

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0683/92

Received: 22-JUN-92 Type: FULL

Name: L W Van Geest (Farms) Ltd
Woolhall Farm
Wykeham
Spalding
Lincs PE12 6HW

Agent: M & M Consultants Ltd
Sherbourne Court
Vicarage Lane
Sherbourne
Warwicks CV35 8AB

Description: Proposed steel framed grading shed

Location : Woolhall Farm Wykeham
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
17-JUL-92 H16/0683/92

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.

PLANNING APPLICATION

For office use only

Application No. H16/0683/92

Date Registered 22 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

L.W. VAN GIEEST (FARMS) Ltd
 WOOLHALL FARM
 WYKEHAM, SPALDING
 LINCOLNSHIRE P.E.12 6HW

Tel. No. 0775 725041/2/3

NAME AND ADDRESS OF AGENT

(if form completed by agent)

M & M CONSULTANTS Ltd
 SHEERBOURNE COURT
 VICARAGE LANE SHEERBOURNE
 WARWICKS CV35 8AB
 Tel. No. 0926 624 828
 (Personal contact name) E. MACE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WOOLHALL FARM WYKEHAM, SPALDING
 LINCOLNSHIRE P.E.12 6HW

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED STEEL FRAMED GRADING SHED.

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of £220.00

If you consider no fee is payable include a written explanation instead.

Signed: [Signature]

Date: 9th JUNE 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 worksor This is an **outline** application
☒
☐

Now complete Parts
 3, 4 and 5 and an
 Ownership Certificate

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.

N/A

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

N/A

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

N/A

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

N/A

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:

N/A

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

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

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

565 sq. metres

7.022 metres

30.880 metres

18.300 metres

Brickwork to match existing cladding Brown 08.B.29
Natural grey fibre cement

No

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** boxA. 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

C. What provision will be made for garages or parking within the site?

If so, name of road:

Will there be

Individual access(es)

New estate road

TREES Please tick **one** boxA. 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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Rainwater piped to existing S.W.D

N/A

NO

N/A

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

YES

NO

NO

NO

NO

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s): N/A

Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

Use the notice at the bottom of the page only
when necessary.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. OWNERSHIP OF THE SITE

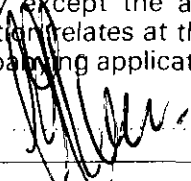
This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed  (Applicant/Agent) Date 9th June

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

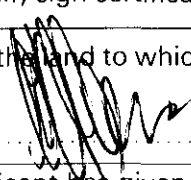
If the land is not in agricultural use, complete Certificate 1.

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  (Applicant/Agent) Date 9th June

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: _____

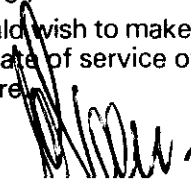
Signed _____ (Applicant/Agent) Date _____

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

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 9th June 02

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Check materials again + visit again wall same, not different. pm 16- APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours *No*

Other

Boundaries

Site Features

Inspected by: *PM*
date: *8-1*

*J. Chapra
on the trees*

Case Officer Conclusions (issues)

*To be located in a wooded area open field to the south. No building
was owned by him - find other way to state longer
no building to be made*

Case Officer Recommendations (summary) (details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes ----

No ----

Ward member request

Yes ----

No ----

Recommend approval against
material objection

Yes ----

No ----

Any objection received? No ☒
If yes, is any obj. material? No ☒
Yes ☐ No ☐

(Reason:

Other circumstances needing
Committee decision

Yes ----

No ----

Flagged by Senior Officer
Signed

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No ----

Yes ----

ANY ONE
OF ABOVE

Nil fees (not first
Submission)

Other info. viz:
Signed

Committee
report

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

Delegation
confirmed by
Senior Officer

N 126

Recommendation/draft report produced

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

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 :

*If may be advisable
to have a quick word
with John Chapman
re: this.*

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued No. P1324

Date First Received 22 JUN 1992

REGISTRATION

REFERENCE H16/0683/92

Cross-Ref R

Date 23/6/92

VALIDATION

Date 22/6/92

Type Full Earliest permission date (Cert B)

Site area No. of dwellings Floorspace 565

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

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous

Current

Description

Technical:-

Certificate
Site plans
Description

Accuracy

Incomplete form

S65 Advert required

--

Expiry date

Fees:-

Nil fee - previous app
- type

Ref

Discounted fee

Reason

Current fee £ 220

Additional £

Receipt no.

Refund

£

Issued

CONSTRAINTS

Date 22/6/92

Index Sheets 163 OS Nos

Grid Ref 527680 324710

Ward X Parish WESSTON

IR Rural

IR Bypass

Level crossing

Footpath

Ca

LB

TPD

Other:

Grade

Inside ESD ACC Inside LE Area NO

Linked to site Ref

Linked to property Ref 0283709

Planning Records:

Parlier apps

3 Reg Records:

Already submitted Ref

Requested

Inputs completed

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0683/92

Received: 22-JUN-92 Type: FULL

Name: L W Van Geest (Farms) Ltd
Woolhall Farm
Wykeham
Spalding
Lincs PE12 6HW

Agent: M & M Consultants Ltd
Sherbourne Court
Vicarage Lane
Sherbourne
Warwicks CV35 8AB

Description: Proposed steel framed grading shed

Location : Woolhall Farm Wykeham
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.

Authorised to issue:

16-JUL-92 H16/0683/92

AD. *AF* DC. *DR* ...
17/1 17/7

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



Application no: H16/0683/92

Type: FULL

Applicant: L W Van Geest (Farms) Ltd
Tel: 0775 725041/2/3

Agent: M & M Consultants Ltd
0926 624 828

Description: Proposed steel framed grading
shed

Location: Woolhall Farm
Wykeham
Spalding
Lincs

Valid date: 22-JUN-92

Terminal date: 17-AUG-92

Target dates:

Target Committee: 05-AUG-92

To case officer 27-JUN-92

Report deadline: 22-JUL-92

Inspected by 02-JUL-92

Extra contacts 07-JUL-92

Case Officer:

Report if not clear by 27-JUL-92

P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 565 M2

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr T Barker	0406 380787	25-JUN-92	09-JUL-92

LCC - No objections from CC 20/6/92.

on ppd
phase 1 29-6-92

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
14 JUL 1992	
Attention of	File Nos.
DFO ☒ NM	
DOPO ☐ BS	
JO ☐ ACP	
Action by	Acknowledge YES/NO
Discuss with	BY
Copy to	date



*National Rivers Authority
Anglian Region*

10 July 1992

Our ref.GT/92/1/SH/0192

Dear Sir

PLANNING APPLICATION NO. H16/0683/92
PROPOSED ERECTION OF A GRADING SHED
AT WOOLHALL FARM, WYKEHAM, SPALDING, BY L.W. VAN GEEST LTD.

With regard to the above-mentioned application received on 3 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Yours faithfully

R F Morgan
Planning Engineer

ROGER HYDE
Regional General Manager

VJC

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 9 July, 1992

Our Ref. RS/PA-R/683/92/TB

S.H.D.C. PLANNING DEPT. RECEIVED 10 JUL 1992	
Attention of BFC NEM JCPO BS JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Dear Sirs,

FULL PLANNING APPLICATION - L. W. VAN GEEST (FARMS) LTD
GRADING SHED AT WOOLHALL FARM WYKEHAM, SPALDING

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site which drains via your clients privately owned and maintained dyke and onsite pipelines to my Board's Lords Drain situated some 270 metres to the East.

I note that a direct roof water outfall is intended from the proposed building to discharge storm water run-off to your clients onsite system and thence to my Board's Lords Drain.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged 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 attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

	<u>Contribution</u>	<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

In this instance however a contribution will not be pursued as the proposed building is located on existing impermeable area.

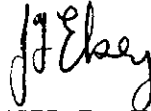
Should it be intended that extra yard area be provided to replace that covered by the proposed building, I shall be glad to receive appropriate details in due course.

RS/PA-R/683/92/TB

9 July, 1992

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

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'J. Ekey', written in a cursive style.

ENGINEER TO THE BOARD

M & M Consultants Ltd.,
Sherbourne Court,
Vicarage Lane,
Sherbourne,
Warwick.
CV35 8AB

Mr P Udy

PJU/WL

Clir T. Barker
49 Backgate
Cowbit
Spalding
Linco. PE12 6AP

2 July 1992

Dear Clir Barker,

Responses to Planning Applications - H01/0457/92
H22/0619/92, H22/0659/92, B21/0576/92 and H16/0633/92

Further to your telephone call with my Planning Assistant, Mr Udy,
I write to confirm your responses.

H01/0457/92 - Mr and Mrs Merton. Detached dwellinghouse, land
adjacent 30 Stonegate, Cowbit.
Object. Four bedroom house is too big for the plot.

H22/0619/92 - Mr and Mrs White. Two bedroom house and garage,
adjacent 36 Westendyke Road, Weston Hills.
Object. site too small, comments same as for previous applications
which have been refused.

H22/0659/92 - Mr B L Biggs. New dealer bungalow and double garage,
Belgate Farm, Foxton Grove, Weston Hills.
Support. Farm a lot of land around this site

H16/0633/92 - Biggs Bros. Residential development, Fairview Farm
30 Mill Brook, Cowbit.
Support. Acceptable for designated location

H16/0683/92 - Mr and Mrs Scott. 4 bed house and garage, 100ft long
plot, 100ft wide, 100ft deep, 100ft wide, 100ft deep.
Support acceptable for designated location

Unless I hear from you within the next seven days I shall assume that these responses are correct and act upon the applications accordingly.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

M & M CONSULTANTS LIMITED

Sherbourne Court · Vicarage Lane · Sherbourne · Warwick CV35 8AB · Tel: 0926 624828 · Fax: 0926 624921



Our Ref KCM/MM

22nd June 1992

Chief Executive
South Holland District Council
Priory Road
Spalding
Lincolnshire

Dear Sirs

**Re: Proposed Grading shed at Wool Hall Farm,
Wykenham, Spalding**

Please find enclosed our planning application for the above building.

We have calculated the fee as follows:-

Building on agricultural land for agricultural use.

Area of building 565 Sq. metres.

Agricultural allowance 465 Sq. metres.

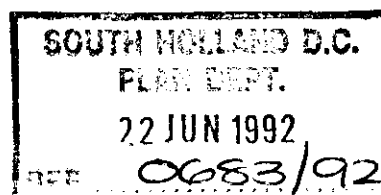
100.00 Sq. metres fee.

100 Sq. metres x £110.00 per 75 Sq. metres or part of = £220.00

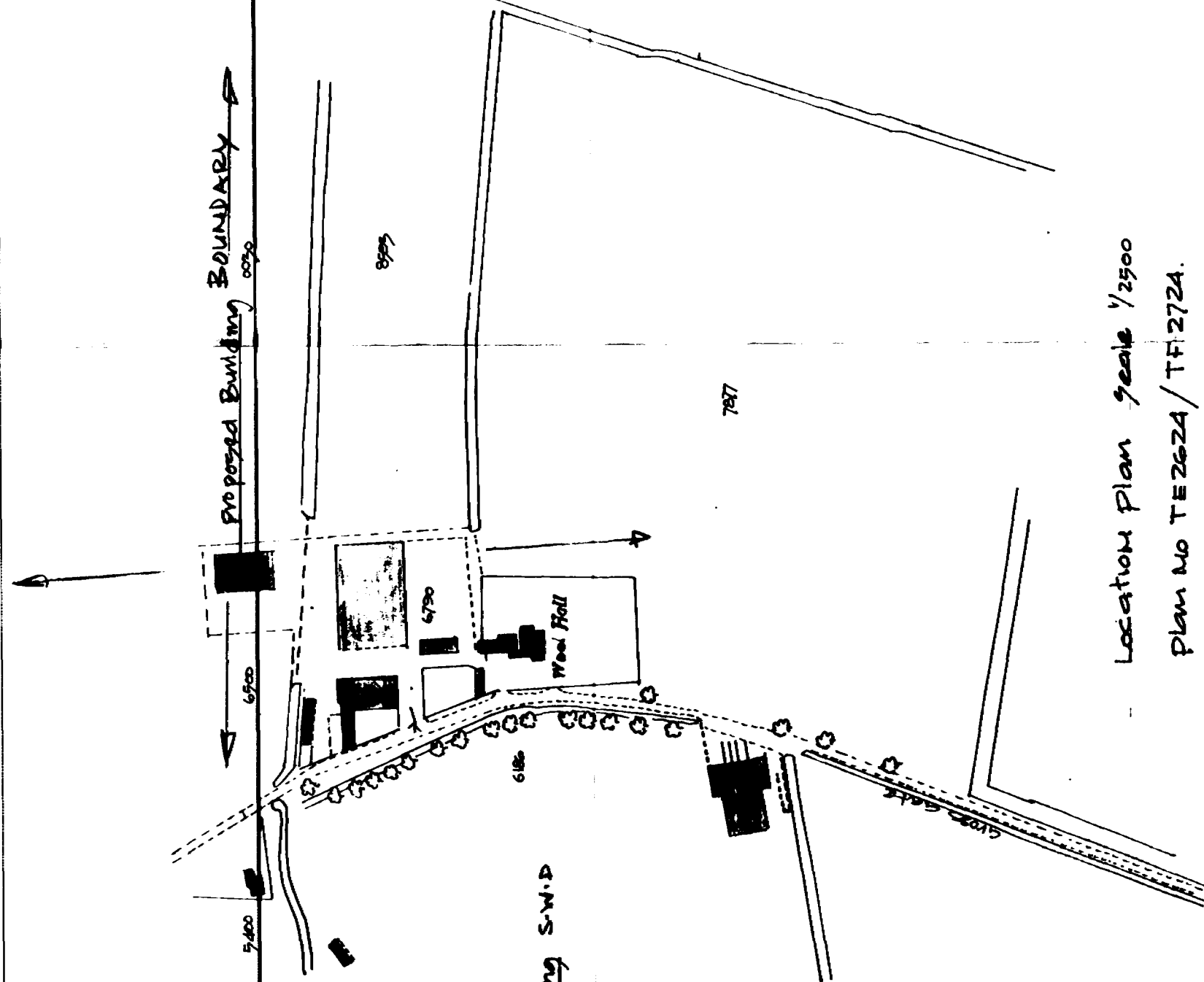
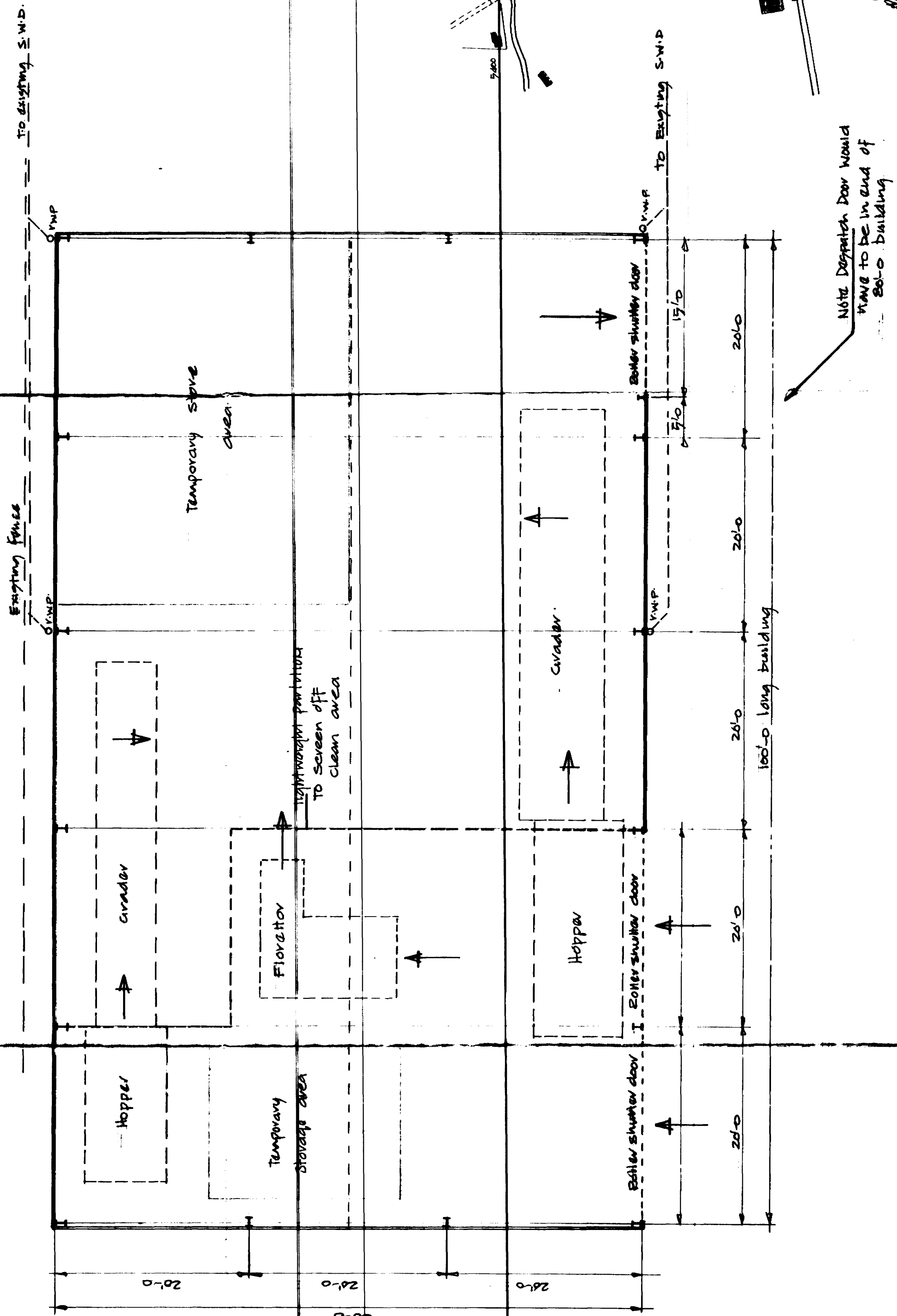
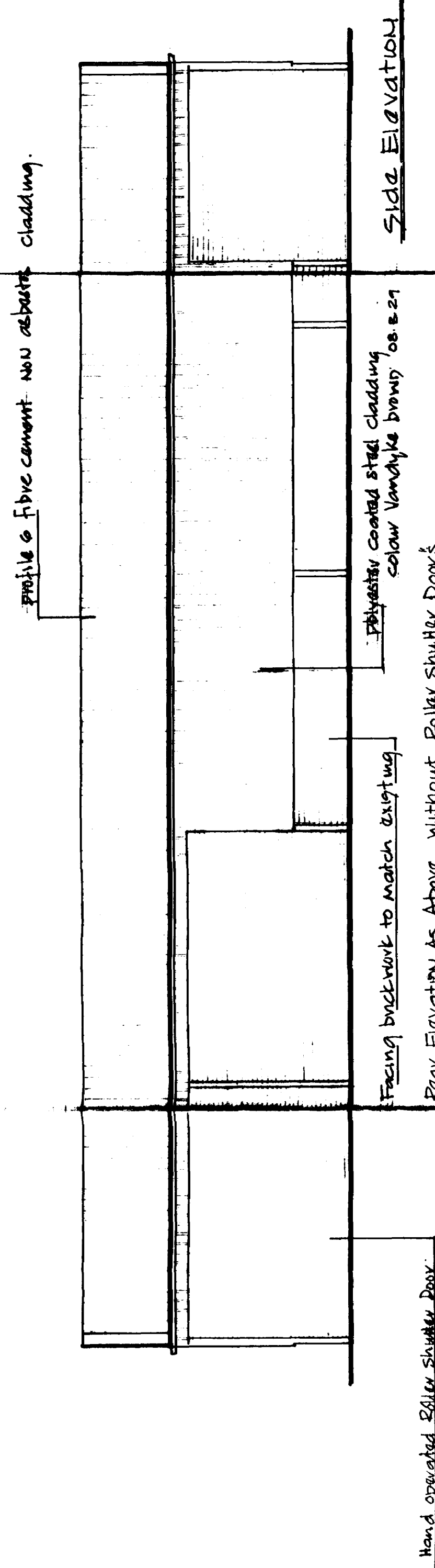
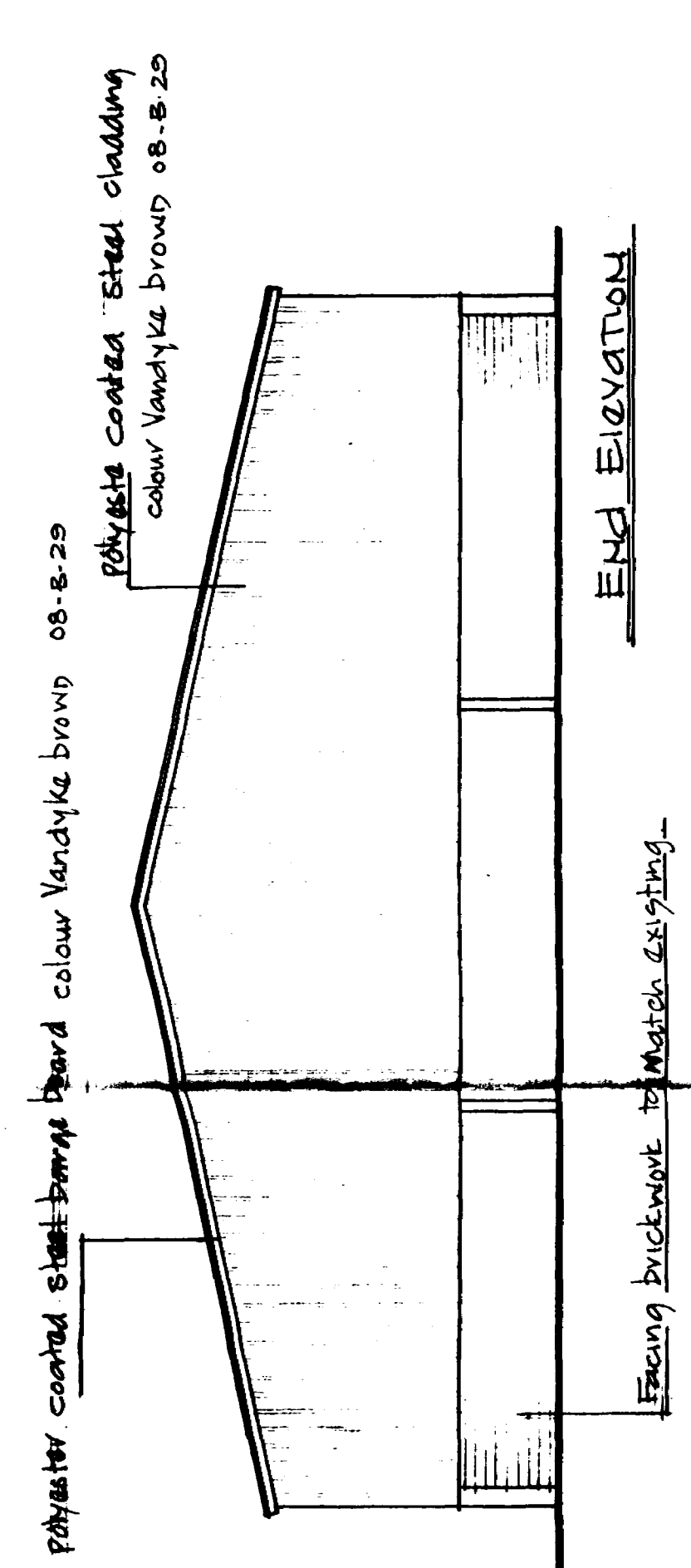
We trust that you will find the foregoing in order.

Yours Faithfully

K.C. Mace



For and on behalf of M & M Consultants Ltd.



SOUTH HOLLAND B.C.
FLAN DEPT.
22 JUN 1992
REF...0683/92...

DRAWING NUMBER	CUSTOMER	TITLE	IT IS THE CUSTOMER'S RESPONSIBILITY TO CHECK THAT THIS DRAWING IS FOR THE SPECIFICATION REQUIRED. THIS DRAWING IS NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SUPPLIED. DATE	SCALE CHECKED	M & M CONSULTANTS LIMITED SHERBOURNE COURT, VICARAGE LANE, SHERBOURNE, WIMBORNE DT9 8AB TELEPHONE 0923 624 628
195	L.W. van Groot (Farms) Limited Woolhall Farm, Wykeham Blandford, Dorset	proposed - clearing Building at Woolhall Farm, Wykeham	1/6 to 1/10 16/03/2002 April 92	1/6 to 1/10 16/03/2002 April 92	M & M CONSULTANTS LIMITED SHERBOURNE COURT, VICARAGE LANE, SHERBOURNE, WIMBORNE DT9 8AB TELEPHONE 0923 624 628