SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0242/92 Received:25-FEB-92 Type:FULL

Name: J E Piccaver & Co
Norfolk House Farm
Gedney Marsh
Holbeach
Spalding, Lincs, PE12 9PB

Agent: J E Piccaver & Co
Norfolk House Farm
Gedney Marsh
Holbeach
Spalding, Lincs, PE12 9PB

Description: Bulb handling shed

Location : Browns Farm Gedney Dawsmere
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.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Planning and Building Control Services
27-MAR-92 H06/0242/92

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

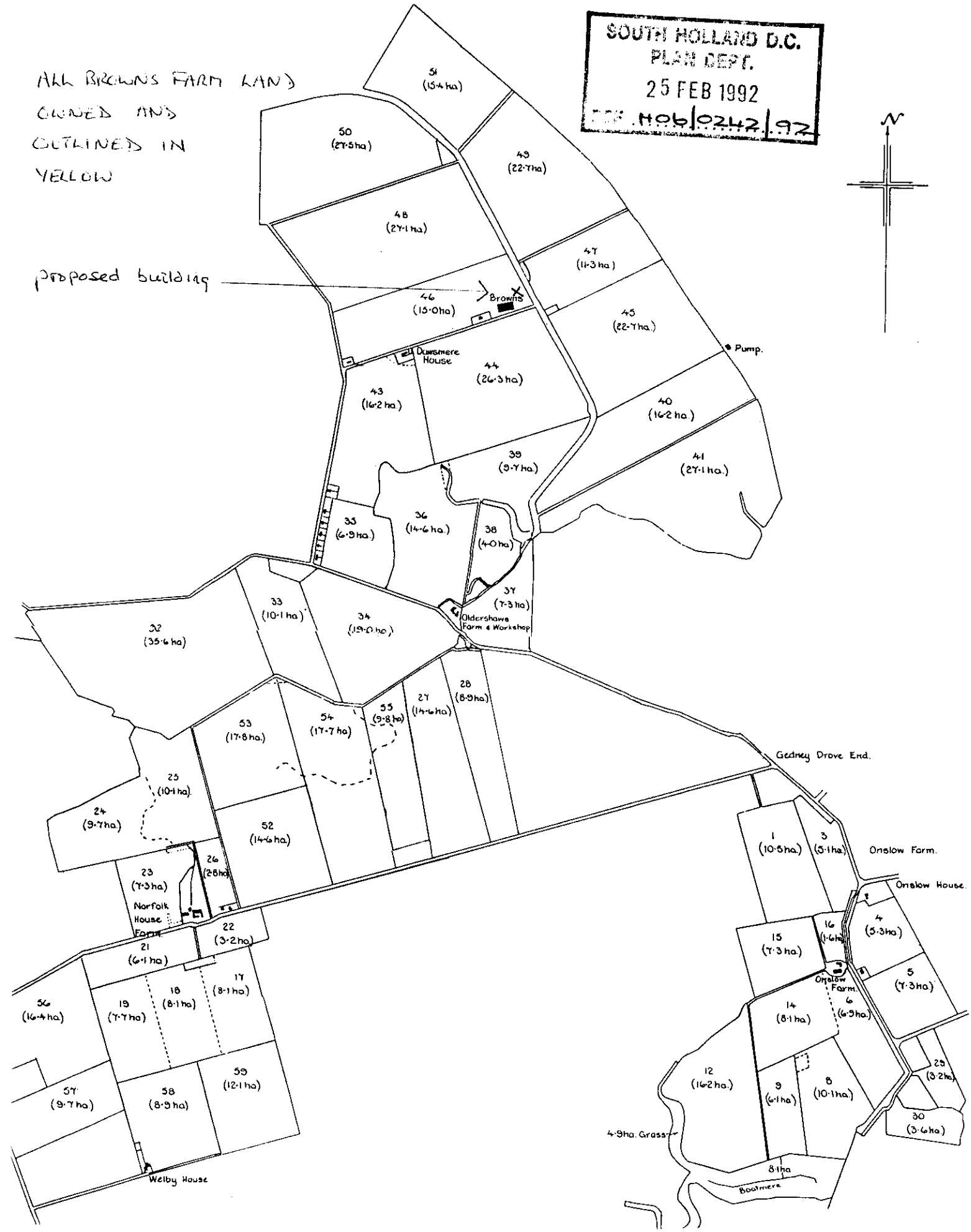
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

J. E. PICCAVER & CO. (GEDNEY MARSH)

ALL BROWNS FARM LAND COLOURED AND OUTLINED IN YELLOW

proposed building

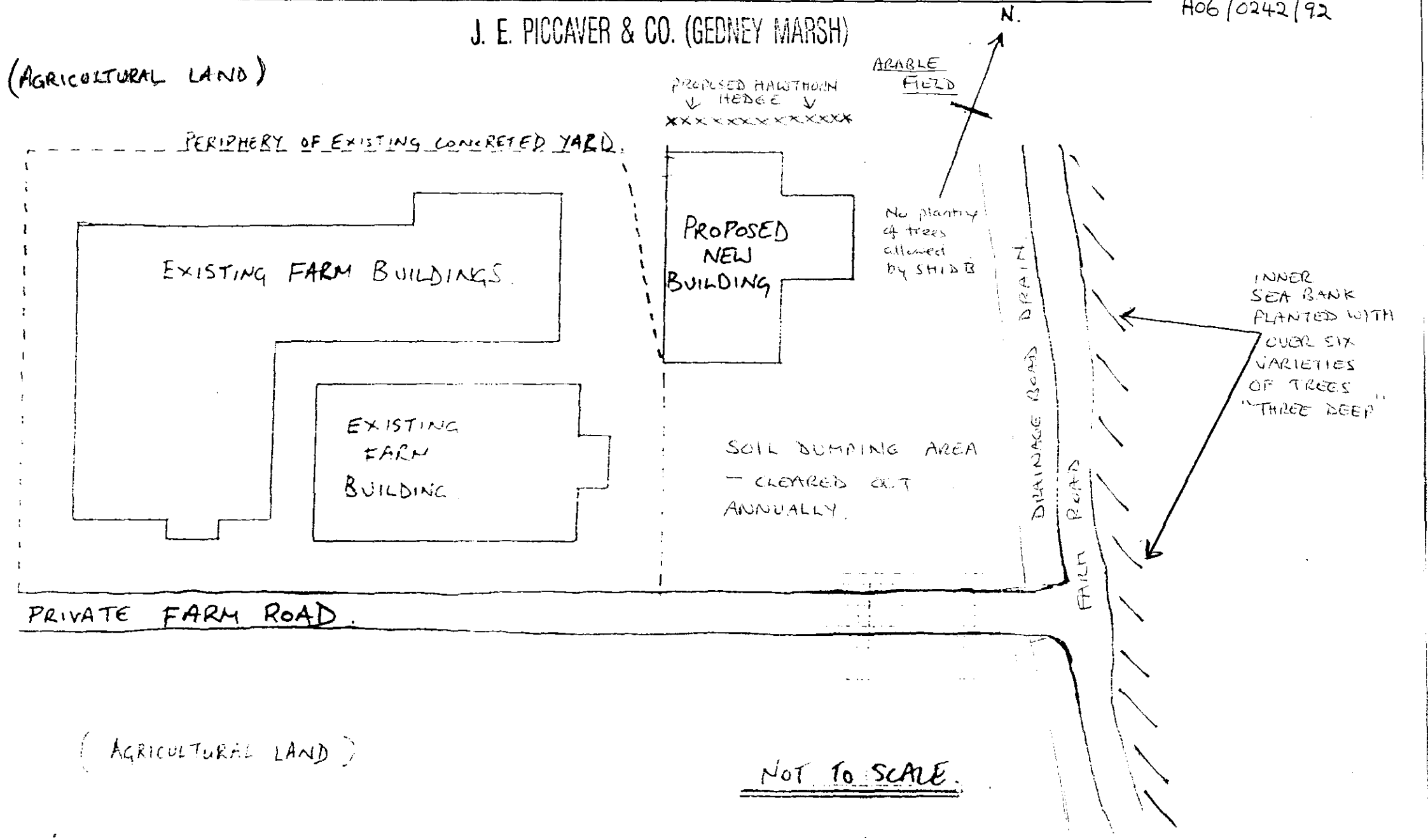
SOUTH HOLLAND D.C.
PLAN DEPT.
25 FEB 1992
REF. H96/0242/92



PLAN TO SHOW LANDSCAPING AT BROWNS FARM, GEDNEY DAWSMERE

Application No. H06/0242/92

J. E. PICCAVER & CO. (GEDNEY MARSH)



NOT TO SCALE.

PLANNING APPLICATION

For office use only

Application No. H06/0242/92

Date Registered 25 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J.E. PICCAVER & CO (GEDNEY MARSH)
NORFOLK HOUSE FARM
GEDNEY MARSH
HOLBEACH
SPALDING
LINCS PE12 9PB
Tel. No. 0H068 555

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BROWNS FARM, GEDNEY DAWSMERE, ~~HOLBEACH~~, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BULB HANDLING SHED.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £330 If you consider no fee is payable include a written explanation instead.

Signed J.E. Piccaver Date 24 FEB 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: 650.35 M² sq. metres

B. Please state size of any new structure:- (a) max. height: 8.39 M metres

(b) max. length: 30.48 M metres

(c) max. width: 27.74 m. metres

C. Please state type and colour of materials for facing external walls: C. 1000/34/.55 PLASTISOL COATED STEEL SHEETS – COLOUR GREEN.

D. Please state type and colour of roofing materials. D. CORRUGATED NON ASBESTOS

E. Has a survey of the site been undertaken? State Yes or No YES. SHEETS – COLOUR GREY.

5. GENERAL INFORMATION Please complete each section

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of A. SOAK AWAY

B. For estate developments, please state how highway surface water will be disposed of B. NOT APPLICABLE

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

D. Foul sewerage will be disposed of to: D. NOT APPLICABLE.

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	✓	→ If so, **please give details in Part 6**
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		→ 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.

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 J. E. Piccaver (Applicant/~~Agent~~) Date 24 FEB 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 J. E. Piccaver Applicant/Agent) Date 24 FEB 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 .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0242/92 Received:25-FEB-92 Type:FULL

Name: J E Piccaver & Co
Norfolk House Farm
Gedney Marsh
Holbeach
Spalding, Lincs, PE12 9PB

Agent: J E Piccaver & Co
Norfolk House Farm
Gedney Marsh
Holbeach
Spalding, Lincs, PE12 9PB

Description: Bulb handling shed

Location : Browns Farm Gedney Dawsmere
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 approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Authorised to issue:

26-MAR-92 H06/0242/92 AD...AJ.....DC.PP....

26/3 27/3

BRIAN 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: H06/0242/92

Applicant: J E Piccaver & Co
Norfolk House Farm
Gedney Marsh
Holbeach
Spalding, Lincs, PE12 9PB

Agent: J E Piccaver & Co
Norfolk House Farm
Gedney Marsh
Holbeach
Spalding, Lincs, PE12 9PB

Description: Bulb handling shed

Location: Browns Farm Gedney Dawsmere
Spalding Lincs

Type: FULL

Date received: 25-FEB-92

02-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 17-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAR 1992 DG

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports this application.

Signed: J Bennett
Clerk

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 MAR 1992
Attention of
DPO
DDPO

Please contact: Mr. Staines

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

Our Ref. RS/PA-M/242/92/JAM **Your Ref.** **Date** 9 March 1992

Dear Sir,

FULL PLANNING APPLICATION - BULB HANDLING BUILDING
BROWNS FARM, GEDNEY DAWSMERE

Thank you for your letter of the 5th inst. enclosing sketch plan showing the location of the above proposed building.

The watercourse along the sites Eastern boundary is my Board's New Sea Bank Soke Dyke and the Board's Byelaws as summarised on the enclosed standard conditions apply. I am pleased to confirm the siting of the building conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

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. 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.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding 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

In that eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

Yours faithfully,

F.A.O. P. Branfield, Esq.,
J.E. Piccaver & Co., (Gedney Marsh)
Norfolk House Farm,
Gedney Marsh,
Holbeach, Spalding, Lincs. PE12 9PB

pp

ENGINEER TO THE BOARD

J. E. Piccaver & Co. (Gedney Marsh)

Farmers

Registered in England No. 483865
VAT Reg. No. 104 8650 83

Telephone:
Gedney Drove End (04068) 555
Fax (04068) 475

SOUTH HOLLAND D.C.
PLAN DEPT.
25 FEB 1992
H06/0242/92

Registered Office:
Norfolk House Farm,
Gedney Marsh,
Holbeach,
Spalding,
Lincs. PE12 9PB

F.A.O.: THE PLANNING COMMITTEE

21 February 1992

Dear Sirs

Supporting Information with our Application to build a Bulb Handling Shed at Browns Farm, Dawsmere

We grow some 120a of Daffodil bulbs of which approximately 50% go for export. The quality and health specifications for this market are very high, this means that the management and procedures that we practice at J.E. Piccaver & Co are very demanding to meet the standards required.

We have until now used farm buildings at Norfolk House Farm, Onslow Farm, Oldershaws Farm and Browns Farm, this means that during the months of July and August there is a great deal of traffic around the farm and through the Villages of Gedney Drove End and Dawsmere. We now wish to upgrade our spread-out facilities into one unit which we propose to site at Browns Farm, Dawsmere. This will dramatically reduce the amount of farm traffic through both Gedney Drove End and Dawsmere but particularly Gedney Drove End. It will also make us more efficient with our bulb production.

If there is any further clarification needed please come back to me.

Yours faithfully
J E Piccaver & Co (Gedney Marsh)

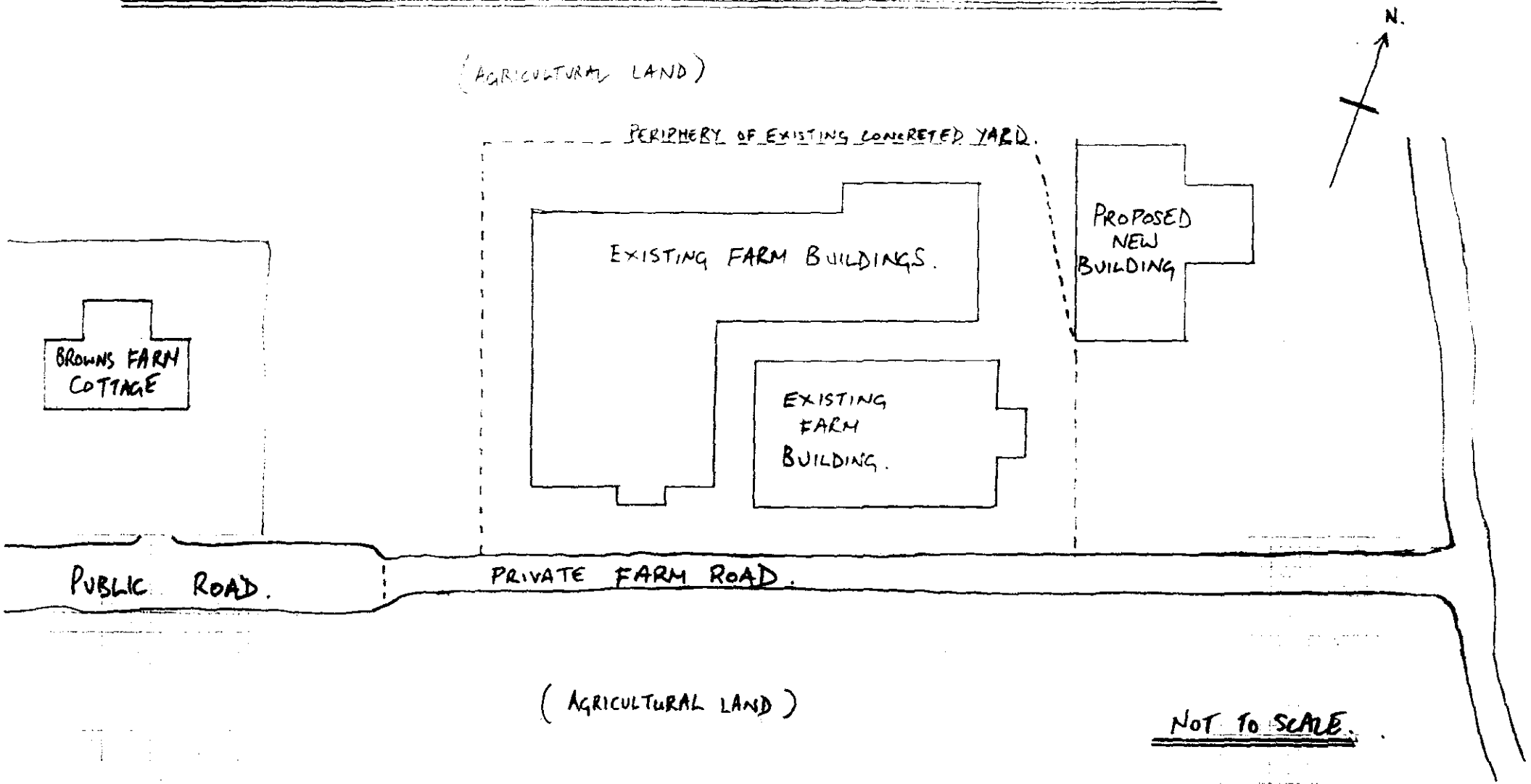
J. E. Piccaver Director p.p.

D J T Piccaver
Director

Directors: J. E. Piccaver, E. M. Piccaver D. J. T. Piccaver J. M. Hancock, FIAgS P. R. Branfield

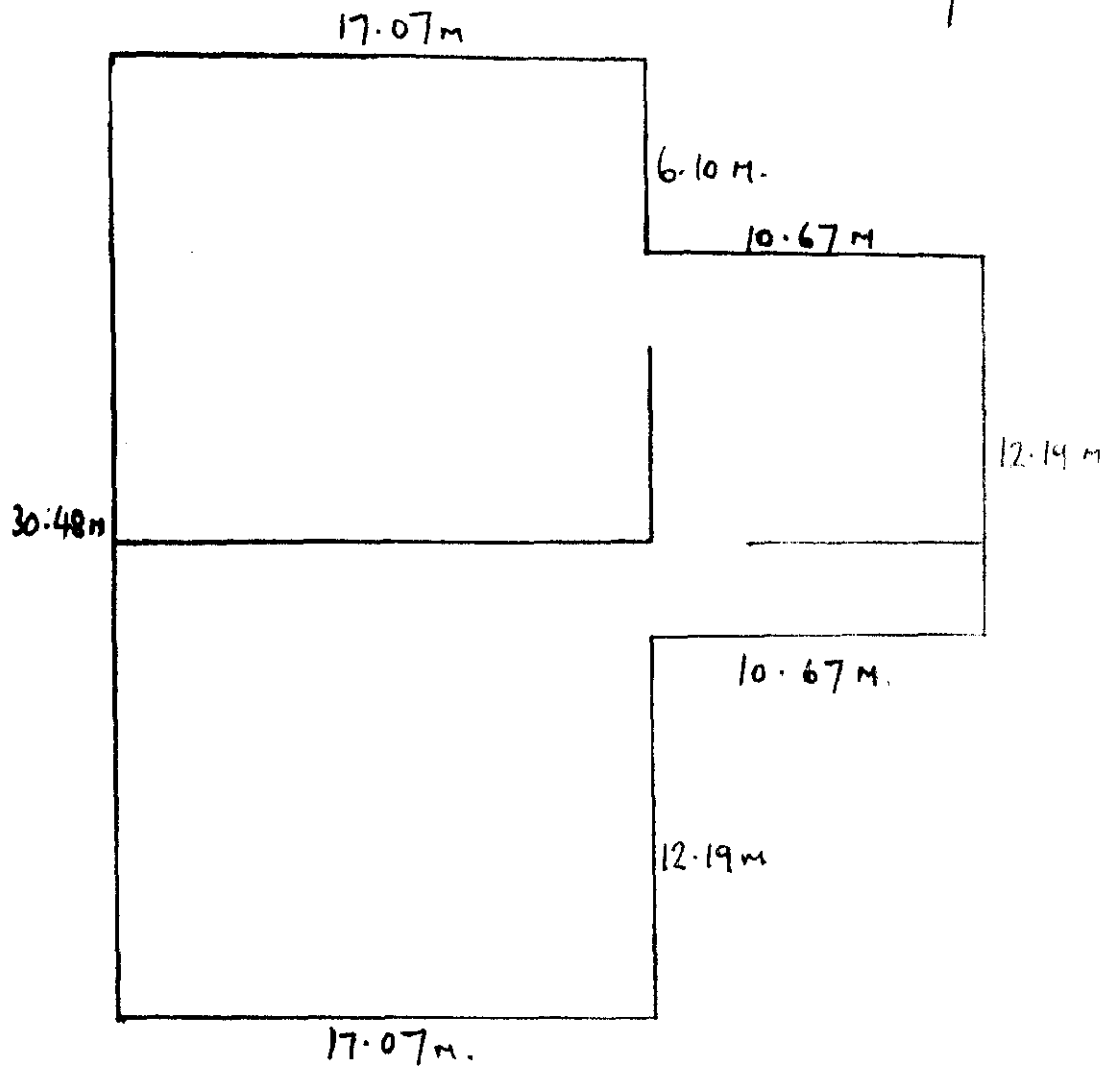
J. E. PICCAVER & CO. (GEDNEY MARSH)

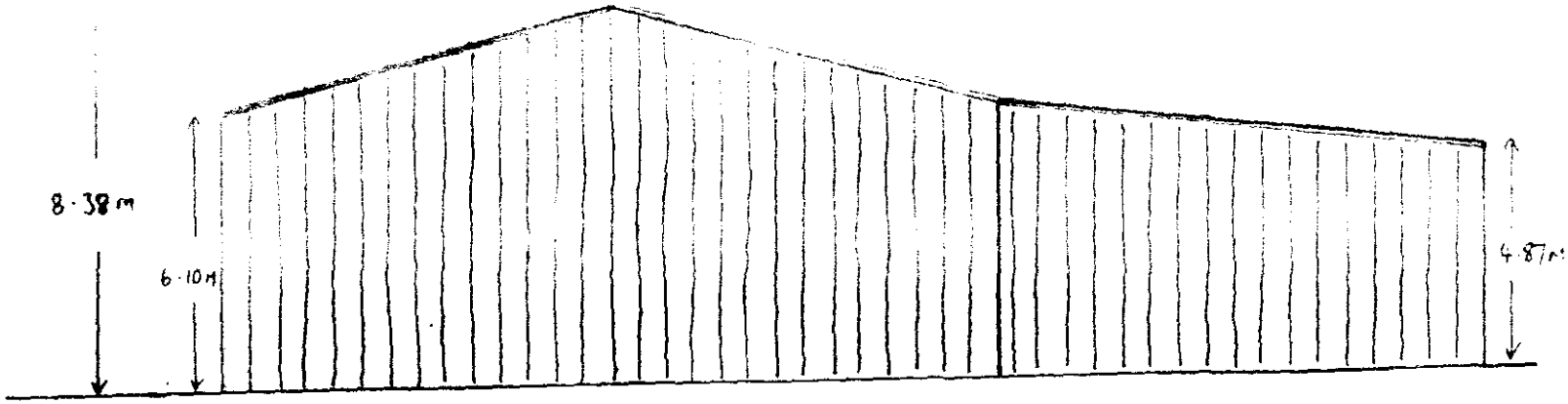
PLAN OF EXISTING AND PROPOSED BUILDINGS AT BROWNS FARM, GEDNEY DAWS HELE.



NOT TO SCALE.

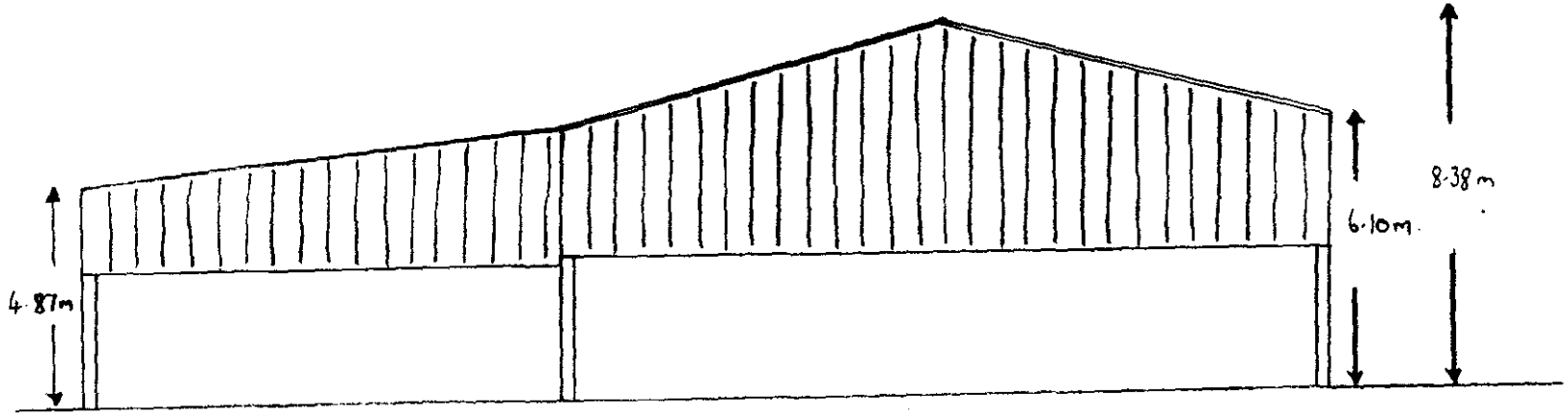
PLAN - BULB HANDLING SHED



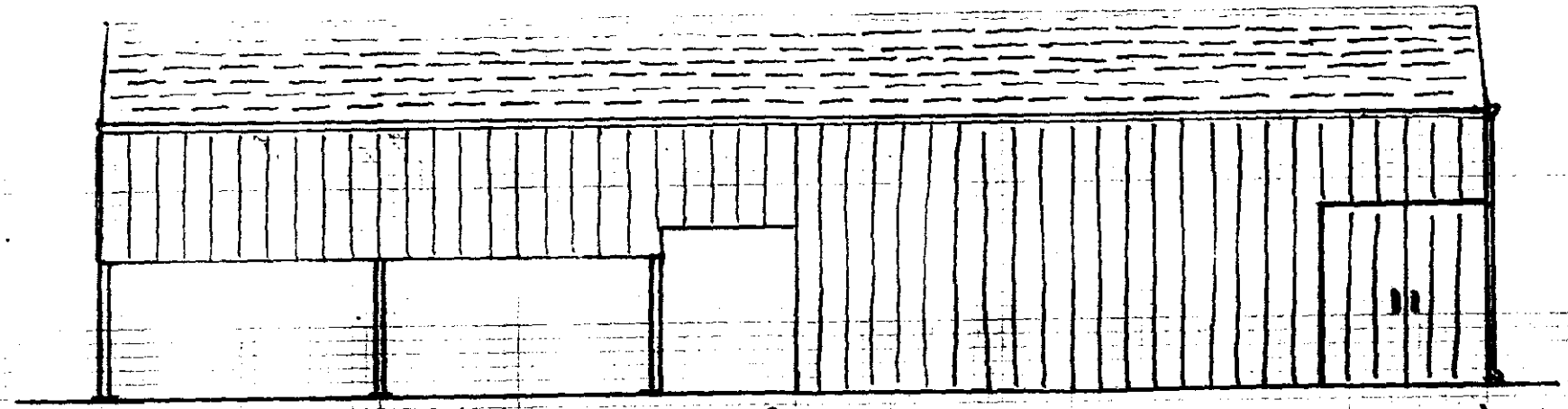


SOUTH END ELEVATION.

NORTH END ELEVATION.



J. E. PICCAVER & CO. (GEDNEY MARSH)



WEST SIDE ELEVATION.

EAST SIDE ELEVATION.

