SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0129/92 Received:30-JAN-92 Type:FULL

Name: P G Shortland/Miss Coddington
Alshema
48 Fen End Lane
Little London
Spalding, Lincs

Agent: P G Shortland/
Miss Coddington
Alshema, 48 Fen End Lane
Little London
Spalding, Lincs

Description: Erect implement/tractor shed on nursery

Location : Alshema 48 Fen End Lane
Little London 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
27-FEB-92 H16/0129/92

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)

PLANNING APPLICATION

For office use only

Application No. H16 | 0129 | 92

Date Registered 30 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. P. SHORTLAND &
Miss. M. CODDINGTON.
"ALSHEMA"
48 FEN END LANE
LITTLE LONDON
Tel. No. 72-4680 SPALDING

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

—

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

— AS ABOVE —

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT IMPLEMENT / TRACTOR SHED ON NURSERY.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55-00 If you consider no fee is payable include a written explanation instead.

Signed. P. G. SHORTLAND Date 22ND JAN. 1992

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 (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: —

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 26.2 sq. metres

B. Please state size of any new structure:- (a) max. height: 2.90 metres

(b) max. length: 7.600 metres

(c) max. width: 3.660 metres

C. Please state type and colour of materials for facing external walls: CORR ZINC SHEETING - SPRAYED BLACK.

D. Please state type and colour of roofing materials. CORR - AS BESTOS SHEETING

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. NURSERY.

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

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

or

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

C. What provision will be made for garages or parking within the site? EXISTING GARAGE WITH RESIDENCE

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 SOAKAWAY.

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

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

D. Foul sewerage will be disposed of to: N/A.

Mains sewer Cesspool Septic tank N/A.

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.		→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary. BUILDING ON EXTG. NURSERY 1.028 acres.

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 ..... (Applicant/~~Agent~~) Date 22nd JAN. '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 ..... Applicant/~~Agent~~ Date 22nd JAN '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 .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PJM 6-2-92

Dch

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

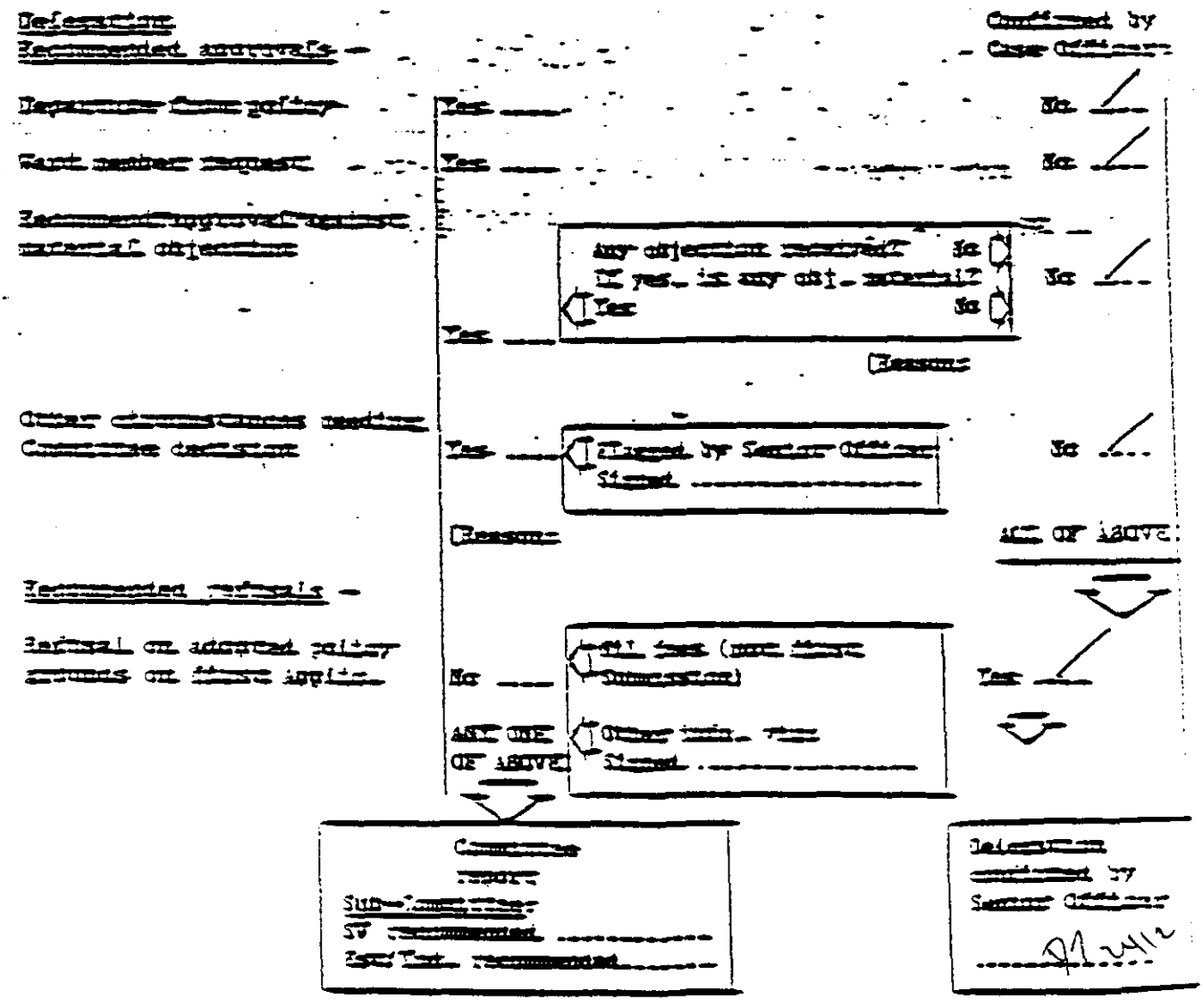
Inspected by: PJM
date: 2-11-92

Residents notified on site visit: No

Case Officer Conclusions (issues)

Shed next to new access. Ammunition of Public to gross powers Stacked on site To store vans with Bonsite

Case Officer Recommendations (summary)
(details overleaf)



Recommendation/decision issued/notified ... Initialled / signed ...

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. 2990

Date First Received 31 JAN 1992

REGISTRATION

REFERENCE H16/0129/92

Cross-Ref ...../

Date 31/1/92

VALIDATION Date 3/2/92

Type ...Full... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 262

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 4.2.92

Index Sheets 129 OS Nos ..... Grid Ref 534320 130990

Ward ...52... Parish ...SPALDING... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside CBD N.C. Inside LP Area YES Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref....01.9.92

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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-A/129/92/TB Your Ref.

Date 11 February 1992

Dear Sir,

FULL PLANNING APPLICATION - TRACTOR & IMPLEMENT SHED
48 FEN END LANE, SPALDING

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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 be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £6,600 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

RS/PA-A/129/92/TB 11 February 1992

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

Yours faithfully,

ENGINEER TO THE BOARD

Mr. P. G. Shortland,
48 Fen End Lane,
Little London,
Spalding,
Lincs.

BRIAN SMITH ip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0129/92 Type: FULL

Applicant: P G Shortland/Miss Coddington Agent: P G Shortland/
Tel: 0775 724680 0775 724680

Description: Erect implement/tractor shed
on nursery

Location: Alshema
48 Fen End Lane
Little London
Spalding, Lincs

Valid date:	30-JAN-92	Terminal date:	26-MAR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	04-FEB-92	Report deadline:	11-MAR-92
Inspected by	09-FEB-92		
Extra contacts	14-FEB-92	Case Officer:	
Report if not clear by	05-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 26.2 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	05-FEB-92	19-FEB-92
Cllr C Evans	05-FEB-92	19-FEB-92
Cllr M C White	05-FEB-92	19-FEB-92

L C C - No objections pjc 13/2/92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0129/92 Received:30-JAN-92 Type:FULL

Name: P G Shortland/Miss Coddington
Alshema
48 Fen End Lane
Little London
Spalding, Lincs

Agent: P G Shortland/
Miss Coddington
Alshema, 48 Fen End Lane
Little London
Spalding, Lincs

Description: Erect implement/tractor shed on nursery

Location : Alshema 48 Fen End Lane
Little London Spalding, Lincs

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

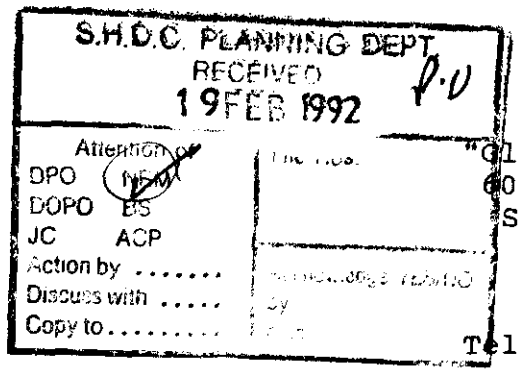
1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

Authorised to issue:

25-FEB-92 H16/0129/92

AD..25/2.....DC..26/2.....



"Glocca Morra",
60 Fen End Lane,
Spalding,
LINCS.
PE12 6AD

Tel: 0775 - 760680

17th February 1992

The Director of Planning Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
LINCS.
PE11 2XE

Application No. H16/0129/92 Erect Implement/Tractor Shed on Nursery at 48 Fen End Lane, Spalding.

Dear Sir,

Further to my letter dated 12th February 1992, and another consultation with the applicant, I am now satisfied that the siting of the proposed shed is as per site plan submitted with the application.

Consequently, I consider the application should be dealt with under delegated powers as it is not to be situate in close proximity to the adjacent properties in Fen End Lane.

Yours sincerely,

Michael C. White

District Councillor, Spalding South Ward

Mr P G Shortland,
'Alshema',
48 Fen End Lane,
Little London,
Spalding,
Lincs.

Mr K Woods

KW/JJ H16/0129/92

14th July 1992

Dear Sir,

PLANNING APPLICATION H16/0129/92 - ERECTION OF IMPLEMENT/TRACTOR SHED AT 48 FEN END LANE.

On Friday 10th July 1992 the Council's Enforcement Officer inspected the shed to which the above application refers.

It was noted that the corrugated iron used for the sides and ends of the shed are in a rusty condition and had not been sprayed black as indicated on the planning application at the time of determination. Also the front gable end has been filled in with pieces of timber instead of the agreed corrugated iron.

Complaints have been received that the shed, in its present state, detracts from the amenities of the area and I would therefore be obliged if you would carry out the works as indicated in your application as soon as possible.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Cllr. M. White,
"Glocca Morra",
60 Fen End Lane,
Spalding,
Lincs.
PE12 6AD.

Mr N Midlen

NRM/JJ H16/129/92

7th July 1992

Dear Councillor White,

ERECTION OF TRACTOR/IMPLEMENT SHED AT REAR OF 48 FEN END LANE.

I thank you for your letter of 6th June expressing your concern at what has been erected at 48 Fen End Lane. My Enforcement Officer has just returned from being on leave, so has not yet been able to inspect the site, but I can tell you that checking the approved plans shows that the materials to be used should have been corrugated asbestos for the roof, and corrugated zinc painted black for the walls.

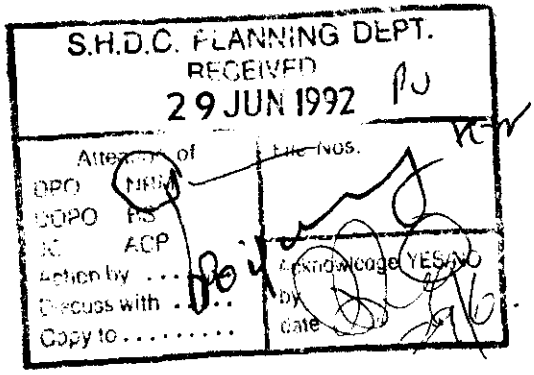
In the mid 1980's the Council took the decision that priority in enforcement matters should be given to resolving complaints, and since then no systematic monitoring of development has been undertaken by Planning staff. A report on enforcement is, coincidentally, about to be reported to the Planning Committee, and this is one of the issues highlighted in it.

I would not have thought that it was possible to impose the sort of conditions you are suggesting about notifying completion of the work, and I would be very interested if you could let me know which Planning Departments actually do this so that I can discuss the matter with them. I wonder, however, whether you could be confusing Building Regulations with Planning Permission. It is necessary for the Department to be notified following the completion of Building Regulations works in order that an inspection can be made by the Building Inspector, and this is often the way the Planning Section of the Department finds out if anything has gone wrong.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Sent copy to Cllr. Alcock.



"Glocca Morra",
60 Fen End Lane,
Spalding,
LINCS.
PE12 6AD

Tel: 0775 - 760680

26th June 1992

Mr B. Smith, MRTPI,
The Director of Planning and
Building Control,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
LINCS.

Erection of Tractor/Implement Shed at rear of 48 Fen End Lane

Dear Mr Smith,

The above structure has been erected with permission granted under Delegated Powers, as myself and the other two Ward Councillors were quite satisfied that the application did not need to be brought before the Planning Committee.

I have been approached by a number of the residents of Fen End Lane and requested to have a look at what has been erected, which I have duly done. The structure consists of a quantity of extremely rusty sheets of corrugated iron, and what appears to be secondhand "pallet" timber roughly constructed to form, what I would describe, as a barn.

The comments made by the residents as to its aesthetic appearance are, I feel, completely justified as I am sure a structure of this nature was not specified in the application.

As a result of a telephone conversation with Mr Udy, of your department, it was suggested that I write to yourself on the matter, because this particular case does raise a larger issue.

Am I correct in my understanding of Mr Udy's explanation that once permission has been granted by delegated powers, no inspection is made to see that the applicant has complied with the details submitted, other than when a specific complaint is received in your department ?

I am aware that it is the practice of the Planning Departments of many Councils throughout the country, when granting permission, to make it incumbent on the applicant to notify the Authority when the work is completed in order that an inspection can be carried out. If this is not the case in South Holland District Council, then I am very interested to know why not, as surely the Planning Department is exposing itself to criticism of its administration.

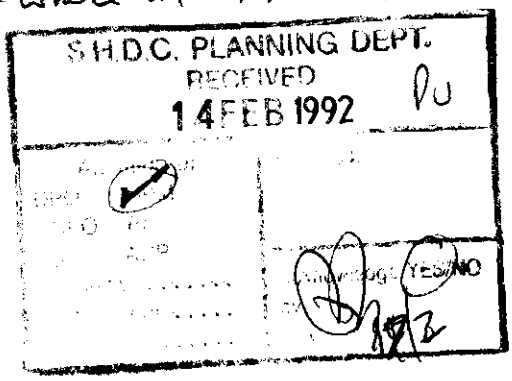
Awaiting to hear your comments on this matter.

Yours sincerely,

Michael C. White

Michael C. White
District Councillor, Spalding South Ward

Spoke to Cllr White on 17-2-92. A further letter will be sent. PJH.



"Glocca Morra",
60 Fen End Lane,
Spalding,
LINCS.
PE12 6AD

Tel: 0775 - 760680

12th February 1992

The Director of Planning Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
LINCS.
PE11 2XE

Application No. H16/0129/92 Erect Implement/Tractor Shed on Nursery at 48 Fen End Lane, Spalding.

Dear Sir,

In response to your letter, dated 5th February 1992, regarding the above application, I am not able let you know whether I consider if the application should be dealt with under delegated powers or be brought to the attention of the Planning Committee.

This is because when I met the applicant he stated that the shed was to be erected "parallel to the bank farthest away from the adjacent properties, with the doors facing the entrance to the site from the Barrier Bank", and I would have requested that the application be determined under delegated powers.

But visiting your office and examining the site plan submitted with the application, the location does not seem to be the same as was stated. In fact if it were to be sited as per the submitted plan I do consider it would be detrimental to the rear view of the properties adjacent to the site, and would request the application be brought to the attention of the Planning Committee.

Also, the applicant runs a vegetable distribution business from his premises, using the garage of his house for storage. A number of residents of Fen End Lane have stated that they hope that this shed is for Tractor and implements, not an expansion of his vegetable storage.

I would very much appreciate your clarification of the points raised.

Yours sincerely,

Michael C. White.

District Councillor, Spalding South Ward

PS. Enclosed is a diagram to explain how I interpret the location of the shed, as stated by the applicant and as I recall the site plan in your office.

.IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0129/92

Applicant: P G Shortland/Miss Coddington
Alshema
48 Fen End Lane
Little London
Spalding, Lincs

Agent: P G Shortland/
Miss Coddington
Alshema, 48 Fen End Lane
Little London
Spalding, Lincs

Description: Erect implement/tractor shed on nursery

Location: Alshema 48 Fen End Lane
Little London Spalding, Lincs

Type: FULL

Date received: 30-JAN-92

05-FEB-92

Dear Cllr M C White

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 15-FEB-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

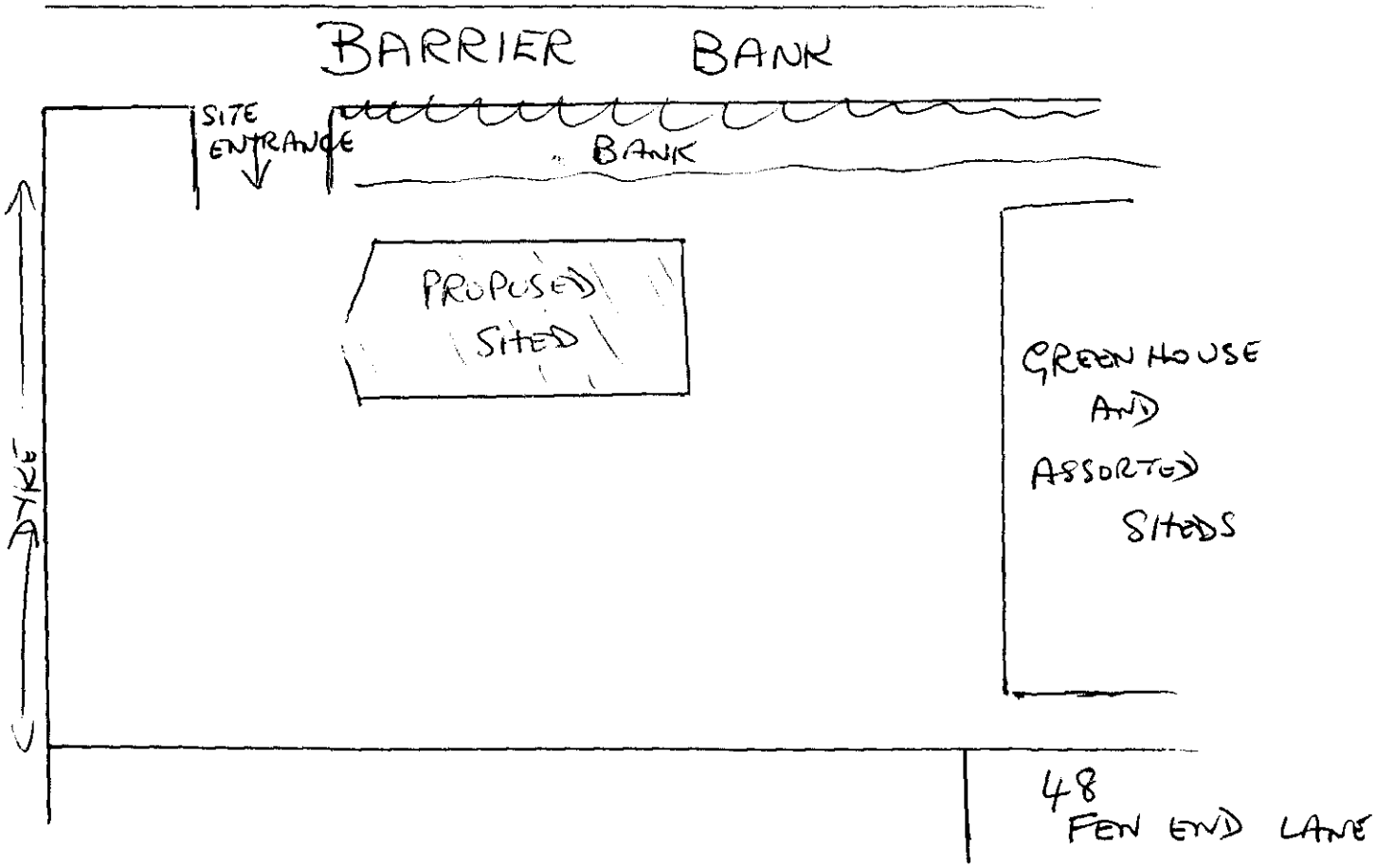
Cllr M C White
Glocca Morra
60 Fen End Lane
Spalding Lincs
PE12 6AD

I request that this application be considered by Planning Committee, because

PLEASE SEE ATTACHED

Signed:

(i) LOCATION AS STATED BY APPLICANT



(ii) LOCATION AS PER APPLICATION SITE PLAN

