FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0434/92 Received:08-APR-92 Type:FULL

Name: S & H Holdings
29 Kellett Gate
Low Fulney
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension to existing building

Location : 27 Kellett Gate Low Fulney
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 premises shall not be used at any time on Sundays nor between the hours of 9 pm and 7 am other days.

Reason: To safeguard the amenities of the locality.

Director of Planning and Building Control Services
02-JUN-92 H16/0434/92

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. H16/0434/92

Date Registered 03 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S & N HOLDINGS
29 KELLETT GATE,
LOW FULNEY, SPALDING,
Tel. No. LINCS.

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

M. WATSON
13 WIMBERLEY WAY,
PINCHBECK.
Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

27 KELLETT GATE LOW FULNEY SPALDING LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO EXISTING BUILDING

OFFICE COPY

Please complete

Signed. M Watson

I attach * Four copies of all plans
* an ownership certificate (see back page)
* fee of £190.00
If you consider no fee is payable include a written explanation instead.

Date. 5/4/92

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 (✓) → **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: 167 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.8 metres

(b) max. length: 18.288 metres

(c) max. width: 9.144 metres

C. Please state type and colour of materials for facing external walls: FACING BRK. L.B.C. TUDOR RED

D. Please state type and colour of roofing materials. ASB. NATL.

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. HORTICULTURAL BUILDING USE.

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? YARD

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 TO SOAKAWAYS

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 [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ 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.	No	→ Date: Consultee(s):
Is this application related to a previous submission	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 390 sq. m. Previous total gross floorspace 223 sq. m.

This new total includes the following net floorspace:

Retail ___ sq. m. Office ___ sq. m. Industrial ___ sq. m. Warehousing ___ sq. m.

Other 167 sq. m. → If so, please state use STORAGE & DISTRIBUTION OF PLANTS & BULBS

	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?	NONE	NONE	NONE
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	/		
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	/		
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	/		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	EXPANSION		
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)	YARD SPACE AT FRONT		
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)	2-3 PER DAY		
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?	N/A		

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 M J Wilson (Applicant/Agent) Date 5/4/92

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 M J Wilson Applicant/Agent) Date 5/4/92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 330

Receipt Issued ..... No. P994

Date First Received 08 APR 1992

REGISTRATION

REFERENCE H16/0434/92

Cross-Ref R/KL15-4

Date 9/4/92

VALIDATION Date 10/4/92

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

Site area ..... No. of dwellings ..... Floorspace 167

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

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S&G Advert required ☐ Expiry date .....

Fees:- Ill fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 330 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.4.

Index Sheets 3C19 OS Nos ..... Grid Ref S 26840 13910

Part S Parish SPALDING TR Rural ☐ C1 ☐
TR Bypass ☐ C3 ☐ Grade
Inside TPO N/C Inside CA area Yes Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref...019593

Planning Records:
Earlier apps 84/80

S 106 Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours YES Other

Boundaries Site Features Extension to Existing Brick Asbestos Store used for plants + Horticulture Car Repair Workshop to East of Proposal. Ample turning + loading area at front of site. Det. House to South but they have ownership interest in proposed site.

Inspected by: K. Woods
date: 22.4.92

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT ✓
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

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

Nil fees (not first Submission)

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
PP 22/5

Recommendation/draft report produced.....

F U R T H 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 Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details, for non-standard direction:

PM 16-4-92

CONSULTATION/PUBLICITY REQUIRED DM 21/4

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
29. Kellet Gate, Low Fulney.

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 :

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

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 .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0434/92 Received:08-APR-92 Type:FULL

Name: S & H Holdings
29 Kellett Gate
Low Fulney
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension to existing building

Location : 27 Kellett Gate Low Fulney
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 premises shall not be used at any time on Sundays nor between the hours of 9 pm and 7 am other days.
x
Reason: To safeguard the amenities of the locality.

Authorised to issue:

27-MAY-92 H16/0434/92 AD...N.....DC...M...
28/5 11/6

BRIAN **TH** 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: H16/0434/92 Type: FULL

Applicant: S & H Holdings Agent: M Watson
Tel:

Description: Extension to existing building

Location: 27 Kellett Gate
Low Fulney
Spalding
Lincs

Valid date: 08-APR-92 Terminal date: 03-JUN-92
Target dates: Target Committee: 02-JUN-92
To case officer 13-APR-92 Report deadline: 19-MAY-92
Inspected by 18-APR-92
Extra contacts 23-APR-92 Case Officer:
Report if not clear by 13-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 167 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	16-APR-92	30-APR-92
Cllr J Goodley	16-APR-92	30-APR-92
Cllr G Teale	16-APR-92	30-APR-92

L.C.C — No objections jc 23/4/92.

Owner/occ. 29 Kellet Gate, Low Fulney. 24-APR-92 8. MAY-92

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 30.4.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H16/0434/92
Building extension, 27 Kellet Gate, Low Fulney

This site is adjacent to the residential caravan site and I would therefore suggest that further details should be provided to enable any impact to be assessed from the proposed intensification.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAY 1992 PU

Application Issued
with condition re
hours of work
J.C informed 5-6-92

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 30/4/92

OUR REF: JC/SS

TO: DISTRICT PLANNING OFFICER YOUR REF: H16/0434/92

Re: Proposal - Environmental Considerations

The above proposals may have some effect on the environment or may be affected by neighbouring activity or potential development nearby. To assist us could you please arrange, through the applicant or otherwise, for the following information to be provided.

From the Applicant

~~A.1. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties.~~

A.2. Site layout giving details of ~~proposed~~
i) construction and use of buildings
ii) construction of road and yard surfaces
iii) loading/unloading areas.

A.3. Activities to be undertaken on site including hours of operation of respective activities.

A.4. General hours of operation envisaged.

A.5. Number and type of vehicles and hours of operation.

~~A.6. B.S. 4142 1990 noise assessment including details of all types~~ A6 Any ~~of~~ plant and equipment to be used, ~~noise levels at appropriate noise sensitive boundaries relative to the operation and~~ siting of such plant and equipment ~~together with details of frequency spectrum as appropriate.~~

A.7. Details of any noise attenuation measures to be implemented including construction and performance of any screening, enclosure etc., in relation to A6.

A.8. On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell etc.

~~A.9. Detailed information on methods of disposal of noxious~~ wastes.

~~A.10. Details of noxious or hazardous materials to be used/stored on site.~~

From Planning Dept

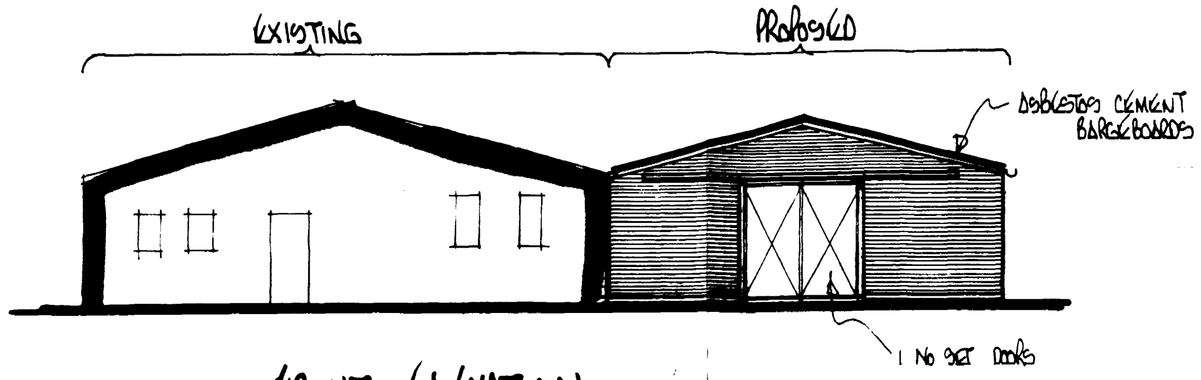
P.12. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties and declaring any relevant outstanding planning consents for development on or near to the applicant site as indicated on site plan.

P.13. Any further relevant environmental technical data provided by the applicant or others.

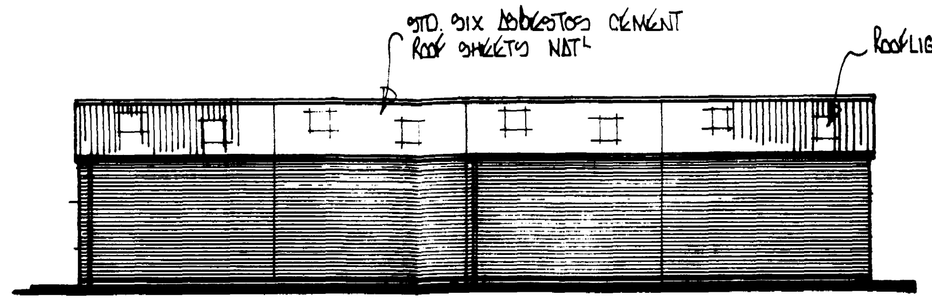
P.14. Copies of any relevant objections received.

Chief Environmental Health Officer

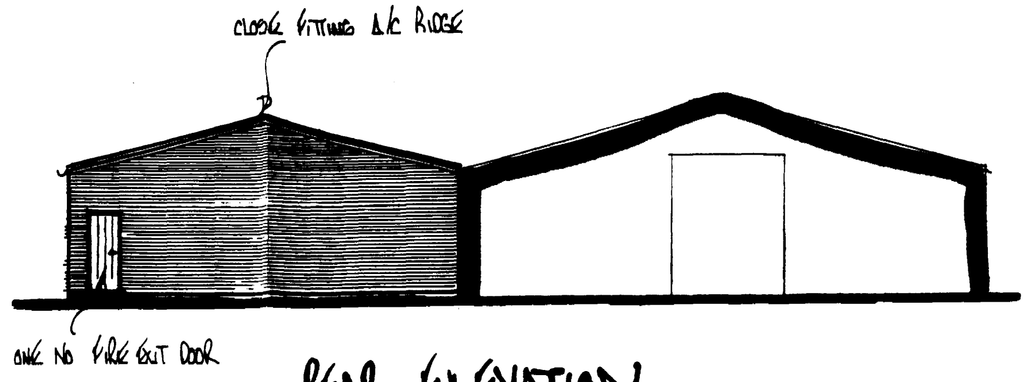
PROPOSED EXTENSION TO EXISTING BUILDING AT 27 KELLETT GATE, LOW FULNEY, SPALDING, LINCS. FOR S. & H. HOLDINGS, 29 KELLETT GATE, LOW FULNEY, SPALDING, LINCS.



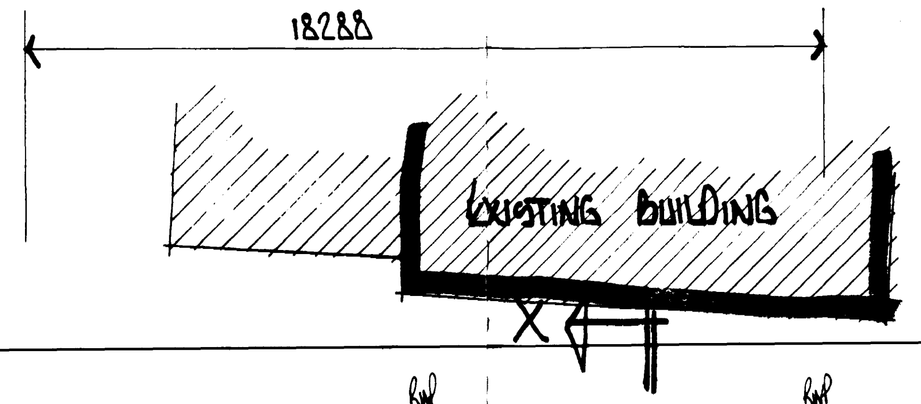
FRONT ELEVATION SCALE 1:100

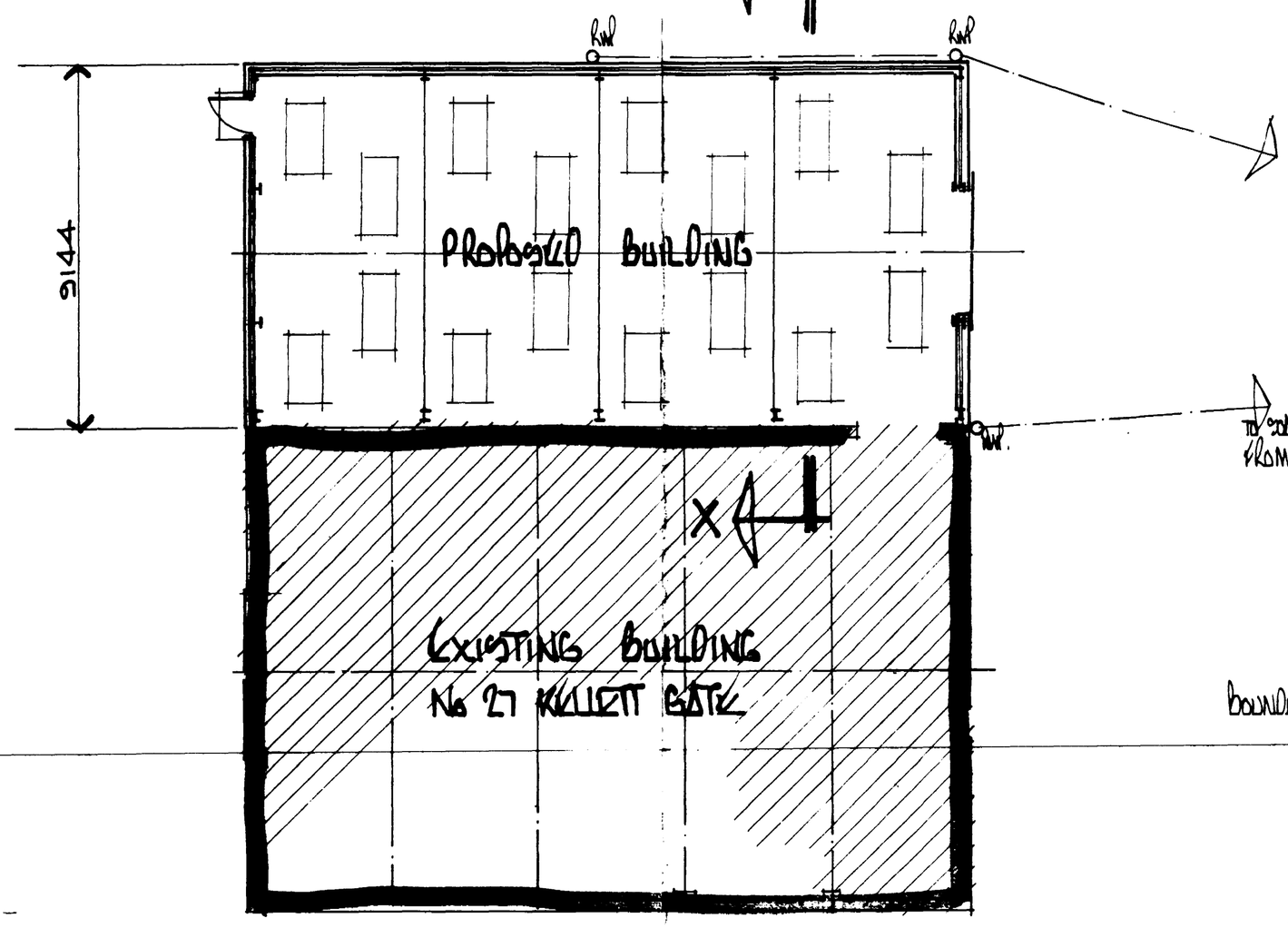


SIDE ELEVATION

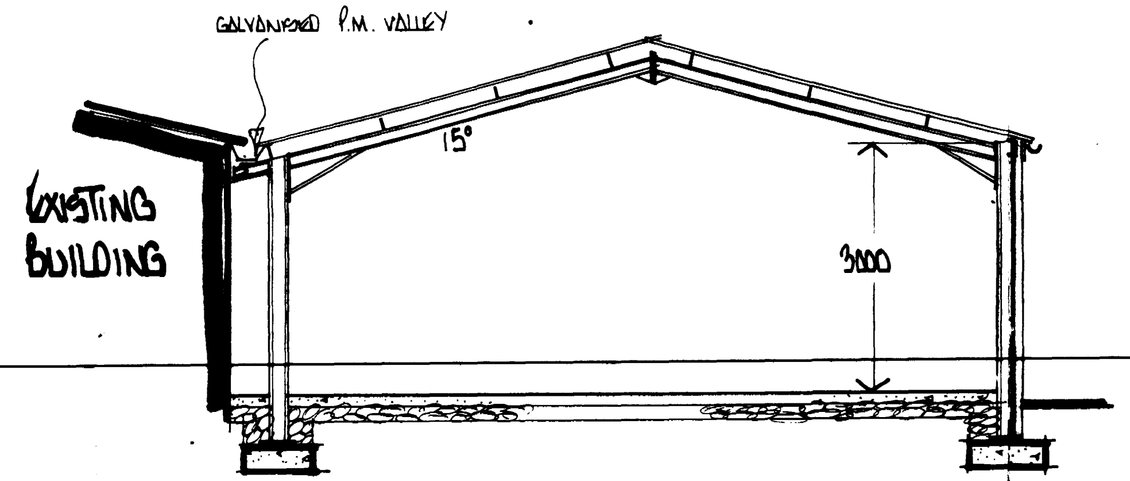


REAR ELEVATION

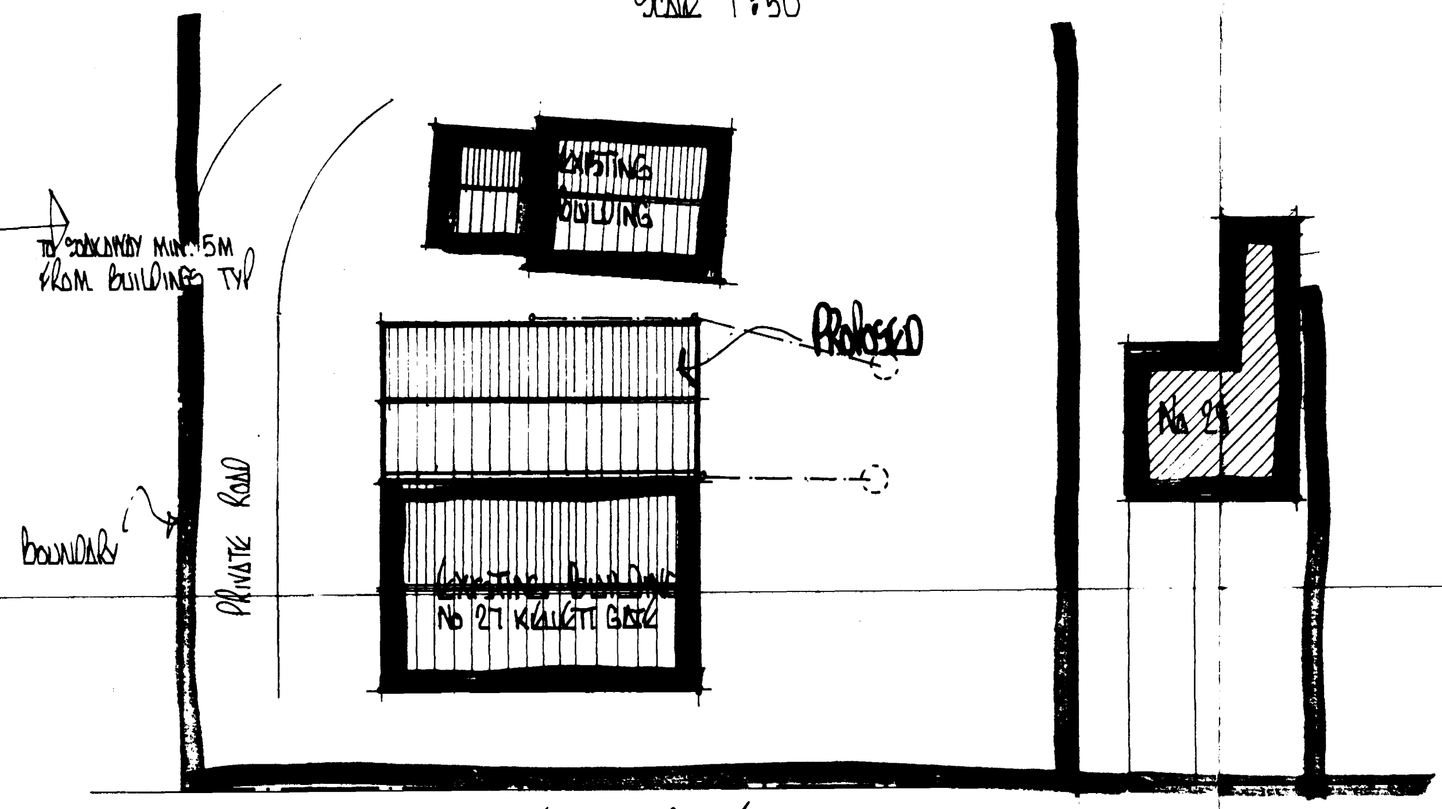




GROUND FLOOR PLAN SCALE 1:100



SECTION X-X
SCALE 1:50



KELLETT GATE

BLOCK PLAN SCALE 1/250

STEELWORK STRUCTURE TO BE DESIGNED & INSTALLED BY STEELWORK FABRICATOR.

BRICKWORK FOUNDATIONS

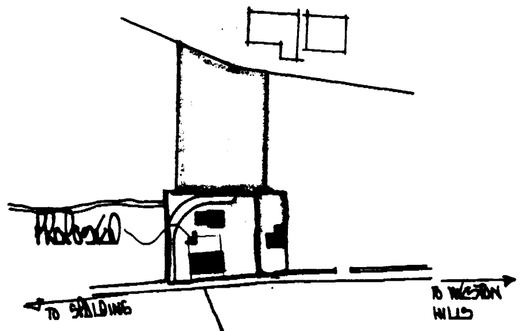
700 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA & APPROVED BY LOCAL BUILDING INSPECTOR. CONC. MIX. C15P. IF ANY NON LOAD BEARING SUB-STRATA IS ENCOUNTERED THE ARCHITECT / DESIGNER MUST BE INFORMED BEFORE LAYING ANY CONCRETE & THE ADVICE OF A CONSULTING ENGINEER WILL BE OBTAINED.

WALLS

250 CAVITY BRICK. COMPRISING 100 FACING BRICK. TYPE L.B.C. OUTER LEAF. 50 CAVITY. 100 HEMELITE 'B' OR SIMILAR INTERNAL BLOCKWORK. MORTAR MIXES AS RECOMMENDED BY BRICK / BLOCK MANF. GALV. WALL TIES AT MAX. 900 CRS. HORIZONTAL 450 CRS VERTICAL STAGGERED & AT 300 CRS. NO NEARER TO DOOR JAMBS AS POSSIBLE. D.P.C.'S AROUND ALL OPENINGS. CLOSE CAVITY AT EAVES LEVEL. LEAN MIX TO CAVITY MIN. 150 BELOW D.P.C. CLASS 'A' BLOCKS BELOW GROUND LEVEL. ALL BRICKS BELOW & TO BE F.L. QUALITY EXPANDED WALL STARTERS OR SIMILAR APPROVED PROVIDE HORIZONTAL D.P.C. ABOVE ALL I.B. LINTOLS. D.P.C. & D.P.M. TO BE LAPPED & CONTINUOUS.

FLOOR

MIN. 150 REINFORCED CONCRETE. 1000 GAUGE D.P.M. MIN. 150 CONSOLIDATED HARDCORE BLINDED.



LOCATION PLAN
SCALE 1/2500

SOUTH ... COUNCIL
PLANNING
08 APR 1992
REF ... S/H/34/92