SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0136/92 Received:03-FEB-92 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 & assoc. buildings for restricted retail trading of horticultural products between 28.3.92 & 1.11.92 incl
Location : Camel Gate 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 area(s) 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.

2 The use of permission shall be restricted to the retail trading of horticultural products only.

Reason: Unrestricted retail trading in the case would be contrary to Structure and Local Plan policies.

Director of Planning and Building Control Services
27-FEB-92 H16/0136/92

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. H16/0136/92

Date Registered 03 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Spalding Horticultural Company Ltd
Swan Street
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB

Tel. No. 0406 24343
(Personal contact name) M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Camel Gate, Spalding, Lincs

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Use of land and associated buildings for restricted retail trading of horticultural products between 28th March and 1st November, 1992 inclusive.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Signed..... Date. 24th January 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: N/A. sq. metres

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

5. 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 [ ] → 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?

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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Existing 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	Yes	→ 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):

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 ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ 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?	Nil	Nil	Nil
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	Nil		
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	Non industrial development		
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	N/A		
Is the proposal related to an existing use on or near the site?	State Yes or No: No		
If so, please explain the relationship			
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: No		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
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)	See enclosed plan		
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)	Intensive vehicular flow during peak period		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Negligible		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: No		
What provision is being made for access to the premises for the disabled?	Not required		

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 (e.g. owner, prospective purchaser)	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 24th January 1992

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 24th January 1992

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJN
date: 11-2-92

Residents notified on site visit: ~~Dr~~ ~~Ebbing Lodge~~

Case Officer Conclusions (issues)

Glass house, paved to front ~~of~~ - North grassed with a number of young trees. Leylandii hedge around periphery 1.5m on boundary with Promedary Lodge.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals

Confirmed by Case Officer

Departure from policy — Yes ___ No ___

Yes ___ No ___

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No / Yes / No — Yes ___ No ___

Reason:

Other circumstances needing Committee decision — Yes ___ Signed by Section Officer: Signed ___ No ___

Reason:

Recommended refusals — Acc. of above:

Refusal on adopted policy grounds or those applic. — No ___ All that apply (note those in Conclusion) / Other reasons / Signed ___ — Yes ___

AND/OR OF ABOVE

Committee report
Sub-Committee
SP recommended ___
Full Cttee recommended ___

Delegation confirmed by Section Officer
22 2/2

Recommendation/decision reported ___ Amended/confirmed ___

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM :					
	Previous					
	Current					
	Required					

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

Precise details, for non-standard requirement:

description incorrect.

CONSULTATION/PUBLICITY REQUIRED

Pm 6-2-92

Publicity : General
Departure
Setting of LB Viz

D2 9/2
check NL part Hastings

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P605

Date First Received 03 FEB 1992

REGISTRATION

REFERENCE H16/0136/92

Cross-Ref .....

Date 4/2/92

VALIDATION Date.....

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

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

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 ☐

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date 5.2.92

Index Sheets 165 OS Nos ..... Grid Ref E 526920 N 341350

Ward ..... Parish .....

Inside IBD ..... Inside LP Area. .....

TR Rural	☐	C1	☐	
TR Bypass	☐	L3	☐	Grade
Level crossing	☐	TPO	☐	
Footpath	☐	Other:		

Linked to site.....Ref...304 Linked to property.....Ref.....

Planning Records:
Earlier apps
2m fence

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

Inputs completed.....

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: H16/0136/92 Type: FULL

Applicant: Spalding Horticultural Co. Ltd Agent: Status Design
Tel: 0406 24343

Description: Use of land & assoc. buildings
for restricted retail trading
of horticultural products
between 28.3.91 & 1.11.92 incl
Location: Camel Gate
Spalding
Lincs

Valid date:	03-FEB-92	Terminal date:	30-MAR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	08-FEB-92	Report deadline:	11-MAR-92
Inspected by	13-FEB-92		
Extra contacts	18-FEB-92	Case Officer:	
Report if not clear by	09-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	06-FEB-92	20-FEB-92
Cllr G Teale	06-FEB-92	20-FEB-92
Cllr J Goodley	06-FEB-92	20-FEB-92

L.C.C – Obs Attached JE cs 13/2/92.

SITE DETAILS

Grid ref: 526220 324180
OS Sheets: 165 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0136/92 Received:03-FEB-92 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 & assoc. buildings for restricted retail trading of horticultural products between 28.3.92 & 1.11.92 incl
Location : Camel Gate 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 The area(s) 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 permission shall be restricted to the retail trading of horticultural products only.

Reason: Unrestricted retail trading in the case would be contrary to Structure and Local Plan policies.

Authorised to issue:

25-FEB-92 H16/0136/92

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0136/92

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	6	2	2	4	1

2. Address or location

CAMEL GATE, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 13-2-92

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 BETWEEN 28/3/92 & 1/11/92 INC

7. 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:—

Delete as appropriate

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: 13/2/92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) F4

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) F4.

Note:— use continuation sheet(s) as necessary.

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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

Date 24th January 1992

The person dealing with this matter is: M. Glauser

Our Ref: 771599/MRG/AEW

Your Ref:

Dear Sir,

Re: Use of Land and Associated Buildings for Restricted Retail Trading of Horticultural Products at Camel Gate, Spalding for Spalding Horticultural 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. 771599/1.
3. Cheque to the value of £110.00 in respect of submission fee.

Yours faithfully

M. R. Glauser F.F.B.

SOUTH HOLLAND D.C.
PLAN DEPT.
03 FEB 1992
REF ...0136/92...

Enc.