMMERCIAL MANAGER

cc: L A Building Design
B Hempsall - Turners Turkeys

Turners' Turkeys Limited
Registered Office:
Unigate plc
Unigate House
Wood Lane
London
W12 7RP

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H14/1270/92

Your Ref:

Date: 22 Feb 1993

H14/1270/92 - TURNERS TURKEYS LTD
RELOCATE FROM WORKSHOP AND ADMINISTRATION FACILITIES INCLUDING CHEMICAL STORE/WC, COWARDS LANE, PINCHBECK.

The above planning application was considered by the Planning Committee on the 17th February 1993.

It was resolved at that meeting to authorise the Director of Planning and Building Control Services to grant planning permission subject to the applicant entering into a Section 106 Agreement restricting the use of the site to an ancillary facility to the turkey rearing units.

In order that you may prepare the necessary documentation, please find enclosed:

1. Six 1:2500 site location plans with the curtilage of the site, the subject of the Agreement, edged red, and the surrounding land edged blue.

2. A copy of the planning application form.

Confirmation that the applicant is willing to enter into the above Agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Mr P J Udy

PJU/LAB
H14/1270/92

19 February 1993

Dear Sir

Relocation of Farm Workshop and Administration Facilities, Including Chemical Store/WC To Turners Turkey Farm, Cowards Lane, Pinchbeck.

The above planning application was considered by the Planning Committee on the 17 February 1993.

It was resolved at that meeting to authorise the Director of Planning and Building Control Services to grant planning permission subject to the applicant entering into a Section 106 Agreement restricting the use of the site to an ancillary facility to the turkey rearing units.

I would be grateful if I could receive a letter confirming your client's agreement to enter into this Planning Obligation so that the necessary paperwork may be prepared.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

100. PLANNING APPLICATIONS (continued)

Plan No. and Applicant	Proposal
H18/1298/92 D & H Buildings Ltd	Reserved matters relating to two bungalows with garages and joint vehicular access at Lime Street, Sutton Bridge.

(Councillors A.J. Biggadike and T. Bray declared indirect interests in the above application, and left the Council Chamber during consideration thereof.)

(It was reported that the Parish Council had now indicated its support for the application but preferred to see a reduction in the number of dwellings to four.)

H16/1314/92 David Parker Homes Ltd	House and garage at Lilburn Drive, Spalding.

(Subject to an additional condition relating to the provision of the footpath, if appropriate.)

(g) **Listed Building Consent**

Listed Building Consent be granted in respect of the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H11/1147/92 Adderley House Ltd	Alterations and demolition at Adderley House, London Road, Long Sutton.

(h) **Applications Approved Subject to Planning Obligation**

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:-

Plan No. and Applicant	Proposal
H14/1270/92 Turners Turkeys	Relocate farm workshop and administration facilities including chemical store/W.C. at Turners Turkeys Farm, Cowards Lane, Pinchbeck.

(To ensure that the occupancy and use of the proposed development remains solely for the benefit of the said Company's turkey farm units.)

(It was reported that a late objection to the above application had been received.)

H23/1293/92 S W & P Hoyes	O.A	Residential development (renewal of H23/1279/89) at Mill Lane, Whaplode

(To ensure that the development is not commenced until a road link from the land to Mill Lane has been provided through the adjoining land to the satisfaction of the Lincolnshire County Council as highway authority.)

(It was reported that an objection had been received from the Holbeach and District Civic Society.)

17th FEBRUARY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H22/0364/92	NRM	Refused as recommended by addendum. Add Note: Wait for minutes for wording.
16	H09/0098/92	DG	Non-Det and enf action as recommended.
19	H12/0198/92	DG	DPBCS Auth as recommended. Conditions 7 & 8 to be removed
22	H12/1006/92	JB	Refused as recommended.
24	H04/1043/92	DR	Refused as recommended.
26	H13/1128/92	DG	DPBCS Auth as recommended.
29	H11/1146/92	JB	Grant as recommended. Add Note: Strongly recommend increase in car parking provisions.
29	H11/1147/92	JB	Grant as recommended.
33	H16/1254/92	PU	Refused as recommended.
34	H14/1270/92	PU	DPBCS Auth subject to Sect 106 agreement restricting use to ancillary facility to turkey rearing units.
36	H01/1288/92	DR	Deferred for Site Visit and Sub-Committee. Jim Curnock to research site and surrounding area plus Chris Briggs to be informed of Site Visit and invited to submit further comments.
39	H16/1291/92	PU	Grant as recommended.
41	H23/1293/92	DG	Sect 106 agreement as recommended.
43	H18/1298/92	DG	DPBCS Auth as recommended.
44	H16/1314/92	PU	DPBCS Auth as recommended. Plus possible Highways Condition.
45	H09/1318/92	DG	DPBCS Auth subject to amended curtilage.
46	H16/0011/93	DR	Deferred for Sub-Committee as recommended.
47	H17/0017/93	DR	Grant as recommended.
48	H16/0025/93	PU	Refused as recommended.
49	H09/0799/92	DG	DPBCS Auth subject to fixed windows and obscure glazing.
49	H09/1296/92	DG	Refused as recommended.

18th Feb 93

Signed _____
Principal Planning Officer

APPLICATION REFERENCE: H14/1270/92 DATE RECEIVED: 30-DEC-92

TYPE: FULL

DESCRIPTION: Relocate farm workshop and administration facilities including chemical store/W.C.

LOCATION: Turners Turkeys Farm, Cowards Lane, Pinchbeck

APPLICANT: Turners Turkeys AGENT: L A Building Design

REASON FOR COMMITTEE CONSIDERATION
Objection received.

RECOMMENDATION
Grant permission.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 17 FEB 1993

PLANNING ISSUES

1 Policy 18 of the Lincolnshire Structure Plan states, "there will be a general presumption against new industrial development in the open countryside, except where it can be shown that the proposed development is essential in that location and would be acceptable in terms of the impact on the environment and the level of traffic movement."

2 This proposal results from more stringent EEC regulations.

3 The proposal is related to the existing land use and it is considered that the visual amenity issues can be overcome by significant extra landscaping on the western side of the new compound between it and the Manager's bungalow.

4 Given the isolated location of the site it is not considered that hours of use and noise conditions are not required.

REPRESENTATIONS

Parish Council: Recommend approval.

County Highways: Request conditions.

Environmental Health: Isolated location subject to conditions would seem suitable. Suggest hours of work condition and a noise limitation condition.

Public: Letter received from "The Grange", Northgate, Pinchbeck (summarised):-

- Turkey sheds in truly rural location, not ideal but do not cause too many problems. If administration block and workshop moved, situation will change. Proposal wrong for such a site, should be on Wardentree Lane or some other suitable position.
- Increase traffic.
- Buildings not suitable.
- Trees already planted have done little to screen site.
- Further building on front of the neat site will do little to enhance it.

- Entreat you to keep the western side of the village free from further development and hope Turners will be encouraged to site their HQ somewhere on the industrial estate.

Applicant: Existing Area Farms Manager's office and farms maintenance workshop located to rear of Spalding factory. Share common access. The Spalding site produces 442,000 turkeys per year and receives deliveries of birds each day from other farms. Area Farms Manager and the maintenance staff travel between workshop/offices to other farms to secure and maintain effective operation. Travelling to and from through the factory compound presents an unnecessary additional risk to hygiene. EEC regulations in this respect are increasingly stringent. The Cowards Lane site is the closest site with the land to the front and can provide a separate access so that it can be run in insolation from the existing farm. Managers bungalow on site for security. Site already landscaped, when established will overcome amenity problems. Use related to this kind of agriculture. 230 metres2 of new floor space, 8 staff moved from Spalding Drove site.

SCHEDULE OF CONDITIONS

1 SC21 - (landscaping scheme).
2 SC27 - (implementation of planting).
3 SC12 - (materials).
4 The access to this site shall be located and constructed as shown on the amended plan, received on the 2 February 1993.
5 F7 - (loading, unloading and parking) ... amended plan

Reasons

1 Standard.
2 Standard.
3 Standard.
4 B6.
5 F7.

NOTES

1 SN1 - (amended plans)...plans received 2 February 1993.
2 The applicant is advised that a landscaping scheme should extend the existing scheme in terms of quantity and quality to the western side of the site between it and the manager's bungalow. The landscaping on the frontage should also be extended towards the proposed access way. It is suggested that underneath the overhead lines, shrubs should be used instead of trees, so that the overhead lines are not affected by mature trees.
3 Any commercial vehicles which visit this site should comply with the terms of the Section 52 Agreement attached to the application H14/0478/87, which gave planning permission for the turkey rearing farm (ten sheds and one manager's bungalow).

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/1278/92.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	1	8	2	6	9.

2. Address or location

Chambers Lane, Pinchbeck

3. Name, classification and number of road

UC

4. Date application referred 7-1-93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Relocate farm workshop & admin facilities

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the~~ application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b~~ as shown overleaf.

Date: 4/2/93 Signed: [signature]
Director of Highways and Planning

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

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by
File Nos.
Acknowledge YES/NO
by
date

NRA
National Rivers Authority
Anglian Region

25th January 1993 Our Ref:AEC/93/1/SH/0022

Dear Sirs

PLANNING APPLICATION NO H14/1270/92
PROPOSED RELOCATION OF FARM WORKSHOP, AND ADMINISTRATION FACILITIES AT COWARDS LANE, PINCHBECK, FOR TURNERS TURKEYS LIMITED

With regard to the above-mentioned application received on 11th January 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

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

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

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

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

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

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

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

e) Each dwelling should be served by a separate septic tank and soakaway system.

Cont./

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 applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

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

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

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

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

Yours faithfully

R F Morgan
Planning Engineer

LMP

[illegible] BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") [illegible] one part and TURNERS TURKEYS LIMITED whose registered office is at Clay L[illegible] Spalding in the County of Lincolnshire (hereinafter called "the Developer") of the other part

WHEREAS:-

1. The Council is the district planning authority for the purposes of the Town and Country Planning Act 1971 as amended by the Local Government Act 1972 for the area within which the land described in the Schedule hereto (hereinafter called "the land") is situate and is a principal council within the meaning of section 33 of the Local Government (Miscellaneous Provisions) Act 1982
2. The Developer is the owner in fee simple in possession free from encumbrances of the land and has caused a planning application (hereinafter called "the application") to be made to the Council dated the sixth day of May One thousand nine hundred and eighty-seven for planning permission for a turkey rearing farm comprising the erection of 10 turkey rearing sheds and a managers bungalow on the land in accordance with the plans and particulars supplied therewith under planning reference H14/0478/87
3. Without the agreement of the Developer in the manner hereinafter appearing with the intention of facilitating or regulating the development or use of the said land the Council as local planning authority was minded to refuse the application

NOW THIS DEED WITNESSETH as follows:-

1. This Agreement is made pursuant to the provisions of Section 52 of the Town and Country Planning Act 1971 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982
2. In the event of planning permission being granted the Developer hereby covenants with the Council -
   (a) to require that all heavy commercial vehicles as defined in Section 138 of the Road Traffic Regulation Act 1984 travelling to and from the proposed turkey rearing farm shall use the road route shown edged brown on the plan annexed hereto
   (b) to require that the recipients of turkey waste from the proposed turkey rearing farm for spreading on agricultural land for use as manure enter into an Agreement with the Developer such Agreement to be in accordance with the draft Agreement annexed hereto
3. The Council is satisfied in principle that subject to the provisions of this Agreement the application is such as may be approved by it subject to conditions
4. In the event of the Council not approving the application then this Agreement shall be null and void
5. IT IS HEREBY AGREED AND DECLARED that the Council does not hereby contract to grant planning permission and that no liability attaches to the Council in the event of the application not being determined in the manner envisaged by this Agreement
6. The expressions "the Council" and "the Developer" shall include their respective succesors in title and assigns

IN WITNESS whereof the Council and the Developer have caused their respective Common Seals to be hereunto affixed the day and year first before written

THE SCHEDULE

ALL THAT plot or parcel of land situate at Cowards Lane Pinchbeck Spalding in the County of Lincolnshire ALL WHICH property is particularly delineated on the plan annexed hereto and thereon edged red

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

Ron Gaunt

Vice-Chairman of the Council

R. Cole

District Secretary

THE COMMON SEAL of TURNERS TURKEYS LIMITED was hereunto affixed in the presence of:)

Authorised Signatories



New Drain
Drains
Moats
Moat Farm
Track
Greenacres Farm
Church
Northgate Nurseries
Tanks
Northgate
Graft Drain
North Gate Farm
Langton Villa
Norold
Barrowby House
Gral Dene
Firtree House
Elms
Rose Villa
Yellow Cottage
Northfields
Cross Lane
Crosslane Farm
Guthram Tofts Farm
Wistaria House
North Gate
Le Marsh
Graft Drain
Piggery
Money Bridge Lane
Peartree House
Brownlow House
Money Bridge House
Sewage Works
Eureka
Brookside
Nene Cottage
Tel Ex
TCB
Feltstead
Small
Bartey Fen

DRAFT AGREEMENT REFERRED TO IN CLAUSE 2(b) HEREOF

DATED 198

Turners Turkeys Limited

and

A G R E E M E N T

for the Spreading of
Poultry Manure

THIS AGREEMENT is made the day of One thousand nne hundred and eighty BETWEEN TURNERS TURKEYS LIMITED ("Turners") of the one part and ("the Farmer") of the other part

WHEREAS the Farmer wishes to acquire from Turners poultry manure for spreading on his farm as a natural fertilizer

AND WHEREAS Turners are willing to supply the same but requires that the Farmer complies with Guide Lines for the spreading of such manure to minimise so far as reasonably practicable any nuisance to the public which may otherwise be caused thereby

NOW IT IS HEREBY AGREED between the parties hereto as follows:-

1. AT the request of the Farmer Turners will arrange at the Farmer's expense for Tons approximately of poultry manure to be carted to and deposited at the Farmer's field Ordnance Survey Number situate at which shall be charged to the Farmer at the current rates operating at the time of despatch from Turner's premises

2. THE Farmer undertakes with Turners to comply in all respects with the Guide Lines contained in the Schedule annexed hereto

SIGNED for and on behalf of)
Turners Turkeys Limited by)
)
an authorised signatory in)
the presence of:)

SIGNED by the Farmer in the)
presence of:)

TURNERS TURKEYS LIMITED

GUIDE LINES

For the Spreading of Poultry Manure

1. In order to minimise nuisance to the locality on route Turners will arrange, at the Farmer's expense, for the manure to be delivered to agreed storage points using sheeted vehicles in a clean condition: The Farmer must ensure that any dirt on the road at the delivery area is removed following delivery

2. The in-field storage point should be located well away from dykes, ponds and watercourses and should not be positioned over field drains. If in doubt about the suitability of a site, the Farmer should confer with the Water Authority before a final location is selected

3. The Farmer, having built the heap as high as practical, will allow the manure to crust naturally at the agreed storage point and will ensure it remains undisturbed until required for spreading on the field.

4. Spreading will be completed within forty-eight hours of the first disturbance of the crusted manure by methods designed to create minimum nuisance to the neighbourhood and in compliance with the guidance provided in "Guidelines on Housed Livestock" December 1985, issued by the Ministry of Agriculture, Fisheries and Food.

5. Handling and spreading of the manure should not take place at weekends, Bank Holidays nor on warm still summer evenings when people nearby are likely to be at home with windows open.

6. Spreading should be avoided during misty days or inversion conditions which tend to hold odours near the ground in pools of colder air.

7. Spreading should as far as possible best be done when weather conditions favour the rapid dilution of odours which is usually on bright, sunny days with fresh winds, but due note must be taken of wind direction.

8. Spreading will be most effective and accurate by using a moving bed spreader with flail or beater discharge. The most accurate types have vertical beaters.

9. After spreading the field should be cultivated or ploughed, preferably within 24 hours to reduce odours.

10. Any complaints received should be immediately reported by the Farmer to the District Council and to Turners so that they may arrange an immediate inspection to satisfy themselves that the operation has been carried out in accordance with these Guide Lines. In the event of breach of these Guide Lines Turners will not supply any further

manure to the Farmer. Turners will hold the Farmer liable for any costs, damages, claim or loss received by Turners consequent upon such breach or howsoever arising as a result of the delivery of Poultry Manure to the Farmer

11. The Farmer must satisfy himself that the use of the manure on a particular field is in the interests of good husbandry and if in doubt should consult the local office of ADAS for advice.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H14/0478/87

DATE RECEIVED : 8 5 87

APPLICANT : Turners Turkeys Ltd
Clay Lake
SPALDING
Lincs

AGENT : Poddingtons
Kings Road
SPALDING
Lincs

TYPE : Full GRID REF : 521750 327100

DESCRIPTION : Proposed turkey rearing farm (10 no sheds and 1 no managers bungalow)

LOCATION : Cowards Lane, Pinchbeck

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to 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 41 of the Town and Country Planning Act 1971

2 The site shall not be brought into use until the road improvement works, which are the subject of the S278 agreement with the County Highways Authority, have been completed to the satisfaction of the Local Planning Authority.

Reason: The existing road is inadequate to accommodate the extra traffic which will be generated by the development proposed.

3 Notwithstanding the details submitted a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before the development is brought into use.

Reason: In the interests of visual amenity.

Cont.

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

SOUTH HOLLAND DISTRICT COUNCIL.

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

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of six months beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

5 The occupancy of the dwelling hereby permitted shall be limited to a person or persons employed at the turkey rearing farm hereby permitted.

Reason: The site is in an area where residential development would not normally be permitted, and permission for a dwelling has only been granted in this case because of the special need related to the adjoining enterprise.

NOTE TO APPLICANT

The applicants attention is drawn to the agreements entered into under Section 52 of the Town and Country Planning Act 1971 in respect of (1) the routing of traffic to and from the site and (2) the arrangements for the handling and disposal of waste products.

District Planning Officer
11th November 1987

RIAN SMITH Dip TP MRTPI
ector 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

Application no: H14/1270/92

Applicant: Turners Turkeys Ltd
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Relocate farm workshop and administration facilities including chemical store/WC.

Location: Turners Turkey Farm Cowards Lane
Pinchbeck Spalding Lincs

Type: FULL

Date received: 30-DEC-92

31-DEC-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 15-JAN-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

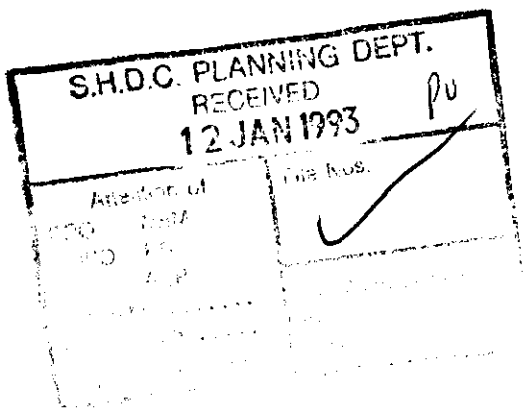
Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:



Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P Udy SHDC

Planning Reference #14/1270/92

The following are my observations upon the enquiry under the reference quoted above:—

Cowards Lane Pinchbeck

The proposed access is located on the narrow section of Cowards Lane where 2 vehicles cannot pass in safety.

I would prefer to see the access to this site located close to the existing access where the carriageway has been widened by the company.

I shall be pleased if you will ask the applicant to amend their plans accordingly.

Rang P. Lithgow on 22-1-93
He will speak to C.B. + advise me accordingly

Date 8/1/93

Signed [signature]
Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 31.12.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H14/1270/92
Workshop/offices, Cowards Lane, Pinchbeck

This is an isolated location which in principle subject to conditions would seem suitable for this type of activity.

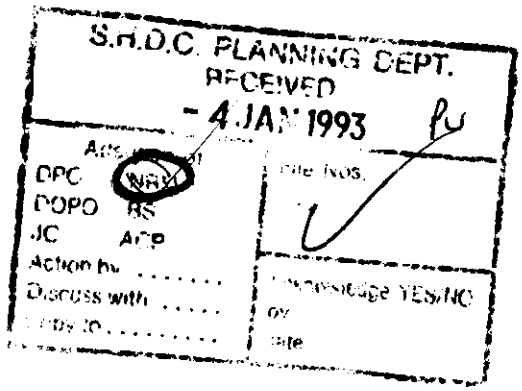
In the absence of any specific details I would suggest the following:-

1. Hours of work 0730 - 1800 Mon-Fri.
   0730 - 1300 Sat.

2. Noise emitted from fixed plant and machinery shall not exceed 50dB expressed as a 15 minute LAeqT measured at the boundaries of the site.

I presume traffic movements are to be controlled as with the original consent.

Director of Environmental Services



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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1270/92

Applicant: Turners Turkeys Ltd
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Relocate farm workshop and administration facilities including chemical store/WC.

SOUTH HOLLAND D.C.
PLANNING DEPT
30 DEC 1992
REF.....

Location: Turners Turkey Farm
Cowards Lane
Pinchbeck
Spalding Lincs

Type: FULL

Date received: 08-DEC-92

18-DEC-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
Part 7 of form needs completing.

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

DS Roberts

Principal Planning 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1270/92

Applicant: Turners Turkeys Ltd
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Relocate farm workshop and administration facilities ~~Cowards Lane site~~ including chemical store/WC

Location: Turners Turkey Farm
Cowards Lane
Pinchbeck
Spalding Lincs

Type: FULL

Date received: 08-DEC-92

09-DEC-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

A further fee is required based on the new floorspace of the proposed buildings and the buildings need to be edged red on the block plans.
The description needs to include the new chemical store and WC.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1270/92

Applicant: Turners Turkeys Ltd
Spalding Drove
Clay Lake
Spalding
Lincs PE12 6BL

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Relocate farm workshop and administration facilities including chemical store/WC.
Location: Turners Turkey Farm Cowards Lane
Pinchbeck Spalding Lincs

Type: FULL

07-SEP-93

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

P Scase
The Wales
Old Fen Lane
Pinchbeck
Spalding, Lincs. PE11 8SP

Mr + Mrs Withyman
The Grange
Northgate
Pinchbeck
Spalding
Lincs

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 FEB 1993 PU

Attention NTM
DPO
DCPO BS
TC ACP
Action by
Actions with
Copy to

File Nos.

Acknowledge YES/NO
by
Date 5/9/2

1220/92

LATE OBS: Offr. PU. Date 11-2
Salient points highlighted

P. SCASE.
THE WALES.
OLD FEN LANE.
PINCHBECK
SPALDING PE11 3SP.
8th Feb 93

BUILDING CONTROL SERVICES

OBJECTION

Dear Mr. B. Smith.

I am wrighting to object to the proposed plans put forward by Turner's Turkey's. of Clay lake Spalding to move workshop ect. ect. to Cowards lane Pinchbeck, After tacking a quick look at the plans I totally object to any further development to cowards lane this is well out side the local plan. and in green belt area. We do not want any further increase in traffic on these lanes which is already over used by articulated lorry's and 7-5 ton lorry's. We do not believe this is the right place to run a 24 hour breakdown service for the hole of Turner's factory's nor the right place to store chemicals that will only have to be transported again to the right place of use. I noticed they say this will blend in with the already landscaped site what a joke after all these year's grass. and match sticks is a land scaped site. I they have helped land scape Bertty fen lane moor that there [illegible] please look now. This is also within a [illegible] of the site which I believe they should not spread. or store on land near them [illegible] to protect it from deceases ect

These are not really relevant to proposal will work to allegations pm 11-2

I would like to bring to your attention when considering this plan, by turners

Flowtran of Bertty fen lane are in the process of changing there license to increase the size and nober of there lorry's to Articulated with trailer's wich should be taken into acount of the traffic problems already here Flowertran's opperation goes on late into the night causing noise ect,
I am shore if you decide to go bertty fen lane to see the above sad land scapping you will notice the state of our lane wich is always under water and it rains and full of pot holes on every corner ect lorry that cannot get round corners without going in to dyke or ripping up grass verges from herring lane all the way through old fen lane and towards lane.

Also H.W. Healy and son of herring lane is applying to replace without change a license to use wood lawn farm Gosvertan Westhorpe as an operating center for give goods vechicles and eight trailers and to use Swinheart herring lane pinchbeck as an opperating center for three goods vechicles and four trailers; this is a total of thirteen trailers and eight goods vehicles
The short cut is from both these centers is towards lane old fen lane herring lane.! So please no further increase in traffic. We are fed up of our own drive [illegible] being used as a lay [illegible] and being forced to use dyke banks when meeting the [illegible] it has no [illegible] the point where we can no longer use most of the [illegible] [illegible] car-filling [illegible].

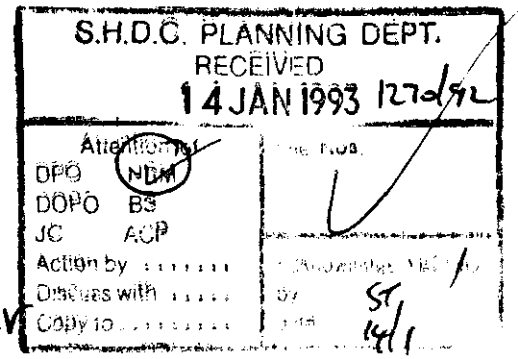
[illegible] [illegible]

P.S. Development here would be contrary to the local Plan – I hope that this will taken into consideration.

OBJECTION

The Grange,
Northgate,
Pinchbeck,
Spalding,
Lincolnshire.

PJ



January 12th 1993

Dear Sir

RE Development at Cowards Lane by Turners Turkeys.

I am writing to you about the proposed resiting of the administration block, chemical store + work shop at Cowards Lane Pinchbeck. These turkey sheds are in a truly rural location and although far from ideal they do not cause too many problems. Apart from smells suffered by some local residents + the large lorries coming + going the operation appears to be satisfactory. If the owners move their administration block + workshop the

situation will change. Such a proposal is quite wrong for such a site + should be where it belongs on the Wardentree Lane Industrial site or in some other suitable position. Apart from increased traffic the buildings are not suitable for such a site in open countryside. The trees already planted have done little to screen the existing sheds + further building tacked on to the front of what is really a neat site will do nothing to enhance it.

Our countryside is being eaten up by piecemeal development of light industry + as the east side of Pinchbeck has already been sacrificed to the Industrial estate + the bypass, which I know we will all benefit from. I do entreat you to keep the western side of the village free from further development. I hope Turners will be encouraged to site their HQ somewhere on the industrial estate + away from what is still a beauty spot.

Yours truly Roy + Judith Withyman

P Scase
The Wales
Old Fen Lane
Pinchbeck
Spalding
Lincolnshire
PE11 8SP

P J Udy

PJU/SJS H14/1270/92

26 February 1993

Dear Sir

Haulage Companies - Herring Lane and Berty Fen Lane, Pinchbeck

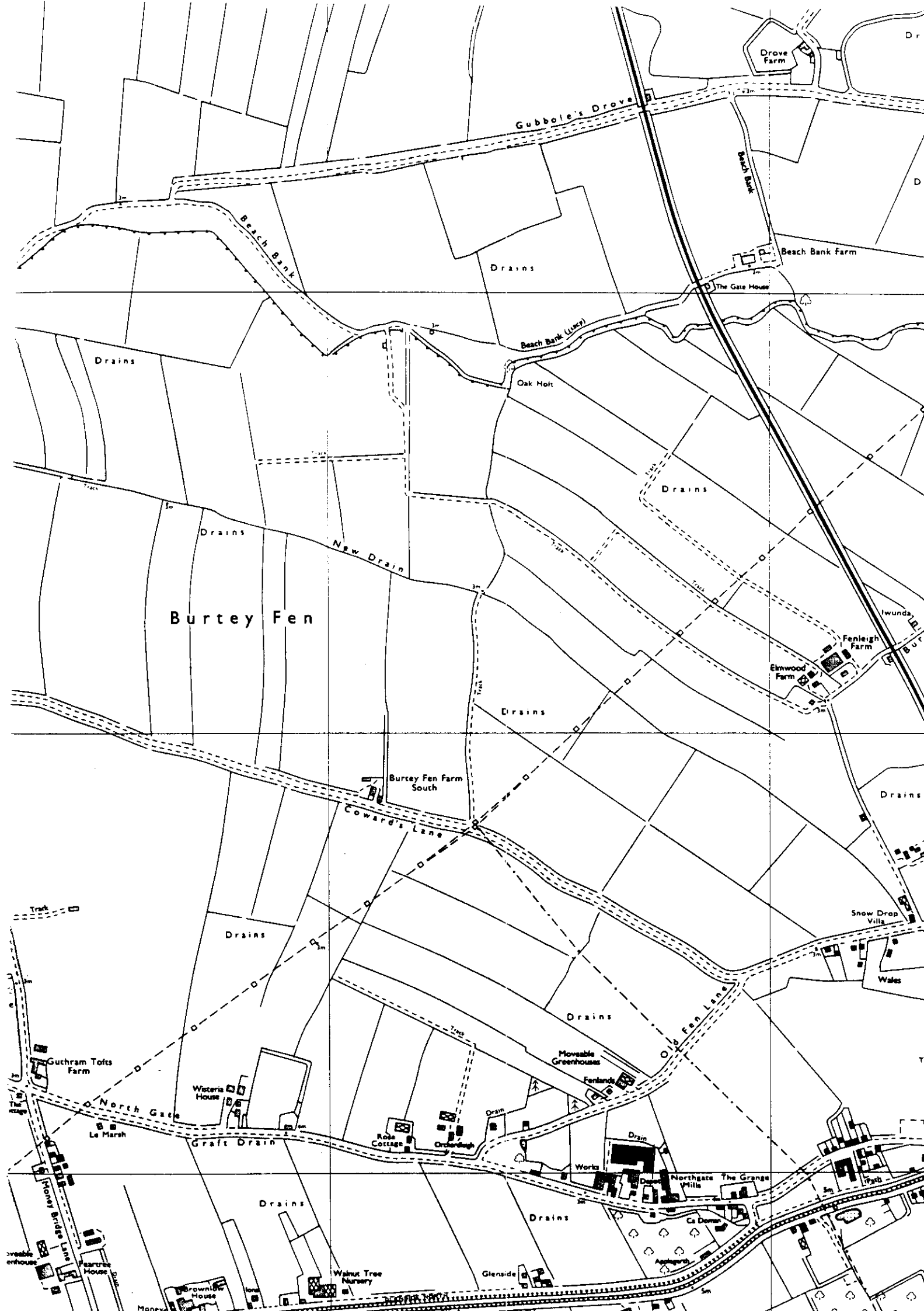
I refer to your letter which you sent to the Department with respect to the Turner's Turkeys application for a workshop at Coward's Lane, Pinchbeck. In that letter you make comments regarding varying haulage businesses in the Herring Lane and Berty Fen Lane area.

I sympathise with the effect these businesses have on your amenities. However, if they do not require planning permission, the Planning Authority can do very little to control their activities. The licences to which you refer are controlled by the Department of Transport and on a number of occasions this Council and the Lincolnshire County Council have objected to the licence applications made by varying operators. However, it would appear that the Department of Transport do not take the "planning" issues into consideration whilst considering a licence application. They seem to be only concerned with the access onto the public highway, but not necessarily with the quality of the public highway to which the site gains access from.

I suggest that if you are being disturbed by noise from these varying operations that you contact the Environmental Services Department for advice.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)



Drove Farm
Gubbole's Drove
Beach Bank
Beach Bank Farm
The Gate House
Drains
Beach Bank (Lucy)
Oak Holt
Track
New Drain
Burtey Fen
Iwunda
Fenleigh Farm
Elmwood Farm
Burtey Fen Farm South
Coward's Lane
Snow Drop Villa
Wales
Old Fen Lane
Moveable Greenhouses
Fenlands
Guthram Tofts Farm
Wisteria House
North Gate
Le Marsh
Graft Drain
Rose Cottage
Orchardleigh
Drain
Works
Depot
Northgate Mills
The Grange
Ca Doman
Applegarth
Money Bridge Lane
Peartree House
Brownlow House
Walnut Tree Nursery
Glenside

PLANNING AMENDMENT

For office use only
Application No. H14/1270/92
Date registered 02 FEB 1993
Case Officer PM

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
TURNERS TURKEYS LTD
SPALDING GROVE
CLAY LAKE
SPALDING PE12 6BL
Tel. No. 0775 767444

NAME AND ADDRESS OF AGENT
(if form completed by agent)
L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437
Tel. No. (Contact) P. LITHGOW

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
TURNERS TURKEY FARM, CONARDS LANE, PINCHBECK, SPALDING

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H14/1270/92

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.
Signed P LITHGOW, MCIOB LA BUILDING DESIGN Date 2/2/93

2. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
RELOCATE FARM WORKSHOP AND ADMINISTRATION FACILITIES TO CONARDS LANE SITE

As **NOW PROPOSED**, if different
SAME

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
ACCESS ROADWAY ALTERED TO MEET L.C.C. HIGHWAYS REQUIREMENTS.

State drawing no's of the current submission
92/41/05 (NEW BLOCK PLAN).

State Officer dealing with the application, if known.
PETER UDY

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

3. Please tick **one** box only
A. Amendment is proposed where permission already granted [ ]
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered [✓]
If yes, submit four forms and four plans.

State whether amendment has been requested by the Council [YES]

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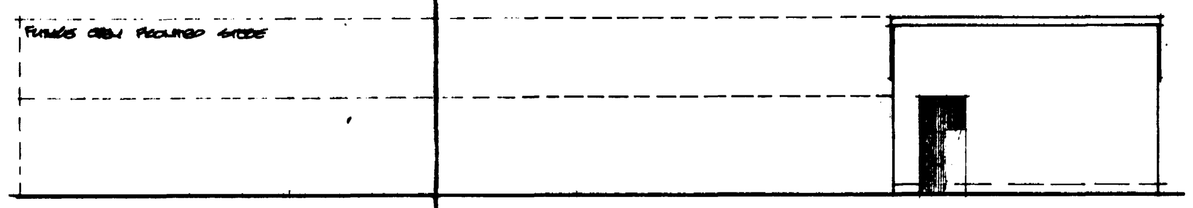
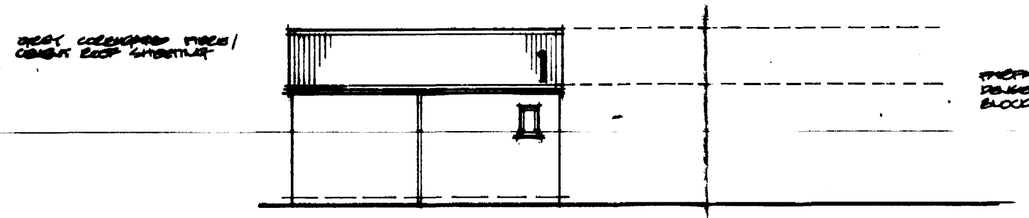
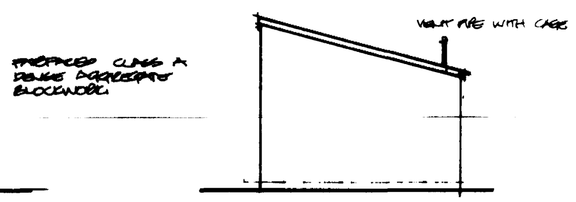


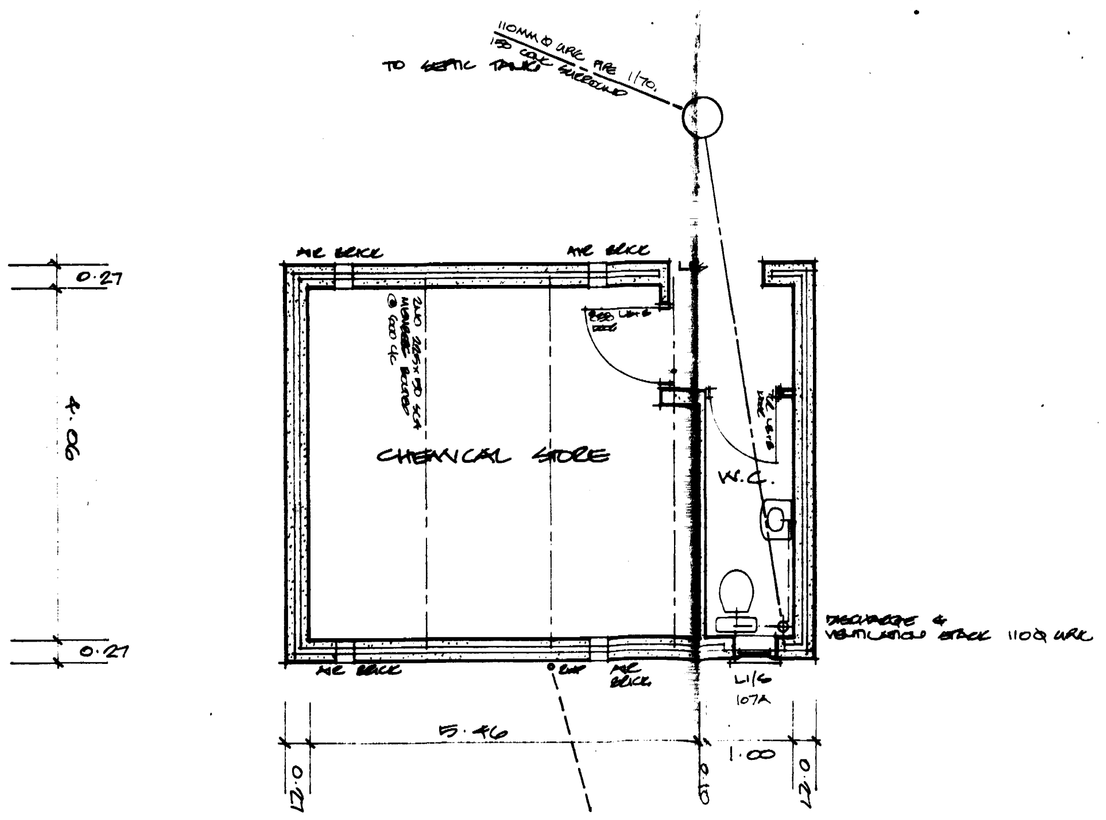
FRONT ELEVATION



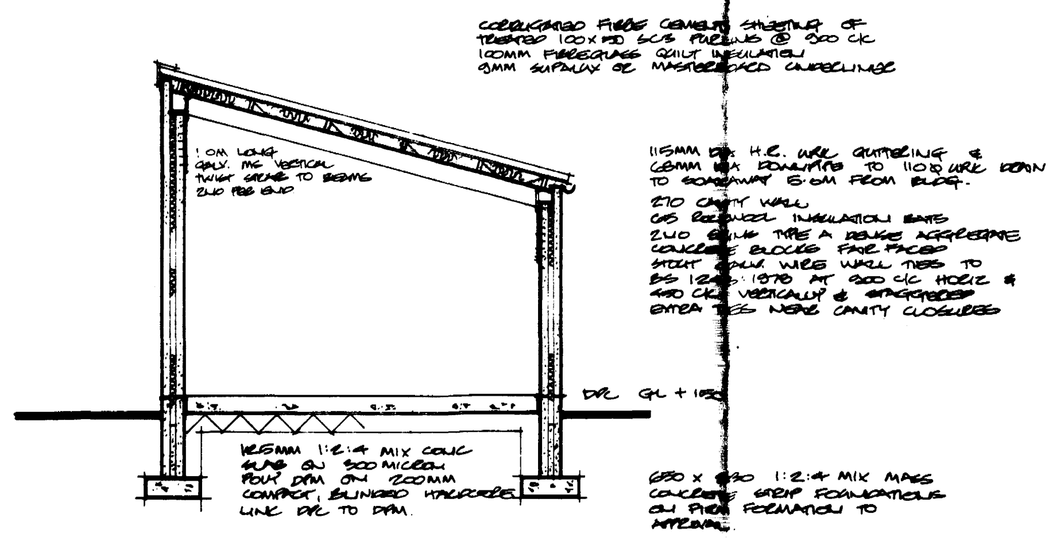
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN



SECTION

08 DEC 1992
1270/92

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED RELOCATION OF FARM WORKSHOP FACILITIES TO COWARDS LANE, FINCHBECK, SPALDING.

client
TURNERS TURKEYS LTD

drawing
CHEMICAL STORE & TOILET

date	scale(s)
DEC 92	1:50 1:100
job no	drg no

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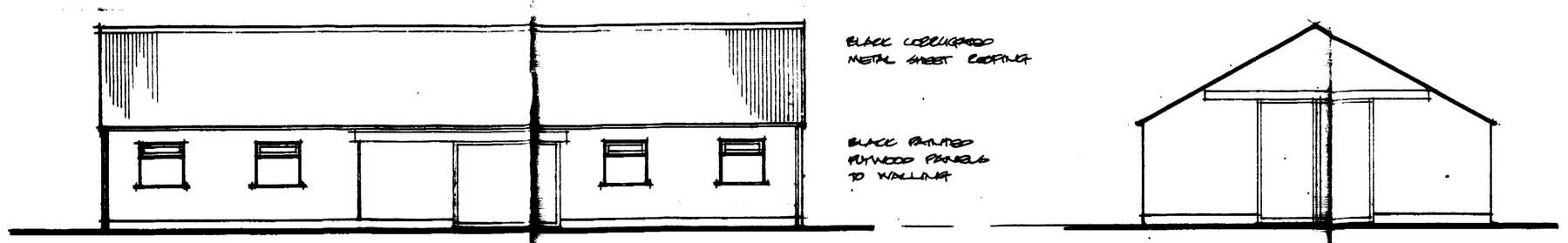

FRONT ELEVATION

SIDE ELEVATION

FLOOR PLAN

SOUTH HOLLAND D.C.
09 DEC 1992
1270/92

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED RELOCATION OF FARM WORKSHOP FACILITIES TO CONARDS LANE PINCHBECK SPALDING

client
TURNERS TUBES LTD.

drawing
GENERAL ARRANGEMENT WORKSHOP

date	scale(s)
DEC 92	1:50 1:100
job no	drg no
92/41	02

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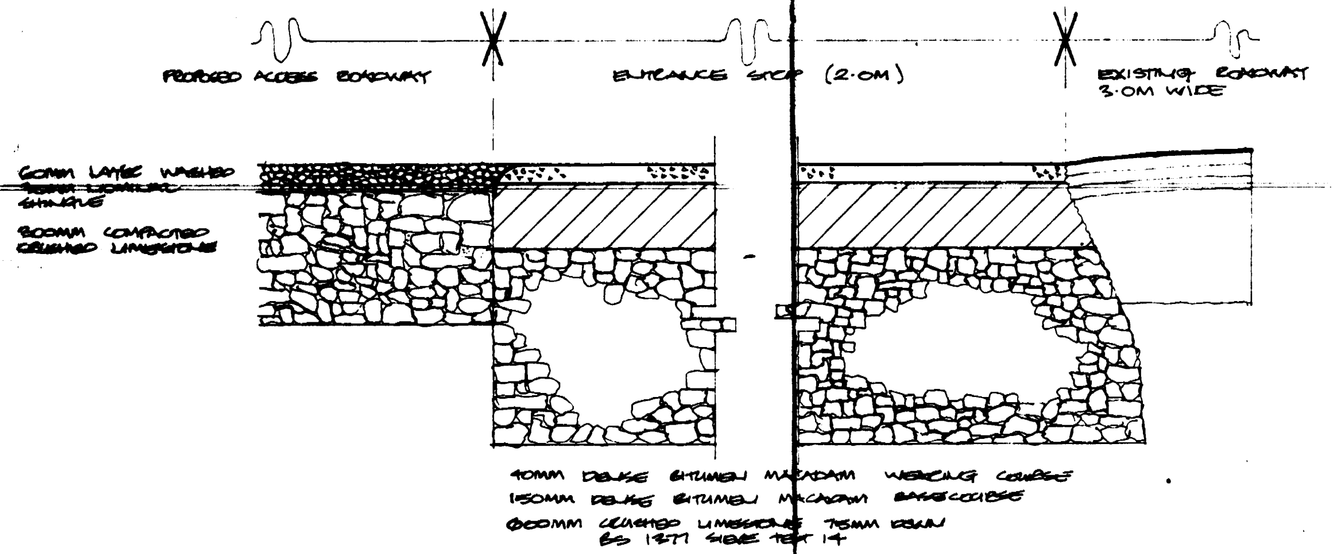
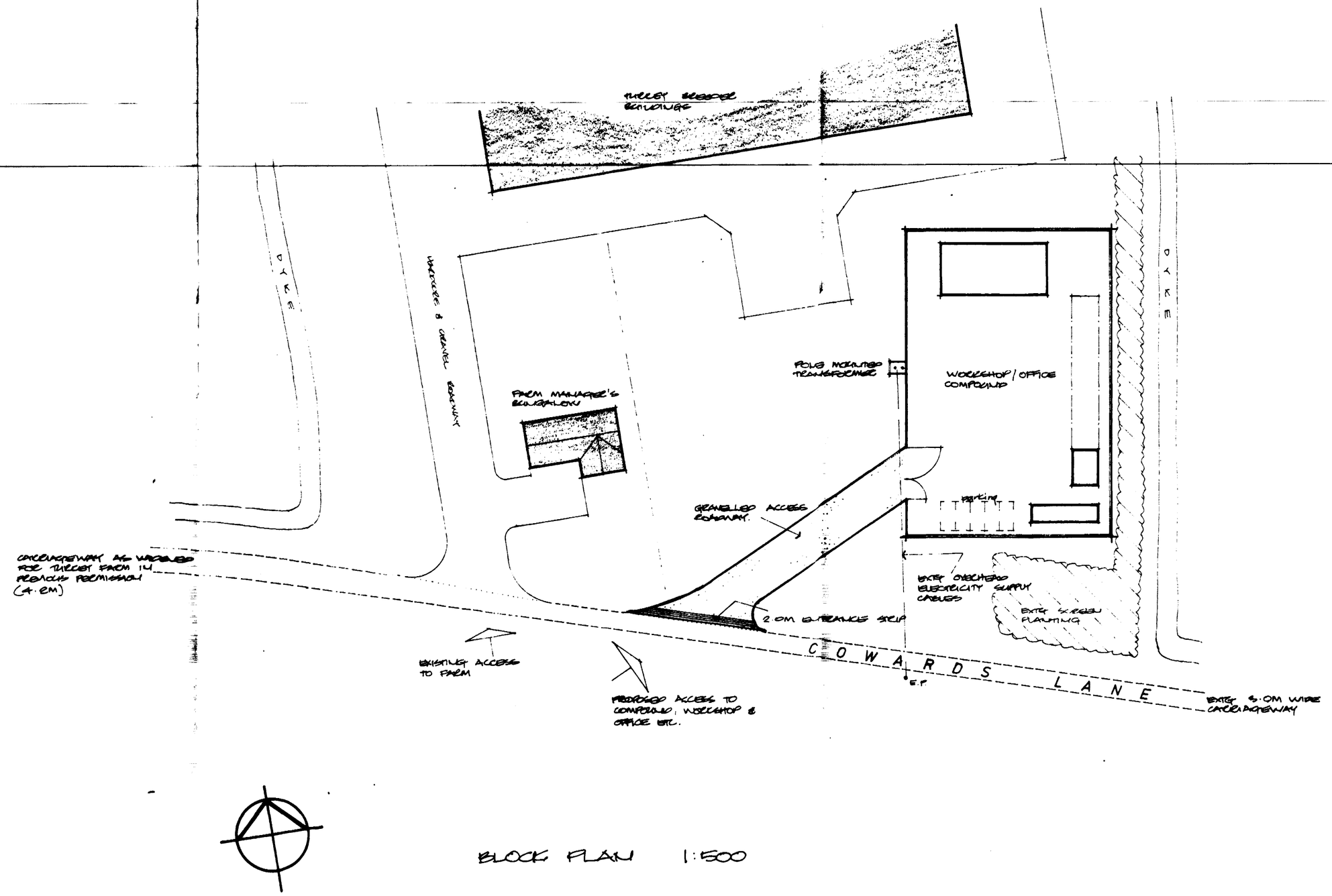


SECTION THRO ROADWAY CONSTRUCTION 1:10



BLOCK PLAN 1:500

SOUTH HOLLAND D.C.
PLAN DEPT
02 FEB 1993
REF 1270/92

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED RELOCATION OF FARM WORKSHOP FACILITIES TO COWARDS LANE
FINCHBECK
SPALDING

client
TURNERS TURKEYS LTD

drawing
BLOCK PLAN
SHOWING REVISED VEHICLE ACCESS PROPOSAL

date	scale(s)
JAN 93	1:10 1:500
job no	drg no

Ref.

1. Builder to check all dimensions on site before work commences.
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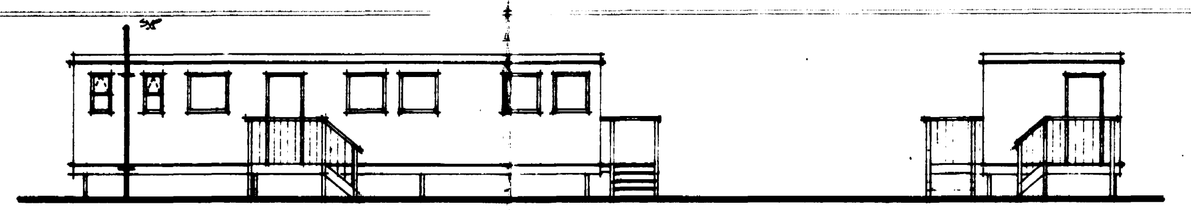
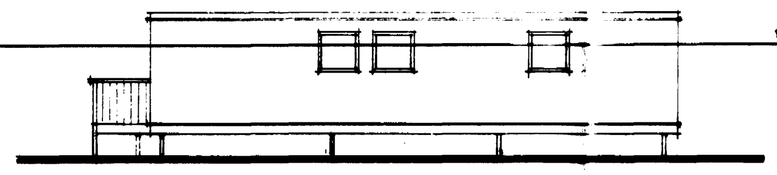


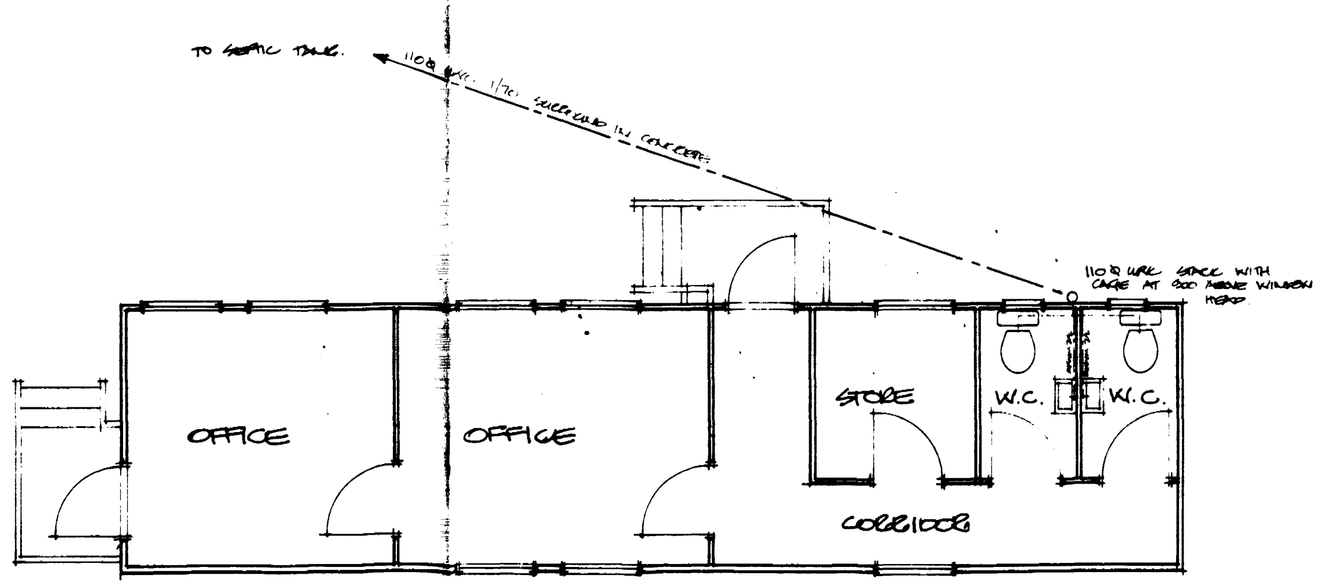
FRONT ELEVATION

SIDE ELEVATION



DARK / MEDIUM GREEN TEXTURED COATING TO WALL PANELS

REAR ELEVATION.



FLOOR PLAN

09 DEC 1992
1270/92

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED RELOCATION OF FARM WORKSHOP FACILITIES TO COWARDS LANE, FINCHBECK, SPALDING.

client
TURNERS TURKEYS LTD

drawing
WORKSHOP ADMINISTRATION OFFICES ~ PORTACABIN

date	scale(s)
DEC 92	1:50 1:100
job no	drg no