SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0559/93 Received:15-JUN-93 Type:FULL

Name: T F Bowman & Son
Springfield Nursery
Roman Bank
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Proposed extension to existing agricultural building

Location : Springfield Nursery Roman Bank
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.

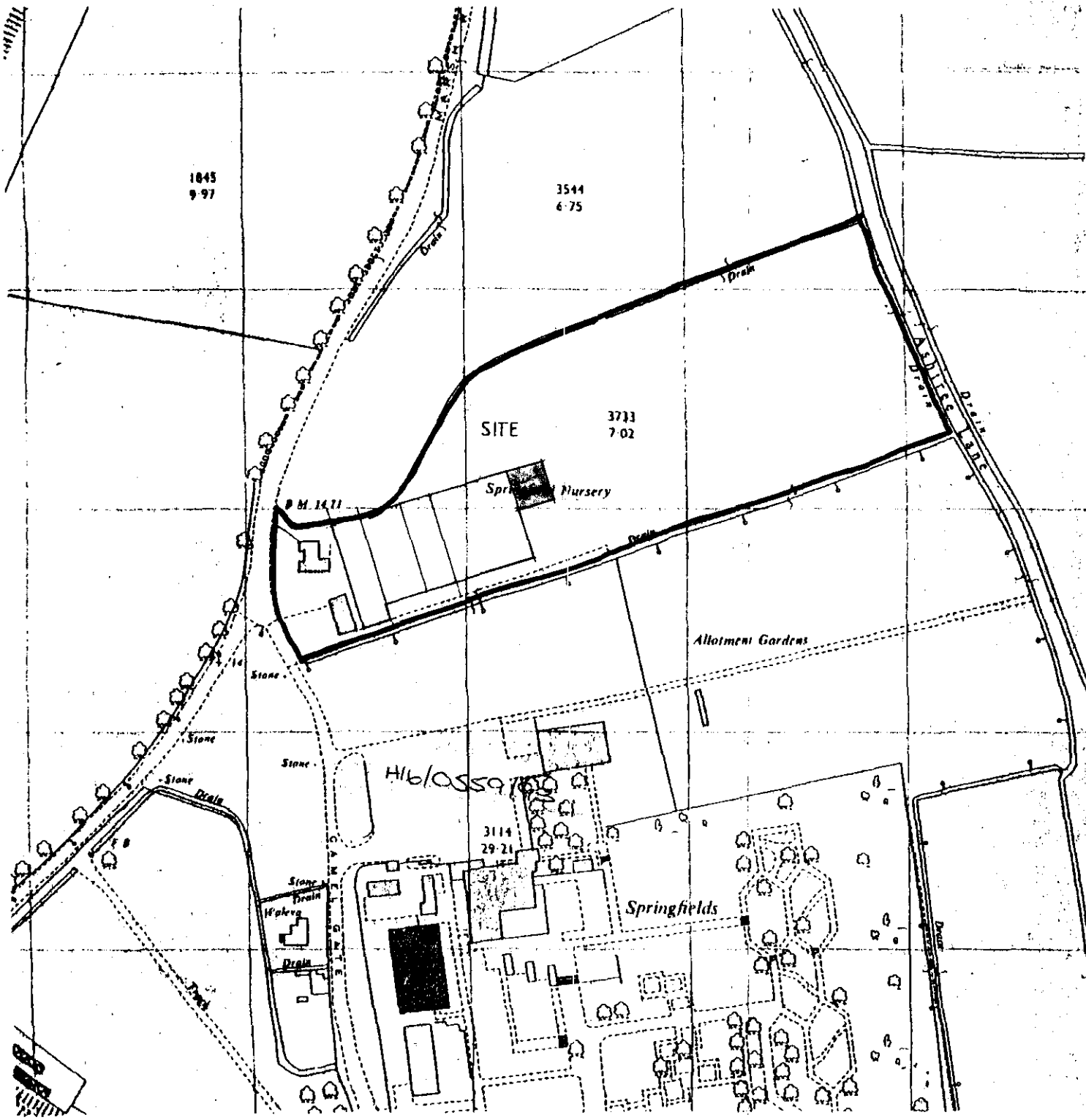
Director of Planning and Building Control Services
21-JUL-93 H16/0559/93

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)

SPALDING.



LOCATION PLAN 1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0559/93.

Date Registered 15 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

T. F. BOWMAN & SON
SPRINGFIELD NURSERY
ROMAN BANK
SPALDING

Tel. No.

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

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB
TEL: 0775 711437

Tel. No.
(Personal contact name) P. S. LITHGOW.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO EXISTING AGRICULTURAL BUILDING

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £22.00 If you consider no fee is payable include a written explanation instead.

Signed. P S Lithgow Date 14 JUNE 93

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	V	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	280 sq. metres
B. Please state size of any new structure:- (a) max. height:	9.30 metres
(b) max. length:	19.00 metres
(c) max. width:	15.50 metres
C. Please state type and colour of materials for facing external walls:	BOX PROFILE SHEETING IN OLIVE GREEN (COLOURCOAT HP200)
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.

AGRICULTURAL

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 — V

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 — V

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	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 N/A Cesspool N/A Septic tank N/A

PLEASE COMPLETE IN ALL CASES

	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 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.	NO	➡ 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. PROPOSED EXTENSION OF EXISTING AGRICULTURAL BUILDING IN SUPPORT OF EXISTING AGRICULTURAL

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).

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.**
(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 P S Rathgow (~~Applicant~~ / Agent) Date 14/6/93

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 P S Rathgow (~~Applicant~~ / Agent) Date 14/6/93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 22-6

Site Notice posted by PM
Date 22-6
Expiry 13-7

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

To rear of site open field to back
Spring fields to outside & have improva centre in distance ~~to~~ ~~otherside~~ ok

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed PM Date 15-7

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

D INSTRUCTION SHEET

APPLICATION REF:

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 18-6

Additional Consultation/Publicity Required

DD 21/6

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

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

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

ADMIN RECORD SHEET

Initial

Submitted Fee £22.

Receipt No P28830

Date first Rec'd 15 JUN 1993

Registration

Reference H16/0559/93.

Cross-Ref R

Date 16/6/93.

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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 £ 22. — Nil fee ☐ — Discounted ☐ — Previous app – ref: / Type of app / Reason:

Additional £ / Refund £ — Receipt No / Voucher No — Date / Date

Information

Index sheet 165 — OS Plots

Grid ref 526380 · 324330.

Ward Q — Parish Spalding

Inside IBD ~~YES~~ outside — Inside LP area YES.

Linked to site — Ref 1412

Linked to property — Ref

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

Y HAZ Site *
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Sugar Beet *

Planning Records: 107/89.
Earlier apps 575/89.
779/80.
588/81.
3148 7.
1528/89.

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

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

H16/0559/93

FULL

Applicant: T F Bowman & Son
Tel:

Agent: L A Building Design
0775 711437 P S Lithgow

Description: Proposed extension to existing agricultural building

Location: Springfield Nursery
Roman Bank
Spalding
Lincs

Valid date: 15-JUN-93
Target dates:
To case officer 22-JUN-93
Inspected by 29-JUN-93
Extra contacts 06-JUL-93
Report if not clear by 20-JUL-93

Terminal date: 10-AUG-93
Target Committee: 04-AUG-93
Report deadline: 21-JUL-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 280 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: HAZ

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	22-JUN-93	13-JUL-93
Cllr E N Davies	21-JUN-93	28-JUN-93
Cllr J Goodley	21-JUN-93	28-JUN-93

SITE RECORD

Grid ref: 526380 324330
OS Sheet: 165 Parcel:

L.C.C. - No objections Jack 24/6/93

D PO Copy

SOUTH HOLLAND
Internal Drainage Board

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

STUDIO PLANNING DEPT.
RECEIVED
- 7 JUL 1993 PJ

Please contact: Mr. Staines

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

Our Ref. RS/PA-R/559/93/FES Your Ref.

Date 2 July, 1993

Dear Sirs,

FULL PLANNING APPLICATION -- T.F. BOWMAN AND SON
BUILDING EXTENSION - ROMAN BANK SPALDING

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and clients attention.

Please may I have a copy of your drawing for my files.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Lords Drain situated some 600 metres to the South alongside Holbeach Road.

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 bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref:- RS/PAR/559/93/FES 2 July, 1993

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 the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for the 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,

J J Ebsey

ENGINEER TO THE BOARD

L.A. Building Design
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
C[illegible] 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 : P2830
Date received : 15-JUN-93

Received from

P S Lithgow

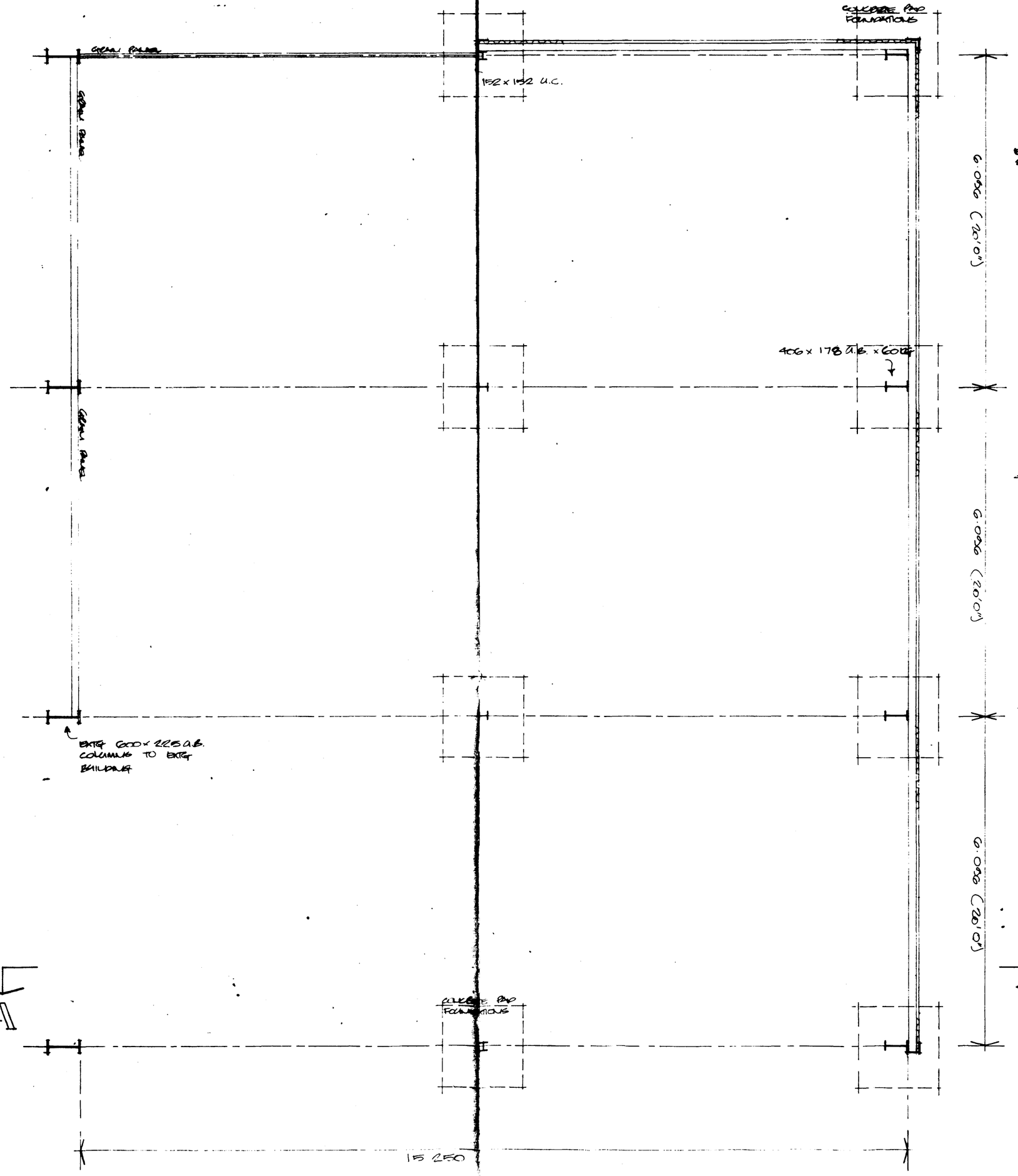
Address

55 Hannam Boulevard
Spalding

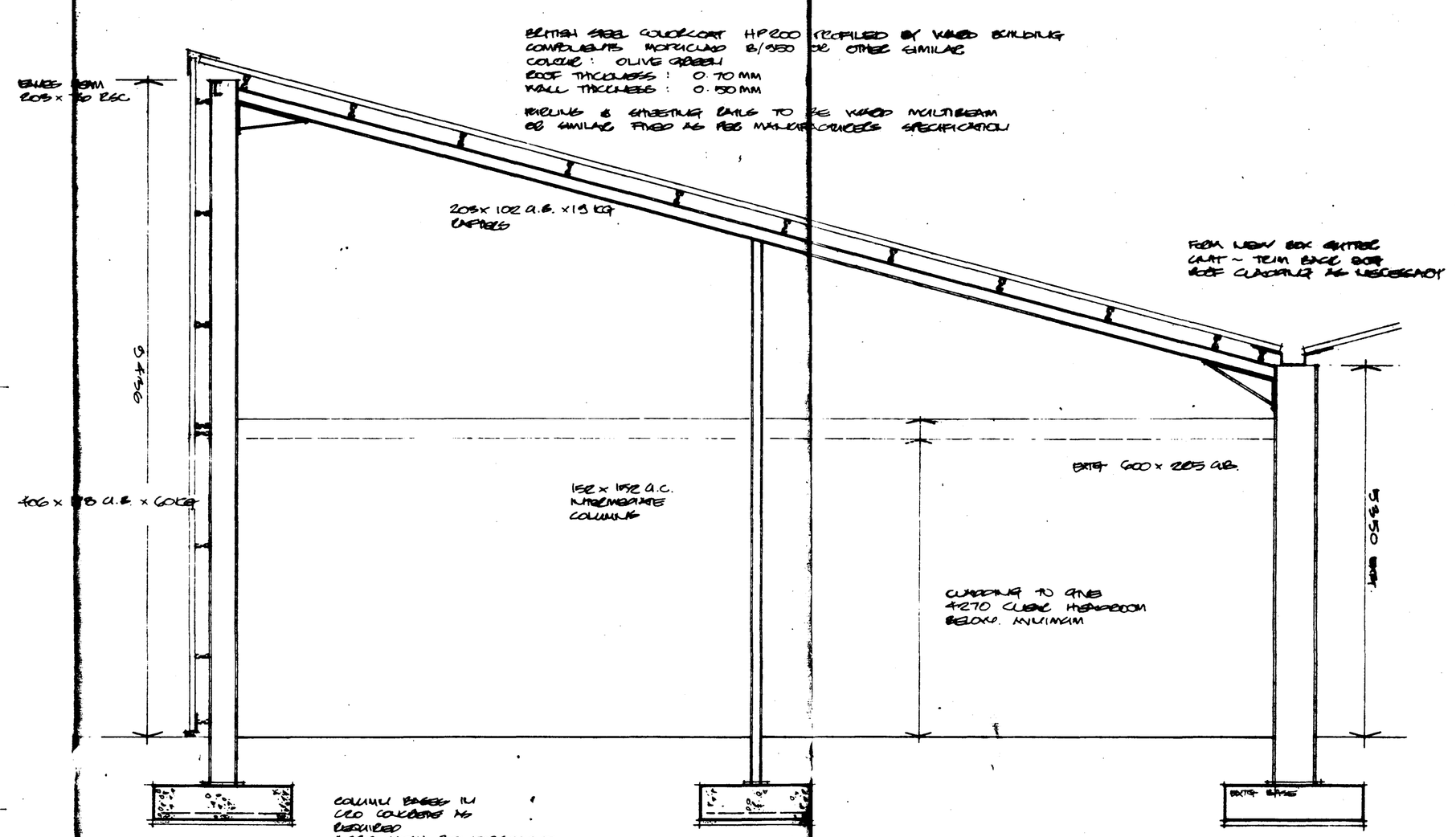
Fee paid	£	22.00
VAT	£	0.00
Total received	£	22.00

Cash/Cheque : Cheque

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



PLAN



SECTION A-A

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED EXTENSION TO BULB STORE BUILDING SPRINGFIELD NURSERY, ROWAN BANK, SPALDING, PE12 6HA

client
T. F. BOWMAN & SON

drawing
PLAN AND SECTION

date	scale(s)
JUNE 1993	1:50
job no	drg no
93/21	01

PLANNING
15 JUN 1993
H16/0559/93

1. Builder to check all dimensions on site before work commences.
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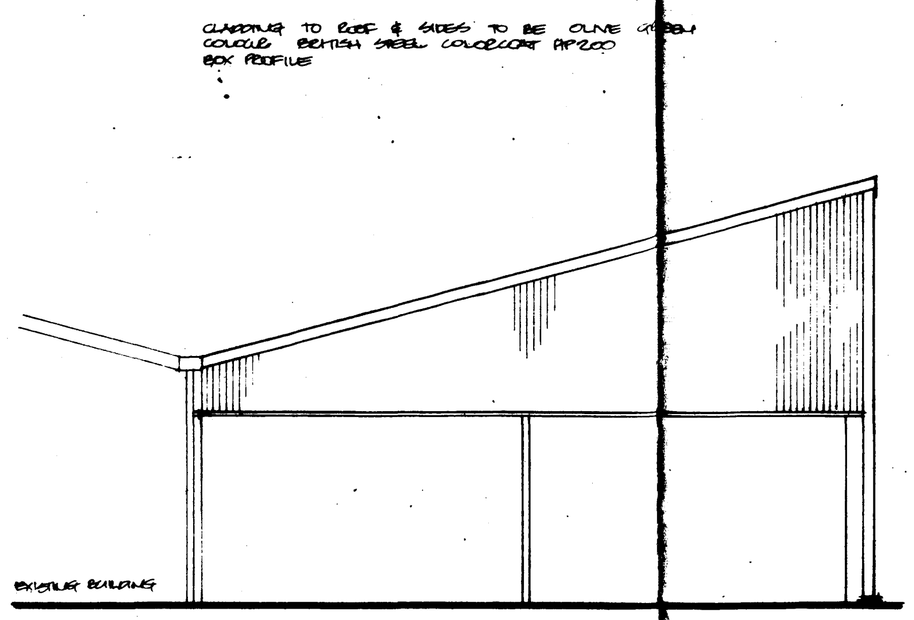
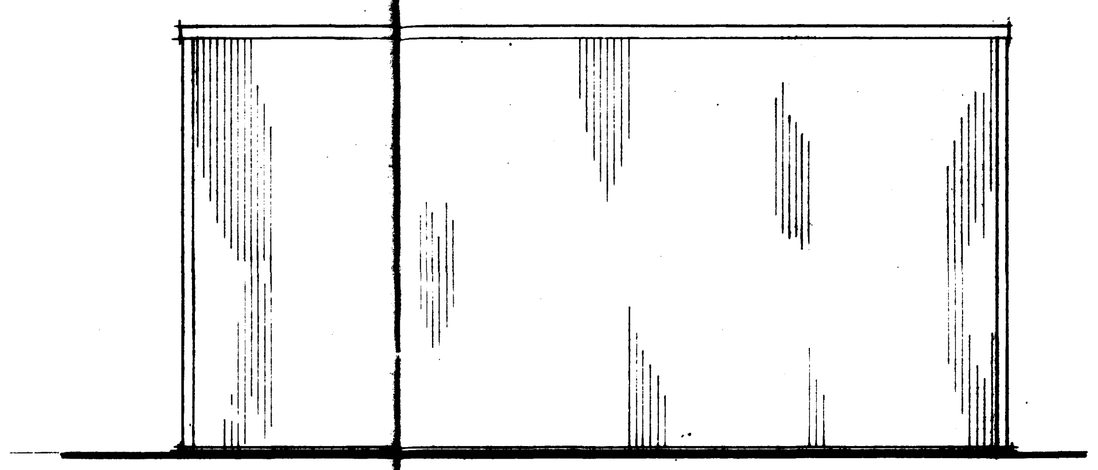
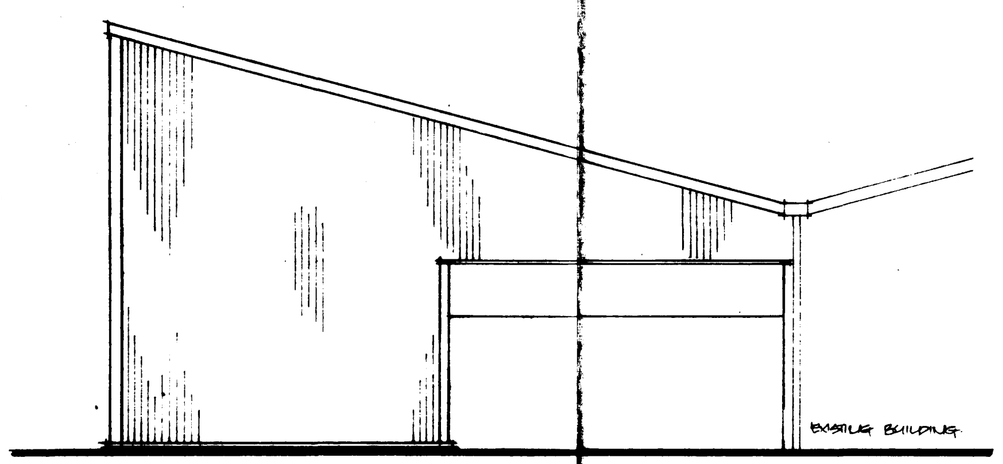
ELEVATIONS



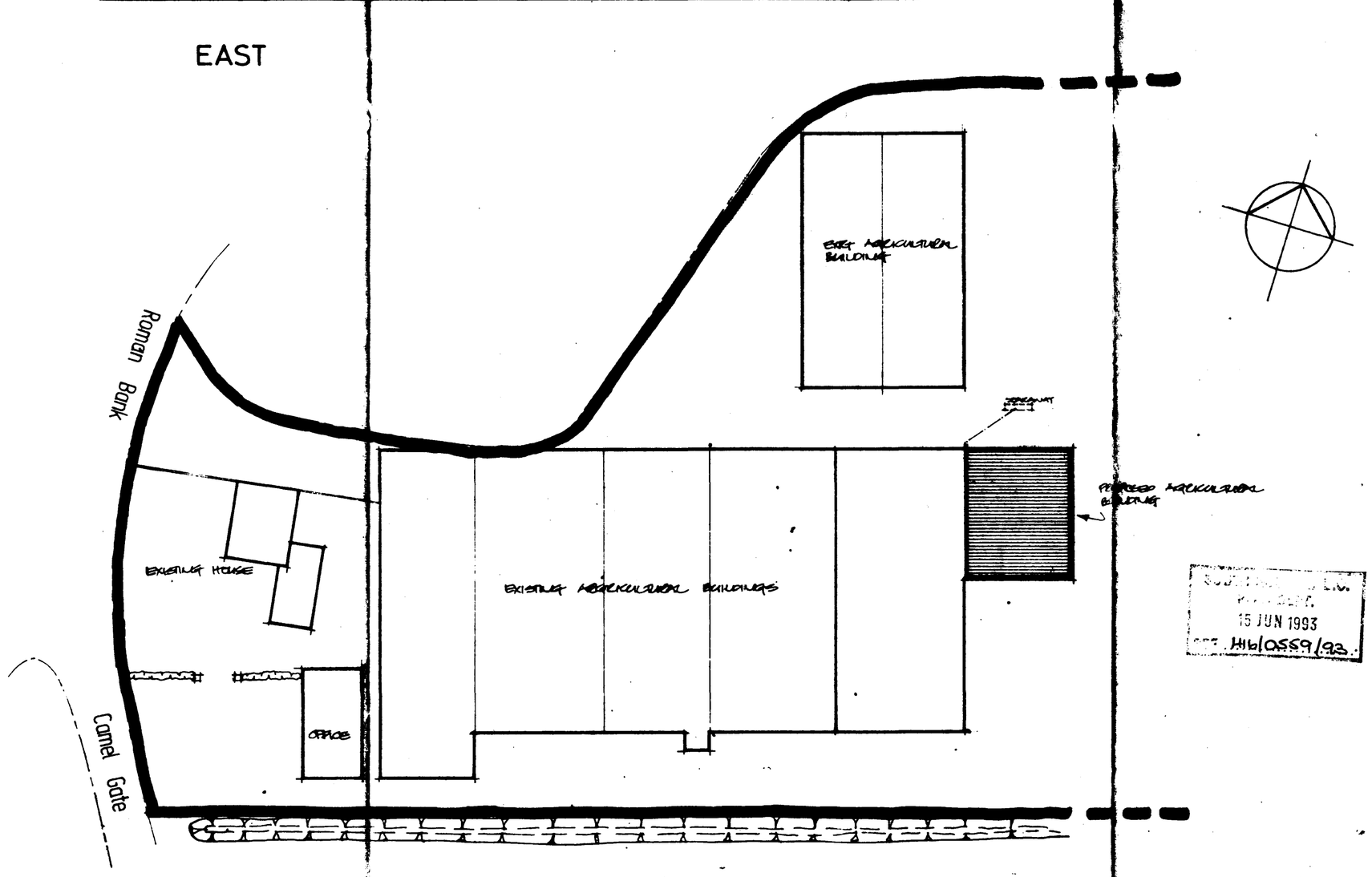
SOUTH



EAST



NORTH



BLOCK PLAN 1:500

15 JUN 1993
H16/0559/93

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED EXTENSION TO BULB STORE BUILDING AT SPRINGFIELD NURSERY, ROMAN BANK, SPALDING PE12 6HA

client
T. F. BOWMAN & SON

drawing
ELEVATIONS AND BLOCK PLAN

date	scale(s)
JUNE 1993	1:100
job no	drg no
93/21	02

Admel A/S/024