

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0195/92

Received: 14-FEB-92 Type: FULL

Name: Elsom's Seeds Ltd
Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Loading area canopy

Location : Pinchbeck Road 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
19-MAR-92 H16/0195/92

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.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0195/92

Received: 14-FEB-92 Type: FULL

Name: Elsons Seeds Ltd
Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Loading area canopy

Location : Pinchbeck Road 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.

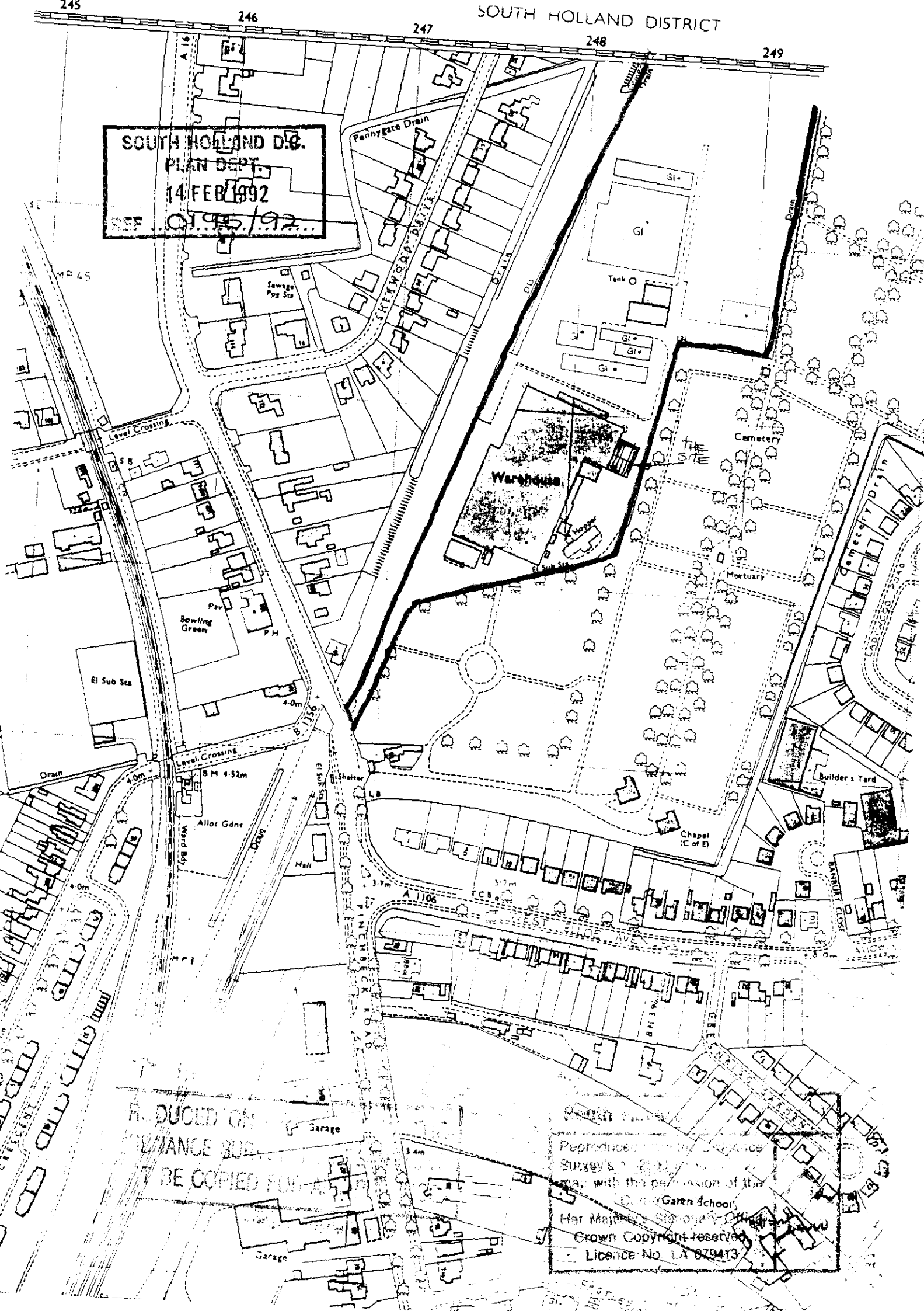
Authorised to issue:

17-MAR-92 H16/0195/92

AD...*AB*.....DC...*DC*.....

18/3

18/3



SOUTH HOLLAND D.C.

PLAN DEPT.

14 FEB 1992

REF 0195/92

Warehouse

Cemetery

Mortuary

Chapel (C of E)

Builder's Yard

REDUCED ON

EXCHANGE RATES

BE COPIED FOR

Reproduced from the Ordnance
Survey's 1:25,000 scale map with the permission of the
Controller of Her Majesty's Stationery Office
Crown Copyright reserved
Licence No. LA 870473

PLANNING APPLICATION

For office use only

Application No. H16/0195/92

Date Registered 14 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ELSON'S SEEDS LTD.
PINCHBECK ROAD.
SPADING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHARFORD.
SPADING.
LINCS.

HL 370853.

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PINCHBECK ROAD. SPADING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

LOADING AREA CANOPY.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £440

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

Signed...

Date...

14.2.92

Previous application No:

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

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

or 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 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:

N/A.

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

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

(b) max. length:

(c) max. width:

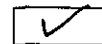
C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

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

241.75 (COVERED AREA) sq. metres
8.4 metres
19.34 metres
12.5 metres

ASBESTOS 'TYPE' CLADDING
TO MATCH EXISTING.



5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

SEED SUPPLIES DEPOT.

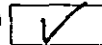
ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

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

☐
☐

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

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

☐

STAKANAYS.

N/A.

NO

N/A.

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping 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

NO

→ If so, please give details in Part 6

NO

NO

NO

YES

→ If so, please complete Part 7

NO

→ Date:

Consultee(s):

NO

→ Application No.:

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

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace

☒

Proposed total gross floorspace 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?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	NO CHANGE		
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed	N/A.		
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? If so, please explain the relationship	State Yes or No ☒ YES. CANOPY TO EXISTING WAREHOUSE.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☐ N/A.		
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)	EXISTING.		
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)	NO CHANGE.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A.		
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?	TOTAL.		

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).

OWNERS.

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 [Signature] (Applicant/Agent) Date 14.2.92

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 [Signature] (Applicant/Agent) Date 14.2.92

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 440.

Receipt Issued No. 267

Date First Received 14.FEB.1992

REGISTRATION

REFERENCE H16/0195/92

Cross-Ref R.....K4.192

Date 17/2/92

VALIDATION

Date 18/2/92

Type Full Earliest permission date (CART B)

Site area No. of dwellings Floorspace 241.75

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

Earlier permission ref

EM:- Sitting Design Ext app Access Lands

Previous
Current

Description

Technical:

Certificate
Site plans
Description

Accuracy

Incomplete form

\$65 Advert required

--

Expiry date

Fees:

Nil fee - previous app

- type

Discounted fee

Ref

Reason

Correct fee £ 440

Additional £ Receipt no.

Refund

£

Issued

CONSTRAINTS

Date 19-2-92

Index Sheets 192 OS Nos

Grid Ref 534730 323740

Ward R Parish SPALDING

TR Rural

CA

TR Bypass

LB

Level crossing

TPO

Footpath

Other:

Inside IBD NO Inside LP Area YES

Grade

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

Planning Records:

Earlier apps

3 Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours *Cemetery!* Other

Boundaries *Hedge*

Site Features

Inspected by: *PJH*
date: *25-2*

Case Officer Conclusions (issues)

Leaking bag on end of asbestos shed. next to drive which goes around site 2-3 m over hedge on boundary with cemetery
OK

Case Officer Recommendations (summary) (details overleaf)

GRANT ☒
REFUSE

Recommended approvals -

Departure from policy

Yes

No ☒

Ward member request

Yes

No ☒

Recommend approval against
material objection

Yes

Any objection received? No ☒
If yes, is any obj. material? No ☒
Yes ☐

No ☒

[Reason:

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer
Signed

No ☒

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first Applic.

No

Nil fees (not first
Submission)

Yes ☒

ANY ONE
OF ABOVE

Other info. viz:
Signed

Committee
report

Sub-Committee:
SV recommended
Est/Ind. recommended

Delegation
confirmed by
Senior Officer

22.11/3

Recommendation/draft report produced.....

PDU 13-3-92

Grant Permission.

Notes to applicant

Disabled access

Outstanding RM

Amended plans viz

Other

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



Application no: H16/0195/92

Type: FULL

Applicant: Elsons Seeds Ltd
Tel:

Agent: G R Merchant
0406 370853

Description: Loading area canopy

Location: Pinchbeck Road
Spalding
Lincs

Valid date: 14-FEB-92

Terminal date: 10-APR-92

Target dates:

Target Committee: 25-MAR-92

To case officer 19-FEB-92 21-2

Report deadline: 11-MAR-92

Inspected by 24-FEB-92

Extra contacts 29-FEB-92

Case Officer:

Report if not clear by 20-MAR-92

P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 241.75 HA

Category: Extension/curt bldg

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

Cllr Mrs A J Teale 0775 766412 (Of 20-FEB-92 05-MAR-92

L.C.C. - No objections for CS 27/2/92.

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Pm 24-2

Pm 24/2

Residents (Delivery):

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 :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed

Further direction: Precise details

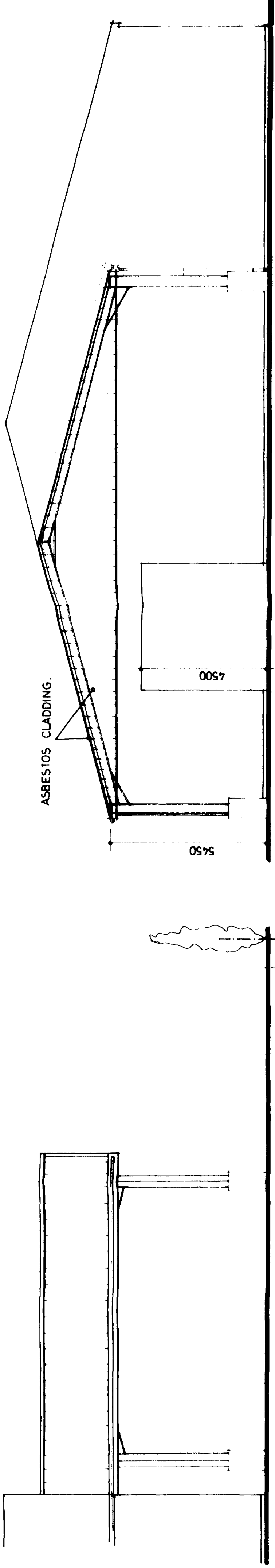
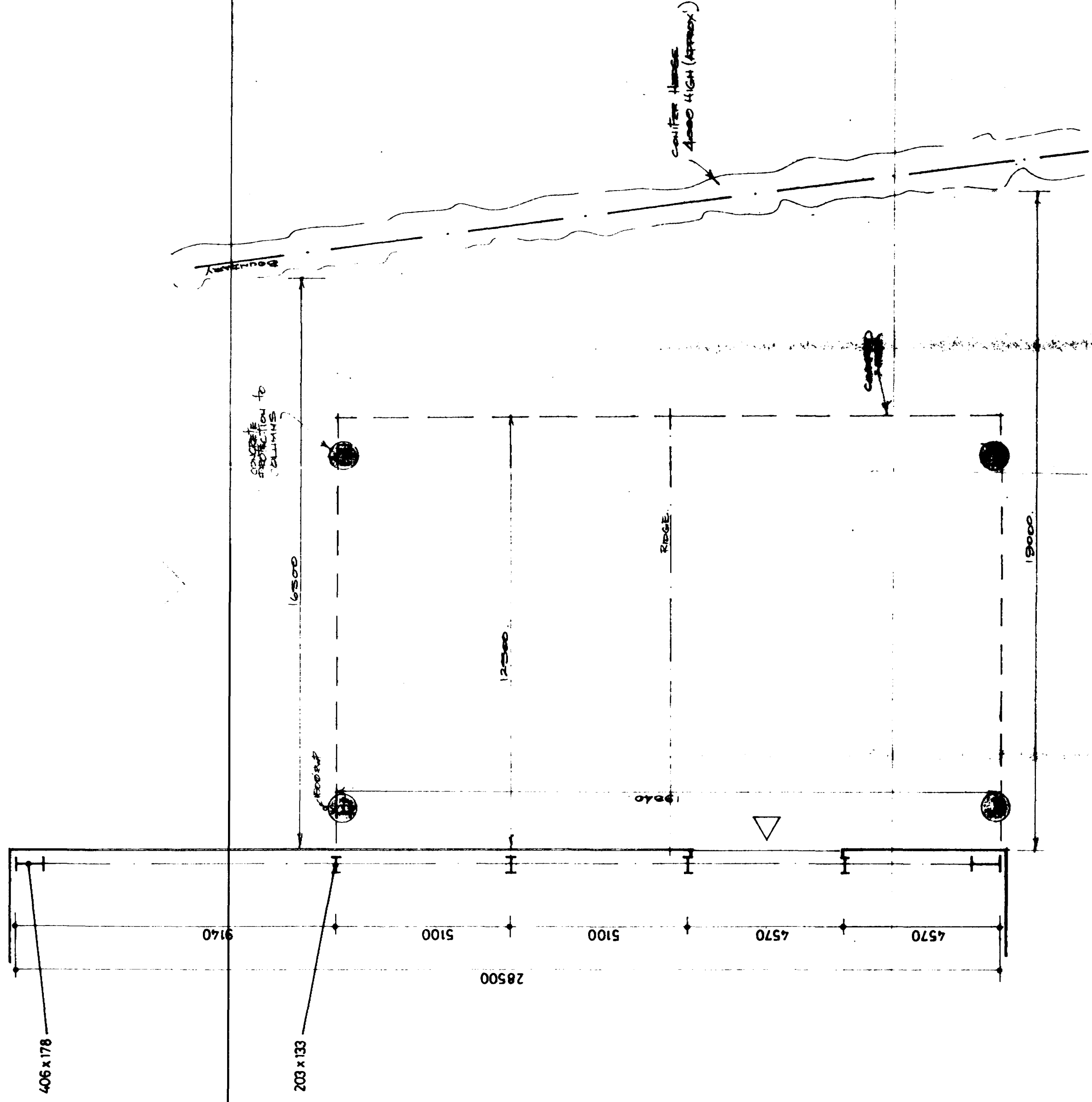
Amended description:

Reconsultations required -

Parish Council
Ward Members
Residents
Advertise
Other

New valid date

Re-Registered
Ack/Reception



SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1992
0195/92

G. R. MERCHANT
1180 AMICE, ROW.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0498) 370883.

PROJECT:

LOADING AREA CHAIRS.

CLIENT:

ELBOWS SEEDS LTD.
PINCHBECK ROAD.
SPALDING.
Lincs.

SCALE:

1/100.

DATE:

14 FEB 1992.

DRAWING No:

ESL. 1.

REVISIONS:

G. R. MERCHANT.