

Director of Planning and Building Control Services
11-MAR-94 H16/0082/94

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

PLANNING APPLICATION

For office use only

Application No. H16/0082/94

Date Registered 24 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Spalding Horticultural Comany Ltd
Swan Street
Spalding
Lines

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design

4 Princes Street

Holbeach

Spalding Lines PE12 7BB

Tel. No. 0406 424343

(Personal contact name)

M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Camel Gate, Spalding, Lines

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Use of land and associated buildings for restricted retail trading
of horticultural products between 1st April 1994 and 31st October 1994 inclusive

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £140.00

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

Signed...

Date 19th January 1994

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 worksor This is an **outline** application

(✓)



Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of 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
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☐
☐
☒

If so, how many:

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

hectares

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

sq. metres

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

metres

metres

metres

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

E. Please state type and colour of roofing materials.

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

☐ Yes5. **GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

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

☐

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

If so, name of road:

Will there be—

Individual access(es)

New estate road

See enclosed plan

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

Existing soakaways

N/A

No

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

☐ Yes☐ No☐ No☐ No☐ No

If so, please give details in Part 6

If so, please complete Part 7

☐ N/A☐ No

Date:

Consultee(s)

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

Owner

2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

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

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

Signed (Applicant / Agent) Date 19.01.94

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

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed (Applicant / Agent) Date 19.01.94

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

DC INSTRUCTION SHEET

APPLICATION REF: H16 | 0082 | 94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

EA Reg4 -

☐ ☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐ ☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated

☐

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐

None
identified
initially

RECONSULTS
(revalidated)

All

☐

Publicity: >>

Consultations:

Departure
Setting of LB
Public Right of Way
Discretionary

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

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

Press
PC
WM
Residents

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess G ENV (See separate sheet)

Conservation LB Demolish G* DEM
Archaeology G ARC Specify:
Eng Heritage
Consultant
Other Order No:
Specify:

Hazards HSC Group G* HAZ
Specific Specify:
Specify:

Other PLA Specify:

Case Officer: JOHN BLANCHARD

Senior Officer Confirmed *[Signature]*

Date: 28/1/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by *[Signature]*
Date *11/2/94*

Site Notice posted by *[Signature]*
Date *11/2/94*
Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

*OWNER/OCCUPIER
DROMEDARY LODGE
CAMEL GATE SPACEDING*

Telephone/Visitor Record

Date	Conversation with	Conclusion
------	-------------------	------------

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ...*AK*... Date...*7/3/94*

Notes:

	Disabled
	Prev conditions
	Amended plans -
	Dwg no:
	Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry
prior submission
prior siteworks

Work/use restricted ✓

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☐☐☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 140.00

Receipt No P3769

Date first Rec'd

24 JAN 1994

Registration

Reference H16/0082/94

Cross-Ref

Date

27/1/89

Validation

Site area
No of dwellings
Floorspace

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

TYPE

FULL

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £140

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 165 OS Plots

Grid ref 526200324300

Ward

Q

Parish SPALDING

Inside IBD NO

Inside LP area YES

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref 1092

Dist Bound

Linked to property

Ref

Other: |

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Planning Records:
Earlier apps

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

136/92 60/89
072/93 023/91
1006/82 1164/86
360/83 1253/85
1023/83 1361/87
16/85 256/80
1530/89
1184/81
472/82

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0082/94

Received: 24-JAN-94 Type: FULL

Name: Spalding Horticultural Co Ltd
Swan Street
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Use of land and associated buildings for restricted
retail trading of horticultural products

Location : Camel Gate Spalding
Lincs

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

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

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

- 2 The area shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 3 The use of the building shall be restricted to the retail trading of horticultural products only.

Reason: Unrestricted retail trading in this location would be contrary to Structure and Local Plan Policies.

10-MAR-94

AD check.....*10/3*

Authorised to issue (inc Delegation).....*17/3*

+ SN 12 Disabled

L.C.C - Obj Attached for CS

S O U T H

H O L L A N D
DISTRICT COUNCIL

FULL

Location: Camel Gate
Spalding
Lincs

Valid date:	24-JAN-94	Terminal date:	21-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	31-JAN-94	Report deadline:	22-FEB-94
Inspected by	07-FEB-94	Agreed TD Ext:	
Extra contacts	14-FEB-94	Case Officer:	
Report if not clear by	28-FEB-94	J BLACKLOCK	

Conservation Area:

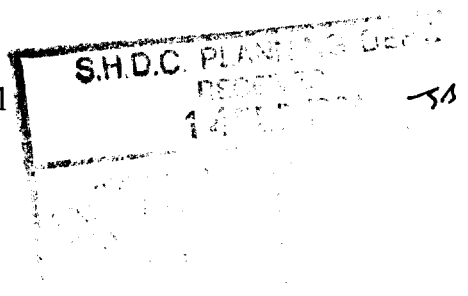
Site/Press Advert	MIN		
Cllr Mrs D F Davies	31-JAN-94	21-FEB-94	
Cllr J Goodley	31-JAN-94	07-FEB-94	
Cllr E N Davies	31-JAN-94	07-FEB-94	
	31-JAN-94	07-FEB-94	

L.C.C. - Obs Attached to CB 3/2/94

Our Ref: 94/1/SH/0043
Contact: Gill Thornalley

Date: 10th February 1994

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



NRA

*National Rivers Authority
Anglian Region*

Dear Sir,

Planning Application No. H16/0082/94

PROPOSAL: USE OF LAND & BUILDINGS FOR RESTRICTED RETAIL
TRADING OF HORTICULTURAL PRODUCTS
LOCATION: CAMEL GATE, SPALDING
APPLICANT: SPALDING HORTICULTURAL COMPANY LTD

I refer to your consultation received on 3 February 1994.

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

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

cont/d

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



CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

CONDITION: All fuel or oil 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.

REASON: To prevent pollution of the water environment.

Advice to Applicant

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

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

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

cont/d



The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution, and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

Only domestic sewage should be discharged to the septic tank.

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

Yours faithfully

A handwritten signature in black ink, appearing to read "R. Morgan", is positioned above the printed name.

R.Morgan
Planning Manager

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Haverham District Council

Application
Reference

H16/0082/96

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. Address or location

CAMEL GATE, SPALDING

3. Name, classification and number of road

UC

4. Date application referred

3-2-94

5. State whether outline, detailed application etc.

Full.

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

USE OF LAND & BUILDINGS FOR RESTRICTED
RETAIL TRADING OF HORTICULTURAL PRODUCTS

- 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:

3-2-94

Signed:

[Signature]
Director of Highways and Planning

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

Date: 19th January 1994

Our Ref: 771756/MRG/AEW

Your Ref:

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE



Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

Dear Sir,

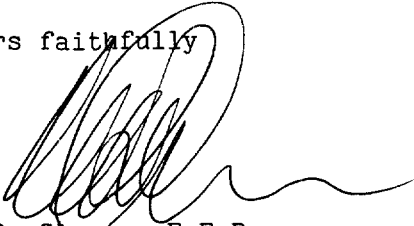
Re: USE OF LAND AND ASSOCIATED BUILDINGS FOR RESTRICTED RETAIL TRADING
OF HORTICULTURAL PRODUCTS AT CAMEL GATE SPALDING FOR SPALDING HORTI-
CULTURAL COMPANY LTD

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed application form.
2. 4 No. copies drawing no. 771756/1.
3. Cheque to the value of £140.00 in respect of submission fee.

Yours faithfully


M. R. Glauser F.F.B.

Enc.

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3769
Date received : 24-JAN-94

Received from

Spalding Horticultural Co Ltd

Address

Swan Street
Spalding
Lincs

Fee paid £ 140.00
VAT £ 0.00

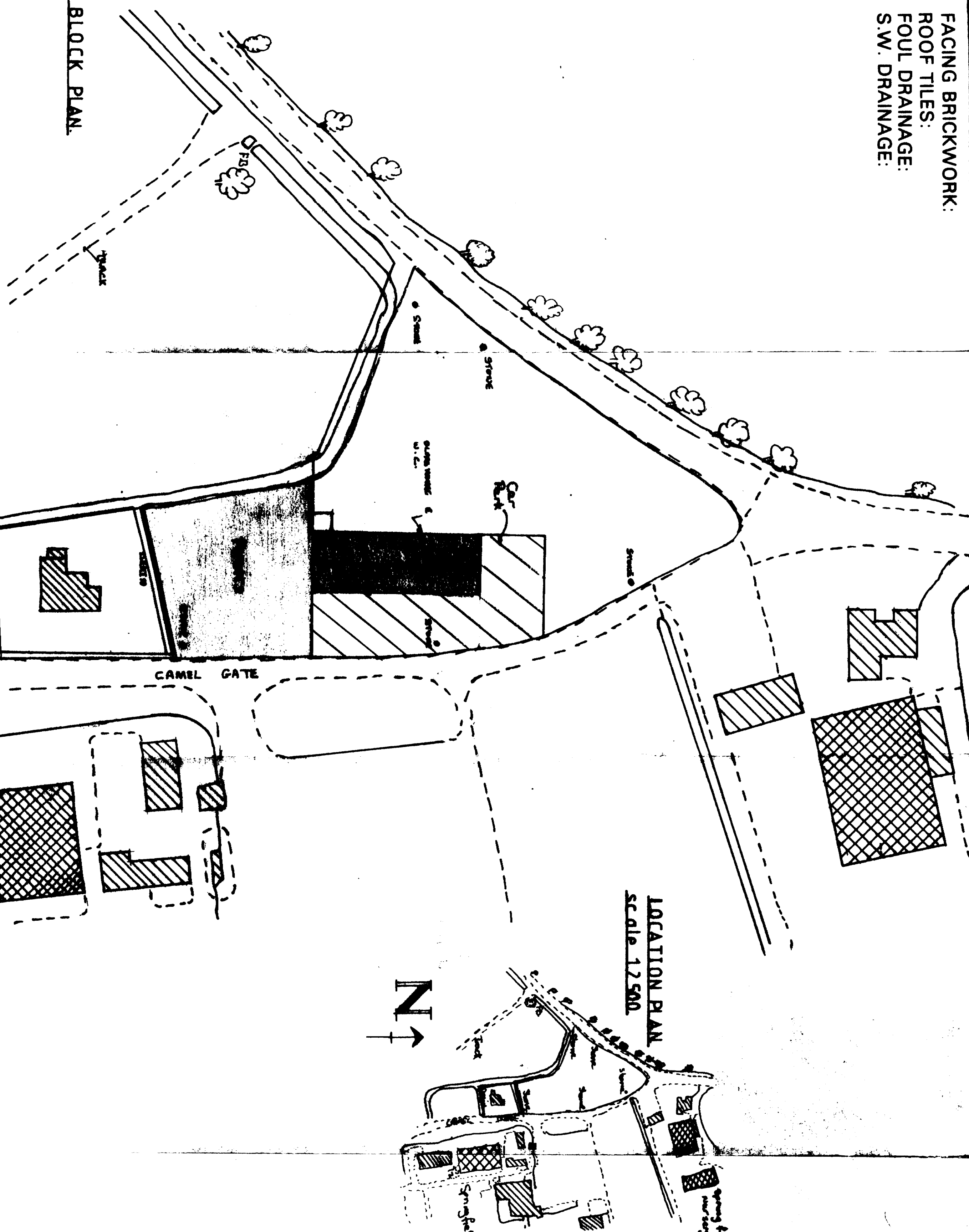
Total received £ 140.00

Cash/Cheque : Cheque

Signed.....*S. Hicks*.....
(Authorised Collector)

COPY

FACING BRICKWORK:
ROOF TILES:
FOUL DRAINAGE:
S.W. DRAINAGE:



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd :

CONTRACTOR TO CHECK
ALL DIMENSIONS ON
SITE BEFORE WORK
COMMENCES.

NOTES & SCHEDULES.

status
design

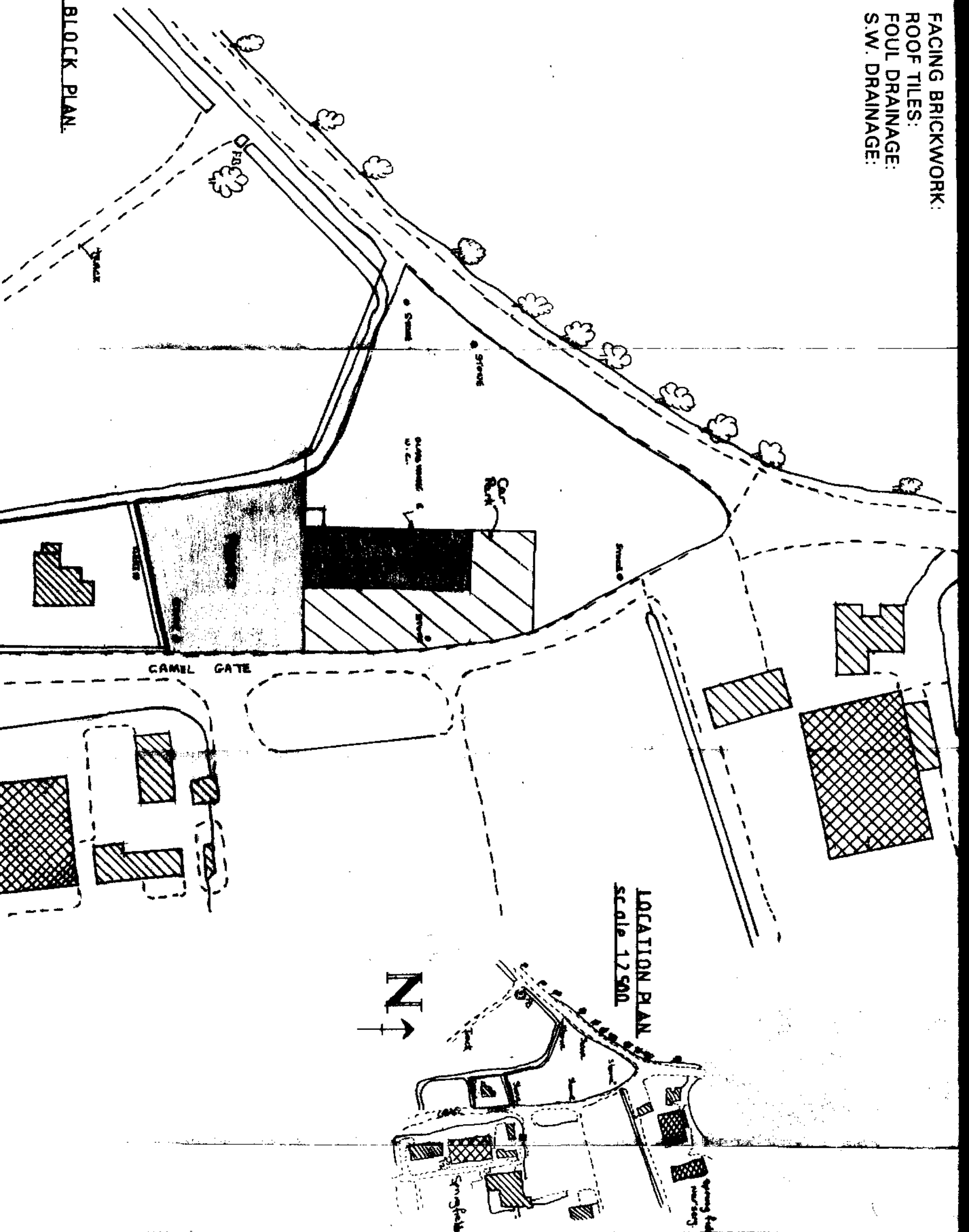
proposed USE OF LAND AND ASSOCIATED
BUSINESS OF RESTRICTED
RETAIL TRADING OF
HORTICULTURAL PRODUCTS AT
CAMEL GATE, SPRINGFIELD, Lincs.
for SPRINGFIELD HORTICULTURAL CO. LTD.

scale
1:500

drawn by
771756/1

NOVEMBER 81 S. NEWCOMBE

FACING BRICKWORK:
ROOF TILES:
FOUL DRAINAGE:
S.W. DRAINAGE:



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd :

BLOCK PLAN

LOCATION PLAN
Scale 1:2500

N

CONTRACTOR TO CHECK
ALL DIMENSIONS ON
SITE BEFORE WORK
COMMENCES.

NOTES & SCHEDULES.

status
design

proposed use of land and associated
buildings of restricted
general trading of
horticultural products at
CAMEL GATE, SPRINGFIELD, Lincs.
for SPRINGFIELD HORTICULTURAL CO. LTD.

1:500

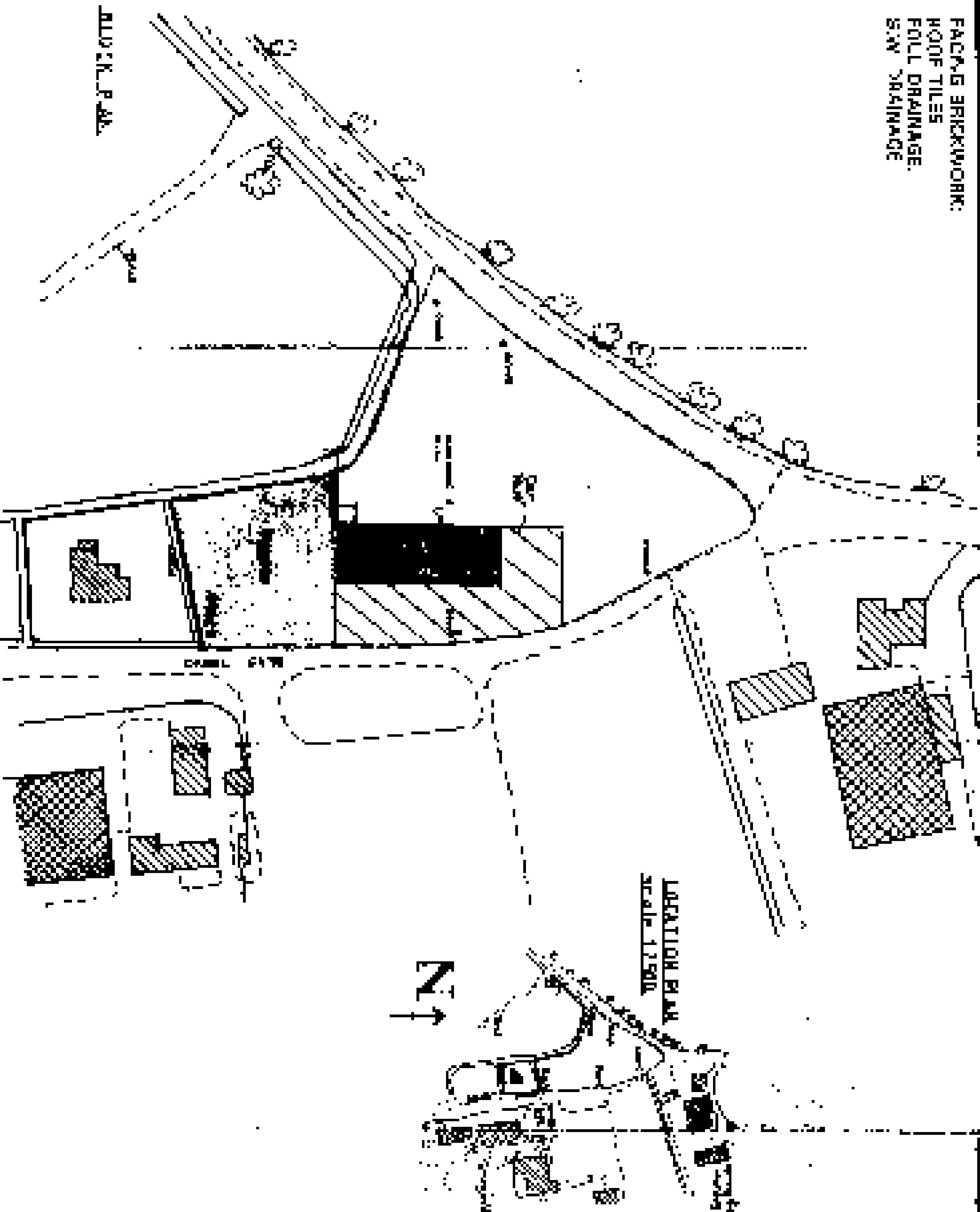
771756/1

NOVEMBER 81 S. NEWCOMBE

FACING BRICKWORK:
ROOF TILES
FULL DRAINAGE.
S.W. DRAINAGE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS No'd :

ALL D.R. 11



CONTRACT NO. 11. C.R. 11
DATE 11.11.11
DRAWN BY: M. 11.11.11
CHECKED BY: M. 11.11.11

NOTED & RECOMMENDED

status

status



FROM THE OFFICE AND MATERIALS
DEPARTMENT OF CONSTRUCTION
BY: M. 11.11.11
DATE: 11.11.11
DRAWN BY: M. 11.11.11
CHECKED BY: M. 11.11.11

1.50

NOVEMBER 21, 2011