SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0060/93 Received:03-FEB-93 Type:FULL

Name: Stephen Humphreys
41 Broad Lane
Moulton
Spalding
Lincs

Agent: Knipe Miller & Co
Dembleby House
12 Broad Street
Spalding
Lincs

Description: Erection of three polytunnels on agricultural land

Location : Swindlers Drove Spalding
Lincs

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

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

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

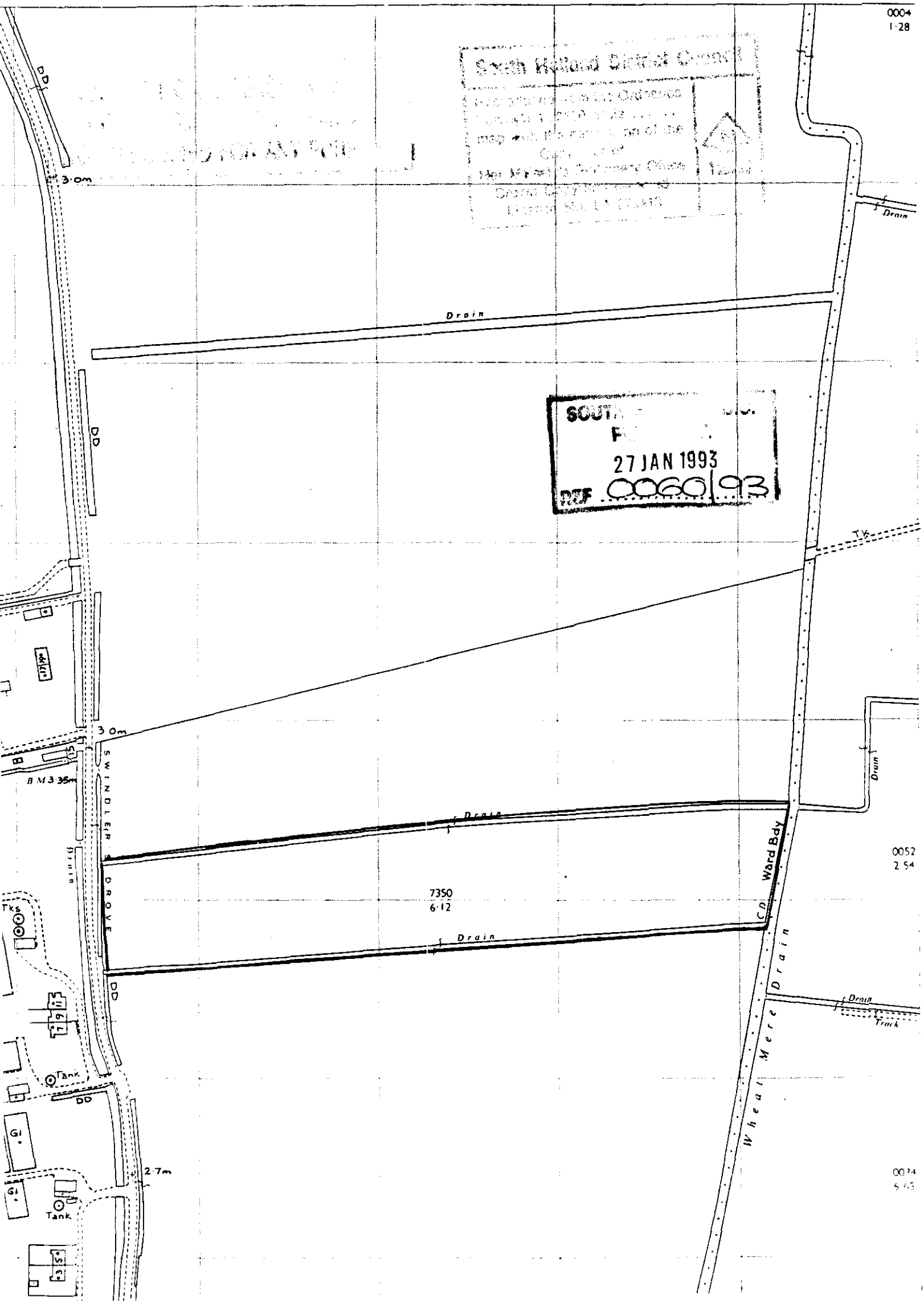
Director of Planning and Building Control Services
04-MAR-93 H16/0060/93

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

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

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

SPALDING EAST AND WESTON ED



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0060/93

Date Registered 27 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

STEPHEN HUMPHREYS
41 BROAD LANE
MOULTON
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

KNIPE MILLER & CO
DEMBLEBY HOUSE
12 BROAD STREET
SPALDING LINCS
Te. No. 0775 768774
(Personal contact name) MR R A KNIPE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SWINDLERS DROVE SPALDING LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 3 POLYTUNNELS ON AGRICULTURAL LAND

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £650.00 If you consider no fee is payable include a written explanation instead.

Signed Knipe Miller & Co Date 26.1.93

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ⬇

Please state Site Area 2.5 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings		If so, how many:
(ii) Other new building(s)	✓	3
(iii) Alterations or extension		
(iv) Change of use		

	DIMENSIONS FOR EACH POLYTUNNEL
4. A. If building works are proposed, please state extra floor space to be created:	510.9 sq. metres
B. Please state size of any new structure:- (a) max. height:	3.2 metres
(b) max. length:	26.2 metres
(c) max. width:	19.5 metres
C. Please state type and colour of materials for facing external walls:	CLEAR POLYTHENE
D. Please state type and colour of roofing materials.	CLEAR POLYTHENE
E. Has a survey of the site been undertaken? State Yes or No	NO

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL

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

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

or

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	WATER TANK AND SOAKAWAY
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 ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	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.	N/A	➡ 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.

POLYTUNNELS REQUIRED AS ADDITION TO EXISTING HORTICULTURAL BUSINESS

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).

SOLICITORS FOR THE 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 .....

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: STEPHEN HUMPHREYS

Address of owner at which notice was served:

41 BROAD LANE MOULTON
SPALDING LINCOLNSHIRE

State Date notice served:

26TH JANUARY 1993

Signed ..... (Applicant / ~~Agent~~) Date 26.1.93.....

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 20.1.93

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

Tenant's Name:

Address of tenant at which notice was served:

THERE ARE NO SUCH PERSONS.

State Date notice served:

Signed ..... (Applicant / ~~Agent~~) Date 26.1.93.....

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:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	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 PY

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJG
Date 9-2

Notice posted by PJG
Date 9-2 Telegraph Pole opposite.

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Open boundaries + views dwelling nestles in backside of Snowdon Dene landscape site? Some small plants planted. ~~Lots~~ Heathers?

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PDM

Senior Officer DE 9/2

Case Officer Recommendation

Approve ✓ Refuse

Signed PDM 2-2

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 650

Receipt Issued P3177 + P3200

Date first Rec'd 27 JAN 1993

Registration

Reference H16/0060/93

Cross-Ref N/A

Date 28-JAN-93 DNB

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 510.9

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 715

Additional Refund 65 ✓

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 3003

OS No's

Grid ref 5[illegible] 3[illegible]

Ward CS

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 1099

Linked to property

Ref

Planning Records:
Earlier apps 393/90

B Reg Records:
Already submitted - Ref
Request
Requested

AN 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: H16/60/93 Type: FULL

Applicant: Stephen Humphreys Agent: Knipe & Miller & Co.
Tel: 0775 768774

Description: Erection of three polytunnels on agricultural land

Location: Swindlers Drove
Spalding
Lincs

Valid date: 03-FEB-93 Terminal date: 31-MAR-93
Target dates: Target Committee: 09-MAR-93
To case officer 10-FEB-93 Report deadline: 23-FEB-93
Inspected by 13-FEB-93
Extra contacts 17-FEB-93 Case Officer:
Report if not clear by 10-MAR-93 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 510.9 M2
Category: Misc works
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	08-FEB-93	22-FEB-93
Cllr J Goodley	08-FEB-93	22-FEB-93
Cllr G Teale	08-FEB-93	22-FEB-93
Site/Press Advert MIN	09 ~~12~~-FEB-93	0~~8~~-MAR-93

L.C.C. No Objections rec'd 11/2/93 2

SITE DETAILS

Grid ref: 527700 322500
OS Sheets: 202 Parcel:

DPB

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT
RECEIVED
22 FEB 1993
PWS/TT

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-B/60/93/JAM **Your Ref.**

Date 15 February 1993

Dear Sirs,

FULL PLANNING APPLICATION - POLYTUNNELS
SWINDLERS DROVE, SPALDING

Thank you for the site plan of your above clients proposed development regarding which I have the following observations.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Wheatmere Drain situated at the Eastern end of field No. 7350 as shown on your plan.

I note your intention to contain storm water run-off for irrigation purposes, the excess being disposed of to soakaways.

Please let me know when the system is installed so that an inspection can be made.

Your attention is drawn to the fact that should a direct outfall to the adjoining dykes be contemplated, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

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

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not

Our Ref: RS/PA-B/60/93/JAM Your Ref: PWS/TT 15 February 1993

be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

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

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

Knipe Miller & Co.,
Dembleby House,
12 Broad Street,
Spalding, Lincs.

RICHARD A. KNIPE, LL.B.
DIANNE L. MILLER, LL.B.
Consultant
H. BOWDEN

DX 26707
Fax (0775) 725842

KNIPE MILLER & CO.
SOLICITORS

DEMBLEBY HOUSE
12 BROAD STREET
SPALDING
PE11 1ES

TEL (0775) 768774

Our Ref RAK.BB

Your Ref

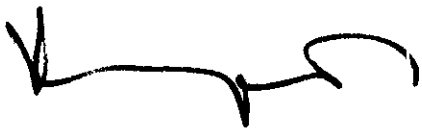
22nd February, 1993

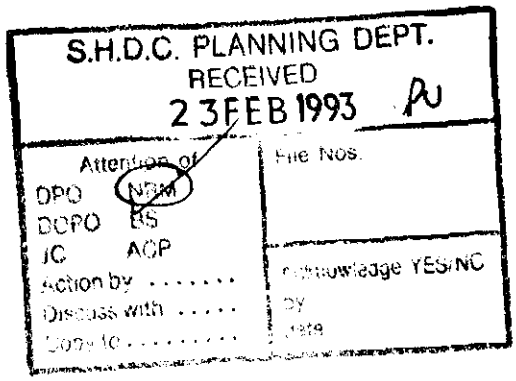
Dear Sirs,

Application H16/60/93 - ERECTION OF 3 POLYTUNNELS ON AGRICULTURAL LAND

We enclose a copy of the letter written to the Drainage Board.

Yours faithfully,





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

THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS

RAK.BB

RS.PA.B.60.93.JAM

22nd February, 1993

Dear Sirs,

FULL PLANNING APPLICATION - POLYTUNNELS, SWINDLERS DROVE, SPALDING

Thank you for your letter of the 15th of February. Our Client intends to comply with all your requirements and will contact you at the appropriate time.

A copy of this letter is being sent to the Planning Authority.

Yours faithfully,

South Holland Internal Drainage Board
Marsh Reeves,
Foxes Low Road,
HOLBEACH
Spalding,
Lincs.
PE12 7PA

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-B/60/93/JAM **Your Ref.** **Date** 8 February 1993

Dear Sirs,

FULL PLANNING APPLICATION - 3 POLYTUNNELS
SWINDLERS DROVE, SPALDING

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above proposed development but unfortunately the submitted plans etc were not available at the Planning Department for my inspection. I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the intended means of storm water disposal with appropriate details if on-site retention for irrigation purposes is proposed.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

Knipe Miller & Co.,
Dembleby House,
12 Broad Street,
Spalding, Lincs.

ENGINEER TO THE BOARD

S.H.D.C. PLANNING DEPT.
RECEIVED
11 FEB 1993 PU
Attention of
DPO MPS
DOPO RS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2202
Date received : 02-FEB-93

Received from

Knipe Miller & Co.

Address

Dembleby House
12 Broad Street
Spalding

Fee paid	£	65.00
VAT	£	0.00
Total received	£	65.00

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2177
Date received : 27-JAN-93

Received from

Knipe & Miller & Co.

Address

Dembleby House
12 Broad Street
Spalding

Fee paid	£	650.00
VAT	£	0.00
Total received	£	650.00

Cash/Cheque : Cheque

Signed.....R. 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

SOUTH HOLLAND DISTRICT COUNCIL

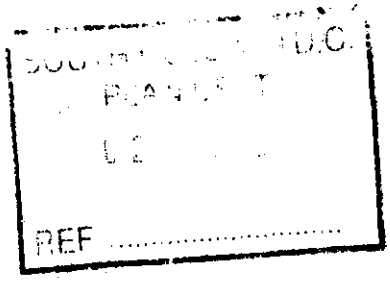
Application no: H16/60/93

Applicant: Knipe & Miller & Co.
Dembleby House
12 Broad Street
Spalding
Lincs

Agent: Knipe & Miller & Co.
Dembleby House
12 Broad Street
Spalding
Lincs

Description: Erection of 3 polytunnels on agricultural land

Location: Swindlers Drove
Spalding



Type: FULL

Date received: 27-JAN-93

28-JAN-93

Dear Sir/Madam

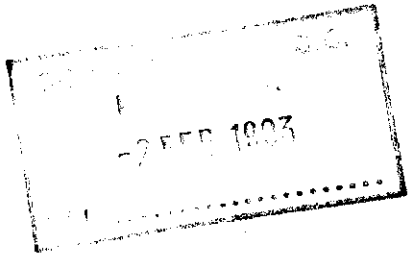
NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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 of £65 is required. £715 required, see attached fee sheet. ✓
If you are acting as tha agent for the owners then their name and address needs to be inserted under the applicants details, and yours moved to the agent's box on the form. Three forms returned for your use.
The enclosed certificates need to be signed where marked. Form returned. ?
The photocopy of the site location plan cannot be accepted as this is a breach of Ordnance Survey copyright. Please return the fourth original of the set of four purchased from us for use with the application. ✓

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



Certificate signed 3/2/93

Principal Administrative Officer

RICHARD A. KNIPE, LL.B.
DIANNE L. MILLER, LL.B.

Consultant
H. BOWDEN

DX 26707
Fax (0775) 725842

KNIPE MILLER & CO.
SOLICITORS

DEMBLEBY HOUSE
12 BROAD STREET
SPALDING
PE11 1ES

TEL (0775) 768774

Our Ref. PWS.TT.

Your Ref. H16.60.93.

1st February 1993

South Holland District Council
Planning and Building Control Services Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sirs

Re; S Humphreys

With reference to your letter dated 28th January we now return the three copies of the application form that you sent back to us duly amended and signed as requested.

We also enclose the further copy of the site location plan and our cheque for £65.00 in respect of the additional fee.

Yours faithfully

Knipe Miller & Co

ENC.

THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS

RICHARD A. KNIPE, LL.B.
DIANNE L. MILLER, LL.B.

Consultant
H. BOWDEN

DX 26707
Fax (0775) 725842

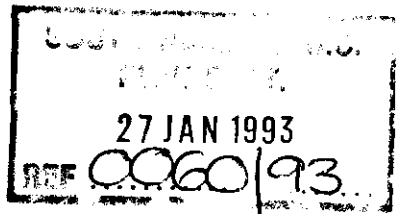
KNIPE MILLER & CO.
SOLICITORS

DEMBLEBY HOUSE
12 BROAD STREET
SPALDING
PE11 1ES

TEL (0775) 768774

Our Ref. PWS.TT.

Your Ref.



26th January 1993

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

Dear Sirs

Erection of Polytunnels at Swindlers Drove, Spalding

We enclose four copies of an application for planning permission together with our cheque for £650.00 in respect of the fee.

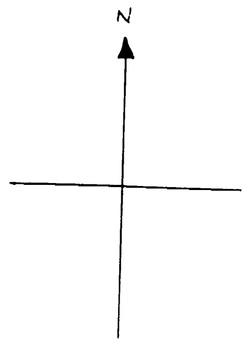
Yours faithfully

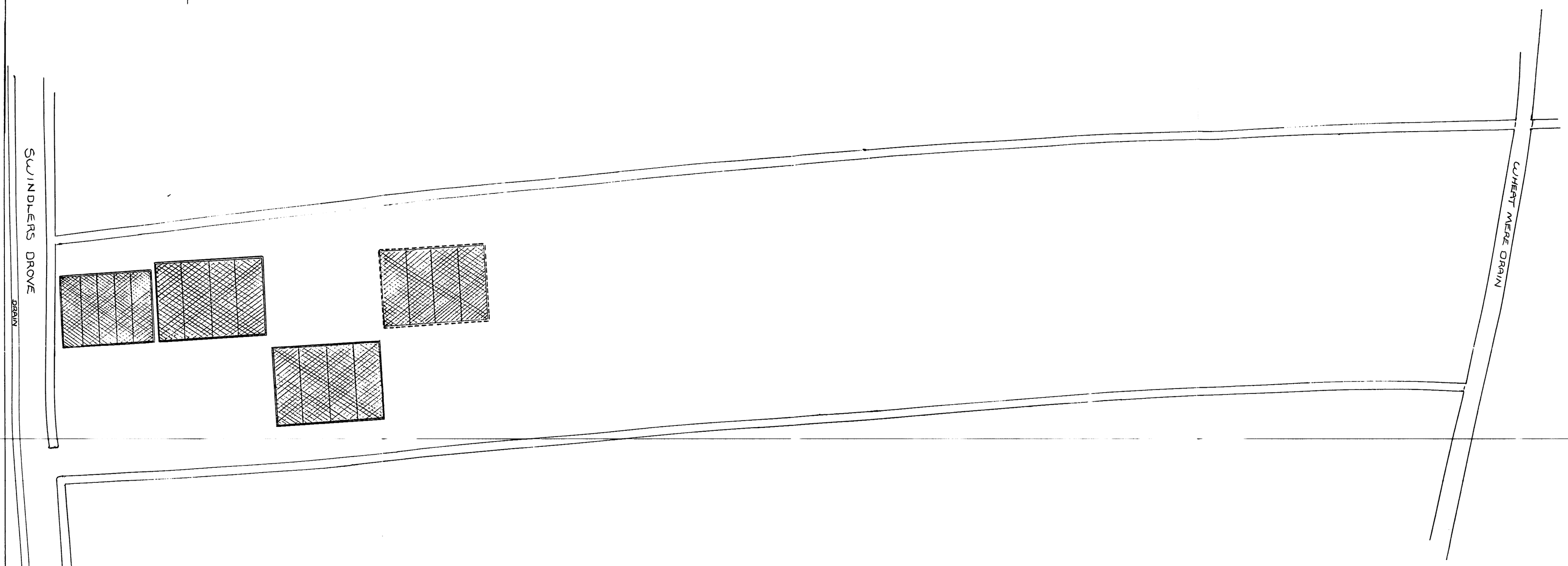
Knipe Miller & Co.

ENC

THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS

3·2m
19·5m
26·2 m





27 JAN 1993
0060/93

—— EXISTING TUNNEL WITH PLANNING

—— ERECTED TUNNELS REQUING PLANNING

----- PROPOSED TUNNEL REQUIRING PLANNING

POSITION OF POLYTUNNELS
SWINDLERS DROVE.
SPALDING LINCS
HECTARES (2·5)

SCALE : 1:500