SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0570/92 Received:16-OCT-92 Type:FULL

Name: Messrs J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding, Lincs, PE12 6BN

Agent: Messrs J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding, Lincs, PE12 6BN

Description: Demolish/alter farm building and re-erect in new position for use as agricultural engineering/repair workshop.
Location : Fulney Drove 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 only be used between the hours of 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays.

Reason: To safeguard the amenities of the locality.

3 Noise emitted from plant or machinery shall not exceed 45 dB expressed as a 15 minute LAeqT measured at the boundary of the site.

Reason: To safeguard the amenities of the locality.

4 The permitted activities shall be carried out within the building only and there shall be no outside working.

Reason: To safeguard the amenities of the locality.

Notes to Applicant:

This proposal is considered to be for a Class B2 building as defined by the Town and Country Planning (Use Classes) Order.

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 DISTRICT COUNCIL

Director of Planning and Building Control Services
11-DEC-92 H16/0570/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0570/92

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS J & A. TYRRELL
LOWFIELDS NURSERIES
FULNEY DROVE
LOW FULNEY
SPALDING.

Tel. No. 725735 PE12 6BW.

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

FULNEY DROVE LOW FULNEY SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLISH FARM BLDG. & RESITE IN NEW POSITION (WITH ALTERATIONS)

Please complete

I attach * Four copies of all plans –
*an ownership certificate (see back page) –
*a fee of £92.00. If you consider no fee is payable include a written explanation instead.

Signed. N. Tyrrell J. Tyrrell Date. 22 May 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~~ & RESITE ✓

(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: sq. metres

B. Please state size of any new structure:- (a) max. height: 5.5 metres

(b) max. length: 11.6 metres

(c) max. width: 8.4 metres

C. Please state type and colour of materials for facing external walls: GREEN RIBBED METAL SHEETS

D. Please state type and colour of roofing materials. — DO. — . — DO. —

5. GENERAL INFORMATION Please complete each section

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

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? LARGE OPEN YARD AS EXTG.

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 AS EXTG

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:

Mains sewer ☐ Cesspool ☐ Septic tank ✓ AS EXTG.

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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.	Yes	→ Date: 22/5/92 Consultee(s): FIRE BRIGADE

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. TO BE USED FOR REPAIR & MAINTENANCE OF AGRICULTURAL ITEMS.

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?	—	2	—
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: No		
If so, please explain the relationship			
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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	DUSTBIN		
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?	No.		

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 (e.g. owner, prospective purchaser)	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 A Tyrrell J Tyrrell (Applicant/~~Agent~~) Date 22 May 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 A Tyrrell (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 ..... Applicant/~~Agent~~ Date 22 May 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 .....

FURTHER INFORMATION/CONSULTATIONS

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:

PDM 13-7 Previous refusal for Est use cert

CONSULTATION/PUBLICITY REQUIRED

DC 18/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Dirina Babcock
Lochfields Farm
Low Fulney
Spalding
~~Sandra Rosa~~

(at Home)
Mrs S.L. Rose
Sandra Rosa
Fulney Drive
Spalding

J.M. Atkin & Son
Greenacres
Fulney Drive
Spalding

Mrs J. Ebelthite,
Lochfields
Fulney Drive
Spalding – also to Mrs A.A. Sly at same address

Residents (Delivery): INOVE 3/8
SET 5 in all

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 .....

file note

Spoke to Applicant 30/9

advised need to amend description

Mentioned problem with need for overall planning intent

He confirmed his proposal were not wholly confined to area incidental to his agricultural business.

He will phone next monday to arrange meeting to discuss

Telecon 20/10

Suggested

1. S-6 Housing use.

2. + conditions on boundaries: eg. Levels. - will do survey.

APPLICATION ASSESSMENT

site visit C.S - 28/10/92

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: 28-7
date: [illegible]

Arnold Commercial Painting.
P+M Fabrications
Shed at end altered seems to have tanned goods in part of it + material, hoist, smoke etc in rest.

Case Officer Conclusions (issues)

To be sited to rear of site opposite Dunhams. Earth bund to rear boundary. Building has grey Corrugated Steel walls + roof + has no windows in walls apart from one

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

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)

Other info. viz:
Signed .....

Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92....

Receipt Issued 22 MAY 1992 No. P1199

Date First Received .....

REGISTRATION

REFERENCE ...H1b/0570/92...

Cross-Ref .....b.....

Date 27/5/92

VALIDATION Date.....

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

Site area ..... No. of dwellings ..... Floorspace 97.44

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason ..... reception Roccy 916

Correct fee £ 220 Additional £ 128 Receipt no P1101

Refund £ ..... Issued .....

CONSTRAINTS Date....5.1.92

Index Sheets 210 OS Nos ..... Grid Ref E 4[illegible] N 2[illegible]

Part ...S... Parish ...SPRINGHAM...

Inside CBD ..NO.. Inside CP area..YES..

TR Rural ☐ C1 ☐
TR Bypass ☐ C3 ☐ Grade ☐
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref....663 Linked to property.....Ref.....

Planning Records:
Earlier apps 4/5/92 ✓ 5/5/92 ✓ 5/5/92 ✓ 4/5/92 ✗

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed 5.1.92

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

Application No: H16/0570/92 Date Received: 22.5.92

Applicant: Messrs J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding Lincs
PE12 6BN

Agent:

Description: Demolish farm building and re-erect in new position (with alterations)

Location: Fulney Drove, Low Fulney, Spalding

7 July 1992

Dear Sir

I refer to the above and my letter of 28 May (copy attached) and should be obliged if you would let me know whether you wish to withdraw the application and have the fee of £92 refunded.

Yours faithfully

A. Maxwell

A C Pickering
Principal Administrative Officer

Enc.

SOUTH HOLLAND D.C.
PLAN DEPT
08 JUL 1992
REF.....

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

Application no: H16/0570/92

Applicant: Messrs J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding, Lincs, PE12 6BN

Agent: Messrs J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding, Lincs, PE12 6BN

Description: Demolish farm building and re-erect in new position (with alterations)

Location: Fulney Drove
Low Fulney
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
08 JUL 1992
REF.....

Type: FULL

Date received: 22-MAY-92

28-MAY-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The enclosed form needs to be signed where marked. J Tyrrell.

The new floorspace of 97.44 sq. metres attracts a fee of £220 therefore an additional fee of £128 is required.

Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

J E Maxwell
Principal Administrative Officer

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
10 JUL 1992

Please contact: Mr. Staines

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

Our Ref. RS/PA-B/570/92/JAM **Your Ref.**

Date 1 July 1992

Dear Sir,

FULL PLANNING APPLICATION - BUILDING
FULNEY DROVE, LOW FULNEY

Further to my letter of the 5th June 1992, the submitted details of your above planning application have now been made available for my inspection at the Planning Department. Although the proposal would not seem to directly affect my Board's interests I have the following observations for your consideration.

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.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £6,870 per acre of new impermeable surface drainage 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

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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 Ebey

ENGINEER TO THE BOARD

Messrs. J. & A. Tyrrell,
Low Fields Nurseries,
Fulney Drove,
Low Fulney,
Spalding, Lincs. PE12 6BN

TYRRELL

BUILDING & CIVIL ENGINEERING

Constructors of Car Parks, Roads, Tennis Courts etc.
New Buildings, Alterations, Repairs, Demolition, Plant Hire

'LOWFIELDS' · FULNEY DROVE, · SPALDING, · LINCS., PE12 6BW
Telephone: (0775) 724442

Note of meeting NSL/MW Tyrrell on site: 16/10/92

MW T: explained the general situation vis-a-vis the whole yard area. & future use.

Replacement is for an existing building which will be re-located.

Proposed use is for agricultural contractor. Maintaining vehicle is: own tractors & farm machinery & equipment. (M. & R. gang master) confined to own motors. very infrequent use.

would agree to Conn of use condition (Monthly Hand Held Book.)

Not agree to doors being facing away from Roadway.

Agree to description being amended to include the words "& agricultural Engineering/Repair workings)."

BRIAN ...ITH Dip TP MRTPI
Director of Planning & Building Contro... Servi...
Planning & Building Control Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

S.H.D.C. PLANNING DEPT.
RECEIVED
27 OCT 1992 PJ

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0570/92

Applicant: Messrs J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding, Lincs, PE12 6BN

Agent: Messrs J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding, Lincs, PE12 6BN

Description: Demolish/alter farm building and re-erect in new position for use as agricultural engineering/repair workshop.

Location: Fulney Drove Low Fulney
Spalding Lincs

Type: FULL

Date received: 16-OCT-92

21-OCT-92

Dear Cllr M C White

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 31-OCT-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr M C White
Glocca Morra
60 Fen End Lane
Spalding Lincs
PE12 6AD

I request that this application be considered by Planning Committee, because THIS SITE HAS BEEN THE SUBJECT OF A PREVIOUS DISPUTE AS TO ITS USE (ie. AS AN INDUSTRIAL SITE) I CONSIDER THAT IT WOULD PROVE TO BE ADVANTAGEOUS THAT, IF THE COMMITTEE GRANTS PERMISSION, CONDITIONS COULD BE PLACED ON THE NEW BUILDING AS TO ITS USE.

Signed: Michael C. White

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 5.11.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES (f.a.o. Mr. D. Roberts)

YOUR REF:

Planning Application H16/570/92
Garage Workshop, Low Fulney

I write further to our discussion concerning the above and I would suggest in the absence of detailed information the following conditions:-

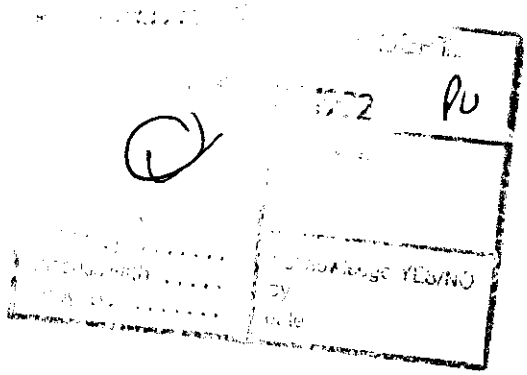
1. Restriction on hours of operation

   0800 - 1800 Mon. - Fri.
   0800 - 1300 Sat.

   No working Sundays or Bank Holidays.

2. Noise emitted from plant and machinery shall not exceed 45dB expressed as a 15 minute LAeqT measured at the boundary of the site.

Director of Environmental Services



APPLICATION REFERENCE: H16/0570/92 DATE RECEIVED: 16-OCT-92

APPLICANT: J & A Tyrrell
Low Fields Nurseries
Fulney Drove
Low Fulney
Spalding

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

TYPE: Full

DESCRIPTION: Demolish/alter farm building and re-erect in new position for use as agricultural engineering/repair workshop

LOCATION: Fulney Drove, Low Fulney, Spalding

Ward Member: Site has been the subject of a previous dispute as to its use (i.e. as an industrial site). Consider that it would prove advantageous that, if the Committee grants permission, conditions could be placed on the new building as to its use.

Public Objections: Received from Lowfield Farm - summarised:
- No objection to the application, so long as the building is used as an agricultural engineering/repair workshop and not for other purposes.

PLANNING POLICIES/DOE ADVICE
Planning Policy Guidance Note 1 - "... developments should be allowed, having regard to the development plan and all material considerations, unless the development would cause demonstrable harm to interests of acknowledged importance.

Spalding & Pinchbeck Local Plan
ID6 - Outside the locations and circumstances to which Policies ID1-ID5 apply, there will be a general presumption against new industrial development, except where it can be shown that the proposed development is essential in that location and would be acceptable in terms of the impact on the environment and the level of traffic movement.

PREVIOUS DECISIONS
H16/0519/91 - Established Use Certificate - Commercial and light industry - Certificate refused.
H16/0408/91 - Retain waste transfer station - Refused by County Council.
H16/1035/90 - Siting of mobile homes - Refused.

PLANNING ISSUES
1 Application is to re-erect an existing building for use as an agricultural engineering/repair workshop. The building is set among a range of commercial/agricultural buildings off Fulney Drove. None of the existing uses or buildings have the benefit of specific planning permission but the site was used in the past by Geests for a variety of uses before the present owner acquired the site.
2 The main issue in this case relates to the acceptability of the proposal in terms of its visual impact on the locality and the possible effects on the residential amenity of nearby dwellings.

CONCLUSIONS

1 There are considered to be no overriding objections on policy grounds to the proposal and its visual impact will be negligible, given the long standing commercial nature of the site.

2 Turning to the possible effects on nearby dwellings. There are four dwellings approximately 150m away from the site. In view of this distance, the existence of intervening buildings; and the conditions recommended by Environmental Services, it is considered that the effect on the amenities of these dwellings will be within acceptable limits, notwithstanding that the proposal is for a general industrial building.

RECOMMENDATION - Grant permission. TL / (1)

(1) The premises shall only be used between the hours of 8.00 am - 6 pm Mondays to Fridays and 8.00 am - 1 pm on Saturdays.

(2) Noise emitted from plant or machinery shall not exceed 45dB expressed as a 15 minute LAeqT measured at the boundary of the site.

(3) The permitted activities shall be carried out within the building only and there shall be no outside working.

Reasons

1-3 To safeguard the amenities of the locality.

NOTE

(5) This proposal is considered to be for a Class B2 building as defined by the Town and Country Planning (Use Classes) Order.

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

Application no: H16/0570/92 Type: FULL

Applicant: Messrs J & A Tyrrell
Tel: 0775 ~~725735~~ 724442

Agent: Messrs J & A Tyrrell
0775 725735

Description: Demolish farm building and re-erect in new position (with alterations)

Location: Fulney Drove
Low Fulney
Spalding
Lincs

Valid date: ~~08-JUL-92~~ 16 10 92
Terminal date: ~~02-SEP-92~~ 30-NOV 92
Target dates:
To case officer 13-JUL-92
Inspected by 18-JUL-92
Extra contacts 23-JUL-92
Target Committee: 26-AUG-92
Report deadline: 12-AUG-92
Case Officer: P J UDY
Report if not clear by 12-AUG-92

DEVELOPMENT/CONSTRAINTS

Size: 97.44 M2
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	10-JUL-92	24-JUL-92
Cllr C Evans	10-JUL-92	24-JUL-92
Cllr M C White	10-JUL-92	24-JUL-92
Diana Frohock Lowfields Farm	03-AUG-92	17-AUG-92
Mrs S L Rose Sandy Rose	"	"
J M Atkin & Son Greenacres	"	"
Mrs J Ebelthite Lowfields	"	"
Mrs A A Sly Lowfields	"	"

L C C - No objection JC CB 16/7/92

SITE DETAILS

Grid ref: 526800 320890
OS Sheets: 240 Parcel:

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

Application no: H16/0570/92 Type: FULL

Applicant: Messrs J & A Tyrrell
Tel: 0775 725735

Agent: Messrs J & A Tyrrell
0775 725735

Description: Demolish farm building and re-erect in new position (with alterations)

Location: Fulney Drove
Low Fulney
Spalding
Lincs

Valid date: 08-JUL-92
Target dates:
To case officer 13-JUL-92
Inspected by 18-JUL-92
Extra contacts 23-JUL-92
Report if not clear by 12-AUG-92

Terminal date: 02-SEP-92
Target Committee: 26-AUG-92
Report deadline: 12-AUG-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 97.44 M2
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	10-JUL-92	24-JUL-92
Cllr C Evans	10-JUL-92	24-JUL-92
Cllr M C White	10-JUL-92	24-JUL-92

LCC No objections JCB 16/7/92

SITE DETAILS

Grid ref: 526800 320890
OS Sheets: 240 Parcel:

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

Application no: H16/0570/92 Type: FULL

Applicant: Messrs J & A Tyrrell
Tel: 0775 ~~725735~~ 724442

Agent: Messrs J & A Tyrrell
0775 ~~725735~~ 724442

Description: Demolish/alter farm building and re-erect in new position for use as agricultural engineering/repair workshop.

Location: Fulney Drove
Low Fulney
Spalding
Lincs

Valid date: 16-OCT-92
Target dates:
To case officer 21-OCT-92
Inspected by 26-OCT-92
Extra contacts 31-OCT-92
Report if not clear by 20-NOV-92

Terminal date: 11-DEC-92
Target Committee: 08-DEC-92
Report deadline: 24-NOV-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 97.44 M2
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	21-OCT-92	04-NOV-92
Cllr C Evans	21-OCT-92	04-NOV-92
Cllr M C White	21-OCT-92	04-NOV-92
Diana Frohock. Lowfields Farm	21-OCT-92	11-NOV-92
Mrs S L Rose Sandra Rose.	"	"
J M Atkin & Son Green Acres	"	"
Mrs J Ebelthite Lowfields	"	"
Mrs A A Sly Lowfields		
Site/Press Advert MIN	28-OCT-92	18-NOV-92

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

SITE DETAILS

Grid ref: 526800 320890
OS Sheets: 240 Parcel:

Applicant: Messrs J & A Tyrrell
Tel: 0775 725735

Agent: Messrs J & A Tyrrell
0775 725735

Description: Demolish/alter farm building and re-erect in new position for use as agricultural engineering/repair workshop.
Location: Fulney Drove
Low Fulney
Spalding
Lincs

Valid date: 16-OCT-92
Target dates:
To case officer 21-OCT-92
Inspected by 26-OCT-92
Extra contacts 31-OCT-92
Report if not clear by 20-NOV-92

Terminal date: 11-DEC-92
Target Committee: 08-DEC-92
Report deadline: 24-NOV-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 97.44 M2
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry

PLANNING DEPT.
2 NOV 1992 PU

Telephone
Spalding (0775) 2492

Lowfields Farm,
Low Fulney,
Spalding.
PE12 6BW.

October 29th, 1992.

Dear Sir,

Application no: H16/0570/92

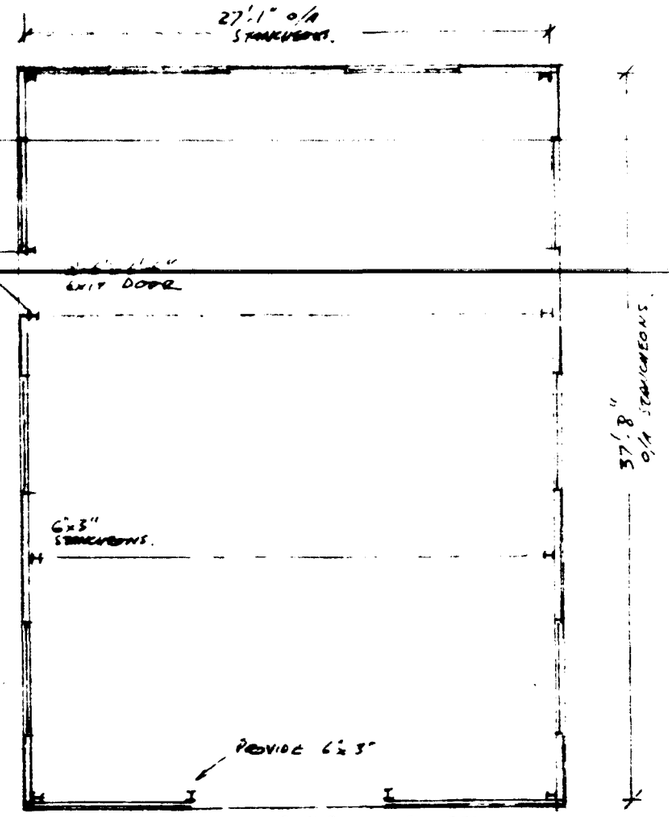
With reference to your letter dated October 21st 1992, I have no objection to the above application as described, as long as the building is used as an agricultural engineering/repair workshop. From past experience this may not be the case for long.

If Messrs Tyrrell decide, in the future, to use the building for other purposes, I trust they will obtain the necessary planning permission first.

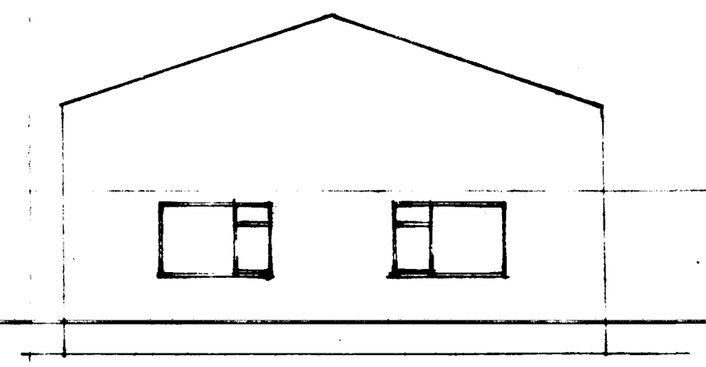
Yours faithfully,

Diana Pilcock

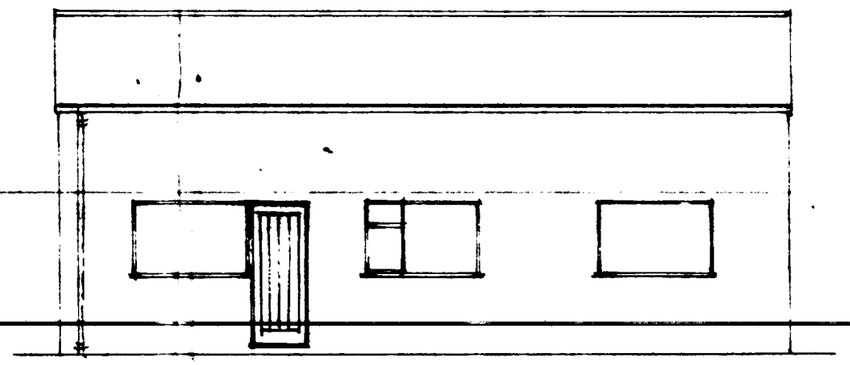
The Director of Planning & Building Control Services,
Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding.
PE11 2XE



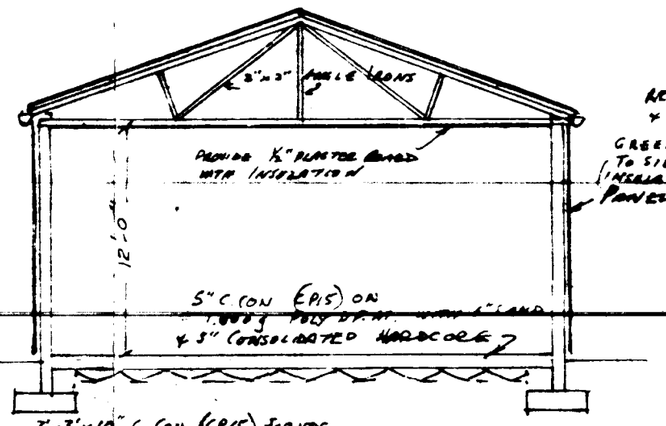
PLAN.



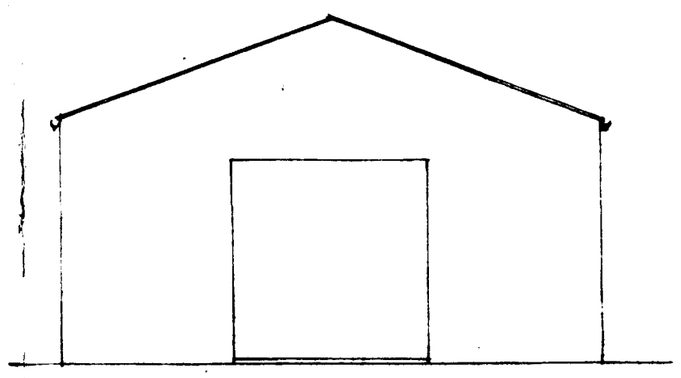
REAR (EAST)



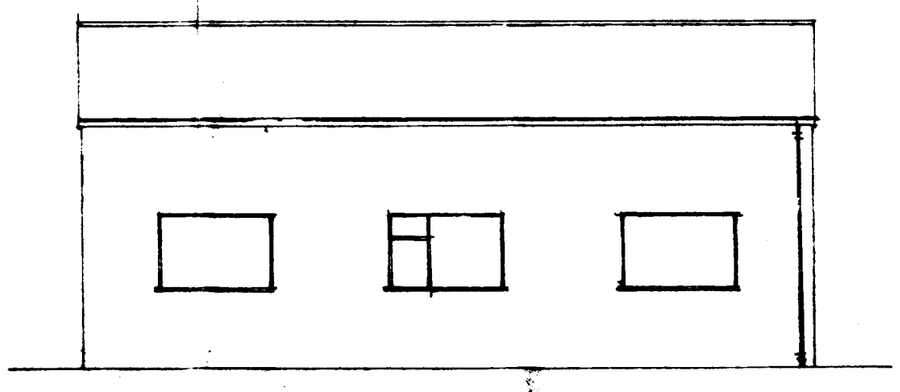
NORTH SIDE



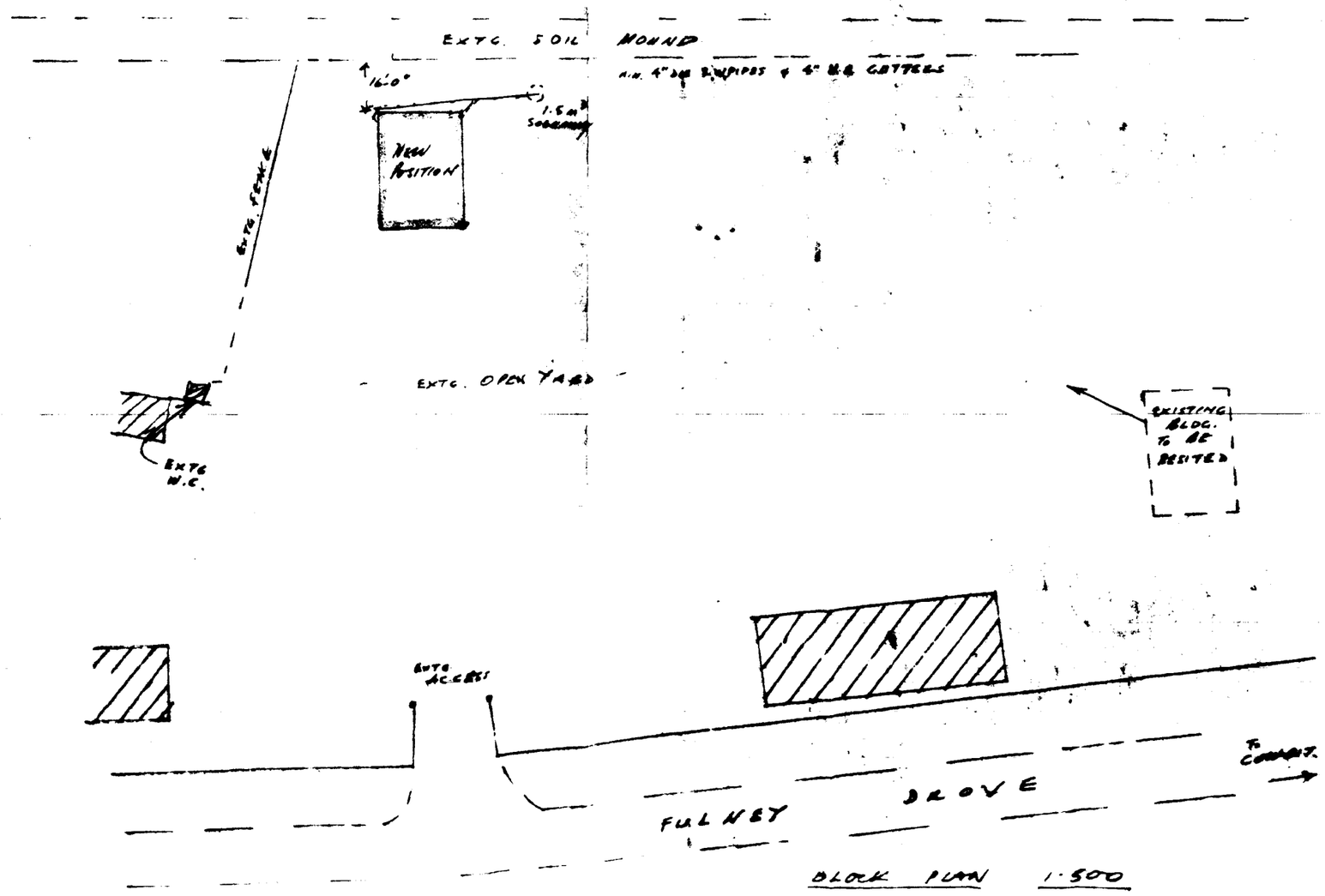
SECTION



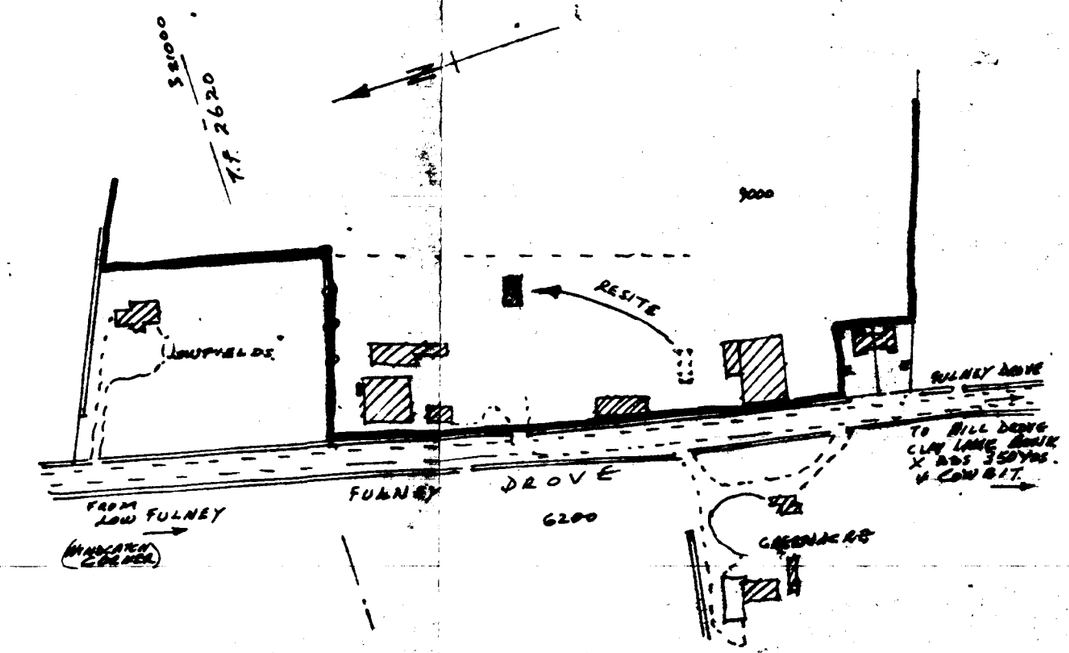
FRONT - WEST ELEVATION



SOUTH SIDE



BLOCK PLAN 1:500



SITE LOCATION PLAN — SCALE 1:2500

SOUTH
22 MAY 1992
REF...0570/92/F

PROPOSED RESITING OF BUILDING & ALTER TO PROVIDE AGRICULTURAL REPAIRS/~~MAINTENANCE~~ BLDG. AT FULNEY DROVE. LOW FULNEY. SPALDING. LINES. FOR MESSRS J. & A. TYRRELL

SCALES ½" TO 1 FOOT (1/50)

MAY. 1992