SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0447/93 Received:13-MAY-93 Type:FULL

Name: Geest Properties Ltd
White House Chambers
Spalding
Lincs
PE11 2AL

Agent: Stewart Martin & Associates
15 Upper King Street
Leicester
LE1 6XF

Description: Extension to existing card store with associated air lock

Location : West Marsh 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
18-JUN-93 H16/0447/93

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)

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAY 1993
0447/93

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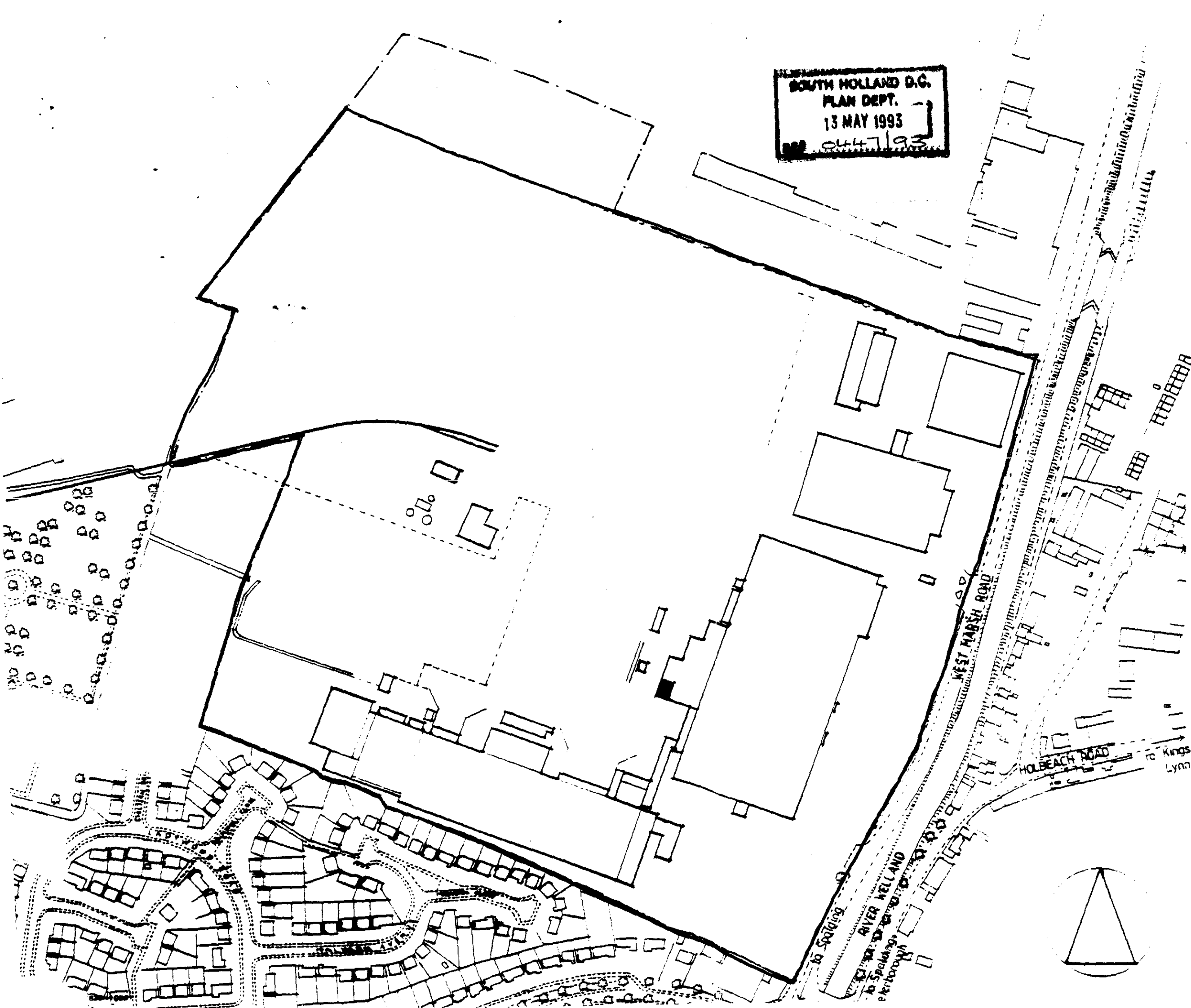
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

Notes



Stewart Martin & Associates
architectural design & construction management

GEEST PREPARED FOODS

CARD STORE

SPALDING

LOCATION PLAN

1:2500

Drawn	Checked	Date
		APR 93

Job No	Drawing No	Rev
177	03	

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0447/93

Date Registered 13 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GEEST PROPERTIES LTD
WHITE HOUSE CHAMBERS
SPALDING
LINCOLNSHIRE PE11 2AL

Tel. No. (0775) 761111

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

STEWART MARTIN & ASSOCIATES
15 UPPER KING STREET
LEICESTER LE1 6XF

Tel. No(0533) 755155
(Personal contact name) STEWART MARTIN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST MARSH ROAD, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO EXISTING CARD STORE WITH ASSOCIATED AIR LOCK

Please complete

Signed..... A J Martin .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £240.00 If you consider no fee is payable include a written explanation instead.

Date .....

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 Certificates**

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	131.1 sq. metres
B. Please state size of any new structure:- (a) max. height:	5.1 metres
(b) max. length:	13.81 metres
(c) max. width:	8.87 metres
C. Please state type and colour of materials for facing external walls:	PROFILE STEEL CLADDING TYPE & COLOUR TO MATCH EXISTING
D. Please state type and colour of roofing materials.	
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.

FOOD PROCESSING FACTORY

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?

N/A

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	THROUGH EXISTING SYSTEM
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	N/A

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐ TO CLIENTS OWN EFFLUENT PLANT

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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 if appropriate

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 @14729.1 sq. m. Previous total gross floor space @14598 sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ sq. m. Warehousing 131.1 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?	-	N/A	-
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A		
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.	CARTON ERECTION FOR PACKAGING FOODSTUFFS 3 NC CARTON ERECTING MACHINES		
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 YES		
If so, please explain the relationship	FURTHER SPACE REQUIRED FOR CARTON ERECTING MACHINERY DUE TO INCREASED FOOD PRODUCTION		
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)	ALL AS 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 INCREASE TO EXISTING FLOW		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	AS EXISTING - N/A		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No NO	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?	N/A		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.** (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 A S Martin (Applicant / Agent) Date .....

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 A S Martin (Applicant / Agent) Date .....

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

H16/0447/93

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 25-5

Site Notice posted by PM
Date 25-5
Expiry 15-6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Squaring off an existing building
towards already dug for steel work
to rear of site OK

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed PM Date 17-6

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16|0447|93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

PDM 18-5
DC 8/5

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 240

Receipt No P2671

Date first Rec'd 13 MAY 1993

Registration

Reference H16/0447/93

Cross-Ref B16/0276/93

Date 14/5/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 131.1

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 240
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 193 OS Plots
Grid ref 529400 323800

Ward R Parish SPALDING

Inside IBD N Inside LP area Y

Linked to site Ref

Linked to property Ref 0238604

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

Hazards – ☐

Dist Bound ☐
Other: ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐
HAZ Site Sugar Beet ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Planning Records:
Earlier apps

447/93
190/93

B Reg Records:
Already submitted – Ref:
Request needed
Requested

Also see attached plan.

BRIAN SMI[illegible] 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

H16/0447/93

FULL

Applicant: Geest Properties Ltd
Tel: 0775 761111

Agent: Stewart Martin & Associate
0533 755155

Description: Extension to existing card store with associated air lock

Location: West Marsh Road
Spalding
Lincs

Valid date:	13-MAY-93	Terminal date:	08-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	20-MAY-93	Report deadline:	09-JUN-93
Inspected by	27-MAY-93		
Extra contacts	03-JUN-93	Case Officer:	
Report if not clear by	17-JUN-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 131.1 M2
Category: Extension
Listed building:
Conservation Area:
Other Constraints: HAZ

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		25-MAY-93	15-JUN-93
Cllr Mrs A J Teale	0775 766412 (Of	19-MAY-93	26-MAY-93

L.C.C – No Objection fr CB 20/5/93

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0447/93 Received:13-MAY-93 Type:FULL

Name: Geest Properties Ltd
White House Chambers
Spalding
Lincs
PE11 2AL

Agent: Stewart Martin & Associates
15 Upper King Street
Leicester
LE1 6XF

Description: Extension to existing card store with associated air lock

Location : West Marsh 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.

17-JUN-93 AD check..AP 17/6.....

Authorised to issue (inc Delegation)...[illegible] 17/6..

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2671
Date received : 13-MAY-93

Received from

Gesst Foods Ltd.

Address

White House Chambers
Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

Signed.....K.Lowe.....
(Authorised Collector)

FILE COPY

Stewart Martin & Associates
architectural design & construction management

Our ref: PAJ/177/E & G

5 May 1993

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAY 1993
REF 0447/93

South Holland District Council,
Planning & Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

F.A.O Principal Administrative Officer

Dear Sir,

Re: Geest - Proposed Extension to existing Card Store, West Marsh Road

Please find enclosed Planning and Building Control applications for the above, with accompanying structural calculations. We also enclose 2 no. extra copies for forwarding to the Fire Officer for his comments.

The works are due to commence imminently and although the client realises that the proposals are "at risk", there is a contractor who will notify yourselves of commencement and hence inspect excavations.

We hope the above is to your satisfaction, although should any queries arise please do not hesitate to contact this office.

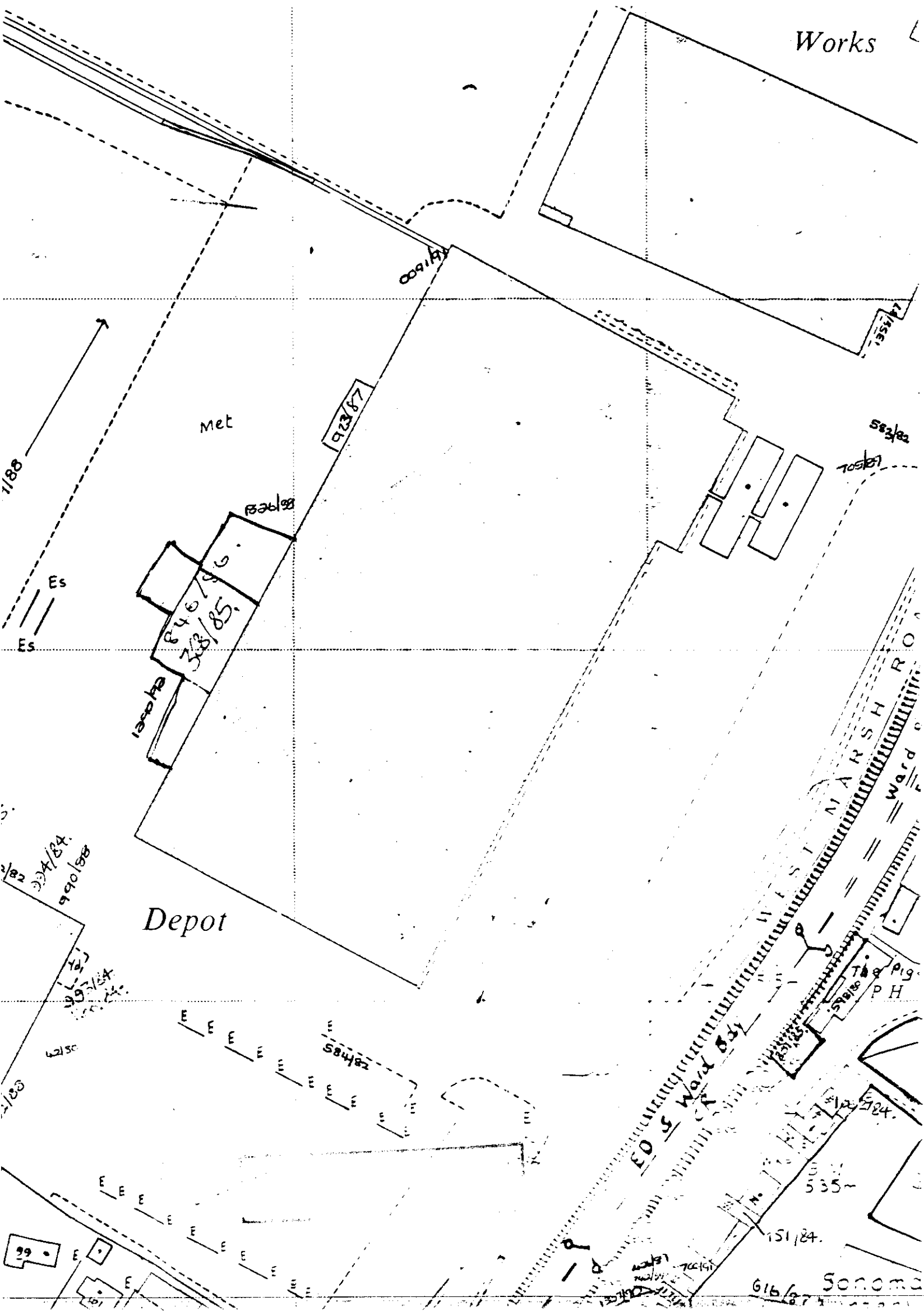
Yours faithfully,

Peter A. James

Encs.

c.c R. Newman, Geest Prepared Foods

15 Upper King Street, Leicester LE1 6XF. Tel: 0533 755155 Fax: 0533 546278
Principal A. Stewart Martin BA Arch. Peter A. James BA (Hons) Dip Arch (Leic)


Works
Met
Depot
Es
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Drawing issue

[redacted]

Job No 177
Job Title CARD STORE.

Stewart Martin & Associates

architectural design & construction management

Sheet	Date of Issue		Day	5
			Month	5
			Year	93
Drg No	Drawing Title	Scale		
01	NEW & EXG PLANS	1:100	✓	
02	PROPOSED ELEVATIONS	1:100	✓	
03	LOCATION PLAN	1:2500	✓	

Code

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAY 1993
94/J193

OFFICE COPY

Reason for issue: Preliminary Information Approval Tender Construction Other:

Distribution:		Copies
GEEST PREPARED FOODS R. NEWMAN	2	2
GEEST PROPERTIES I. MCKIBBIN	1	
SOUTH HOLLAND DISTRICT COUNCIL		
PLANNING	4	4
BUILDING CONTROL	2	4