SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1258/92 Received:03-DEC-92 Type:FULL

Name: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Agent: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Description: Use of buildings on site for light industry

Location : Lowfields Nursery 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 Before the development is commenced visibility splays of 4.5 metres x 120 metres shall be provided at the site access onto Fulney Drove and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

3 The vehicular access shall incorporate 10.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 6.5 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

4 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Before the building is occupied space shall be provided within the site as shown on the submitted plan for the loading, unloading and parking of vehicles.

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

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Fulney Drove.

6 The access for the first 10 metres into the site shall be surfaced in accordance with details to be approved.

Reason: To prevent unsuitable material from being deposited on the highway in the interests of highway safety.

The applicant is advised that the permitted use falls under Class B1 (Business) of the Town and Country Planning (Use Classes) Order. Class B1 involves use for all or any of the following purposes:

(a) As an office other than a use within Class A2 (Financial and Professional Services).
(b) For research and development of products or processes, or;
(c) For any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

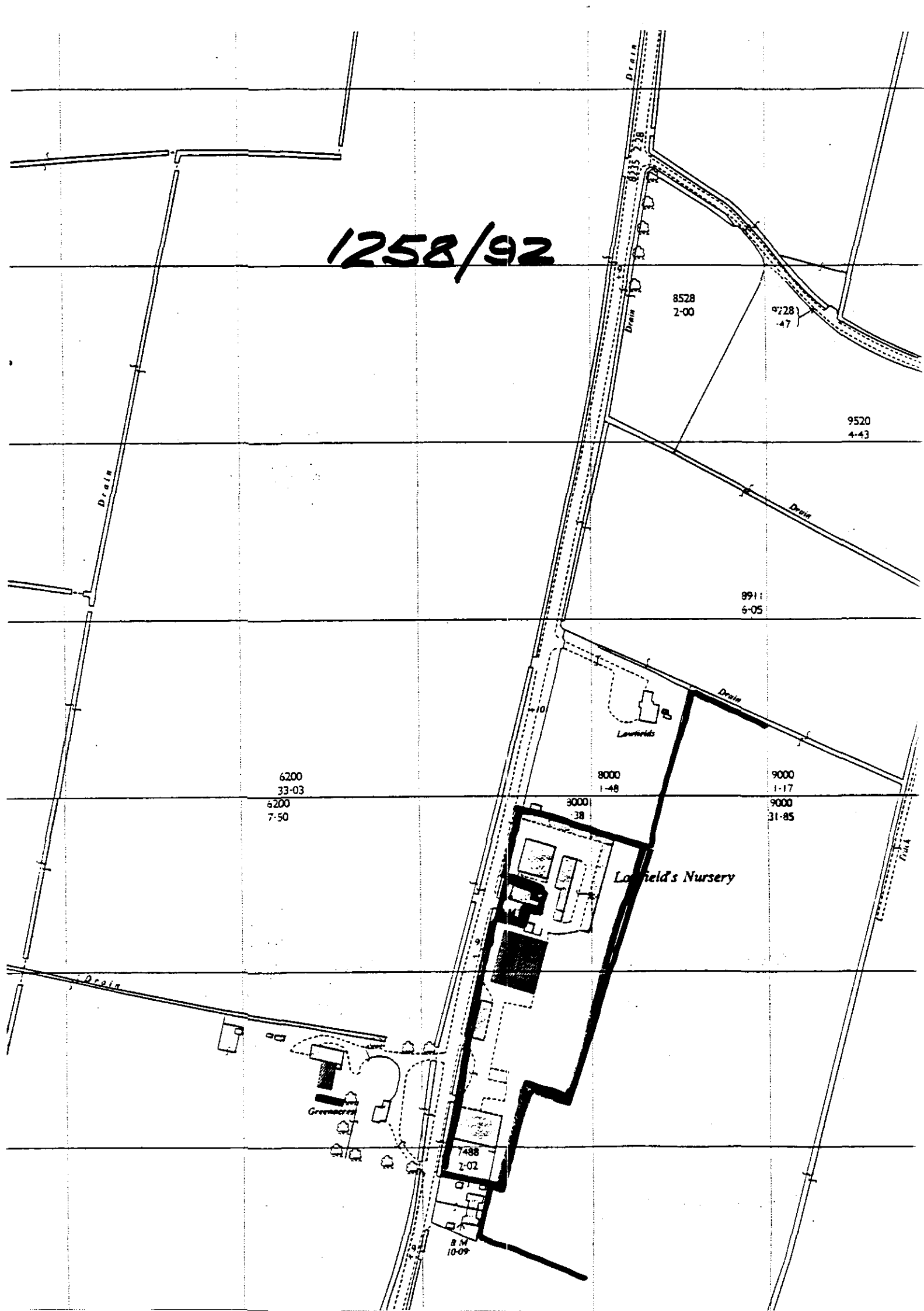
Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
11-FEB-93 H16/1258/92

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)


1258/92
Drain
8335
2·28
8528
2·00
9228
·47
9520
4·43
Drain
Drain
8911
6·05
Drain
Lawfields
6200
33·03
6200
7·50
8000
1·48
8000
·38
9000
1·17
9000
31·85
Lawfield's Nursery
Drain
Greenacres
7488
2·02
B.M.
10·09

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|1258|92

Date Registered 03 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Messrs J & A. TYRRELL
LOWFIELDS NURSERY
FULNEY DROVE
LOW FULNEY
SPALDING
PE12 6BW

Tel. No. 724442

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

— AS ABOVE —

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT PROVIDE STORAGE (B.8.) FOR 5 VEHICLES & 12 TRAILERS ALSO (B.1.) LIGHT INDUSTRY

Please complete

I attach
* Four copies of all plans ✓
* an ownership certificate (see back page) ✓
* a fee of £110-00 If you consider no fee is payable include a written explanation instead.

Signed.. J. Tyrrell A Tyrrell ..... Date 1-12-1992 ..... 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 Certificates**

or As agreed with DJR n ☐ ⬇

Provide storage for 5 vehicles + 12 Trailers + use of remaining buildings on site for light industry

(Hectares)

re you are including details which you wish to be considered as part of

Design ☐ External Appearance ☐

☐ Landscaping ☐

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: — sq. metres

B. Please state size of any new structure:- (a) max. height: — metres
(b) max. length: — metres
(c) max. width: — metres

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 — YES

5. GENERAL INFORMATION Please complete each section

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

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? — AS SHOWN ✓ BETWEEN BUILDINGS

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 — 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.

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	✓	➡ If so, **please give details in Part 6**
The proposal affects a listed building		
The proposal affects a public right of way		
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	✓	➡ 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.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

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

Continue on separate sheet if necessary. PARTLY CONNECTED WITH REPAIRS & MAINTENANCE OF FARM MACHINERY

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	sq. m.			Previous total gross floor space		sq. m.	
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	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?	4 EXG	26 EXG.	
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:		
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)	8		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	SKIPS + STANDARD DUSTBINS.		
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?	NIL.		

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 J. Tyrrell A. Tyrrell (Applicant ~~/ Agent~~) Date 1/12/92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
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 J. Tyrrell A. Tyrrell (Applicant / ~~Agent~~) Date 1/12/92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
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 | Other

Neighbours: As before

D Fitzhugh, Lowfields Farm
Mrs S L Rose, Sonora Rose
J M Aitken & Son, Greenacres
Mrs J Eltringham, Lowfields
Mrs A A Sly, Lowfields

Inspected by DR
Date 18/12

long established commercial site
Affect southern part.
Some Homes nearby - Cut
few away & away
BI. OK
"So many 'Maintage' use
But check out
Ker. should be notified

Notice posted by DR
Date 18/12

Resident Notices required

Sent | Delivered

21/12

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

(Approve) | Refuse

Signed DR 8/2

DBD Auth. 26/1/93 Committee

Conditions/Reasons (continue overleaf)

Repeat conditions + note for Agenda report.

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

NB Amend description of development - see front sheet & applicant letter dated 2/2/93

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

PM 9-12
DZ 11/12

	Requested	Sent
Extra Publicity:		
Departure	9-12	18/12
Setting of LB	_____	_____
Public Right of Way	_____	_____
Discretionary	_____	_____
Extra Consultations:		
Dept of Transport	_____	_____
Environmental Serv.	9-12	11/12
LB/Cons. Area - Local	_____	_____
- Local & National	_____	_____
- English Heritage	_____	_____
Consultant Name _____ _____		_____ Order No ____
Other:	_____	_____

Case Officer DZ Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1992

Date first Rec'd 03 DEC 1992

Registration

Reference H16/1258/92

Cross-Ref

Date 07-DEC-92

Validation

TYPE Full

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 110

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 240

OS No's

Grid ref S 367500 S 308500

Ward 5

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref

Linked to property 0195946

Ref

Planning Records:
Earlier apps

1077/89
0483/91
4053/91
49/91
524/90
1035/90
599/90
579/89
/ NO DX YET

B Reg Records:
Already submitted - Ref
Request
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

Application no: H16/1258/92

Applicant: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Agent: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Description: Use of buildings on site for light industry

Location: Lowfields Nursery Fulney Drove
Low Fulney Spalding, Lincs

Type: FULL

12-FEB-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

J M Atkin & Son
Green Acres
Fulney Drove
Spalding
Lincs. PE12 6BW

D Fronock
Lowfields Farm
Low Fulney
Spalding
Lincs.
PE12 6BW.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1258/92 Received:03-DEC-92 Type:FULL

Name: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Agent: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Description: Use of buildings on site for light industry

Location : Lowfields Nursery Fulney Drove
Low Fulney Spalding, Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development is commenced visibility splays of 4.5 metres x 120 metres shall be provided at the site access onto Fulney Drove and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

3 The vehicular access shall incorporate 10.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 6.5 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

4 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Before the building is occupied space shall be provided within the site as shown on the submitted plan for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Fulney Drove.

6 The access for the first 10 metres into the site shall be surfaced in accordance with details to be approved.

Reason: To prevent unsuitable material from being deposited on the highway in the interests of highway safety.

The applicant is advised that the permitted use falls under Class B1 (Business) of the Town and Country Planning (Use Classes) Order. Class B1 involves use for all or any of the following purposes:

(a) As an office other than a use within Class A2 (Financial and Professional Services).
(b) For research and development of products or processes, or;
(c) For any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

09-FEB-93 AD check....10/2.....

Authorised to issue (inc Delegation)...10/2

+ SN12 Disabled

APPLICATION REFERENCE: H16/1258/92 DATE RECEIVED: 03-DEC-92

TYPE: Full

DESCRIPTION: Provide storage for 5 vehicles and 12 trailers and use of remaining buildings on site for light industry

LOCATION: Lowfields Nursery, Fulney Drove, Low Fulney, Spalding.

APPLICANT: Messrs J & A Tyrrell AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 26 JAN 1993

REASONS FOR COMMITTEE CONSIDERATION
Site in open countryside.
Concern over storage of vehicles and trailers.
Public objections.

RECOMMENDATION
That subject to the applicant agreeing to delete reference to storage of vehicles and trailers the Director of Planning and Building Control Services be authorised to grant permission.

PLANNING ISSUES

1 Large site, contains a number of commercial buildings, no permission exists for present uses, but site formerly occupied by Geests for a variety of operations before present owner acquired site.

2 Use of buildings for light industrial purposes is acceptable and should be encouraged. But use of part of the site for lorry and trailer parking would result in detriment to amenities of nearby dwellings.

3 Plans also indicate that B8 "storage and distribution" use also involved, and area given over to this and lorry park appears insufficient on plan. It would be preferable for a separate application to be submitted for this use. Such an application could then be determined on its own merits, without prejudicing the more straight forward light industrial proposal.

REPRESENTATIONS

Environmental Services: No objections to light industry subject to hours of operation and site screening. Concerned that haulage yard is likely to be detrimental to nearby residential properties. Suggest further information and clarification be sought re activities and hours associated with storage of vehicles and trailers.

Public Objections: Received from 'Lowfields Farm' and 'Green Acres' - summarised:
- Unsuitability of roads for heavy traffic.
- Previous accidents in locality and vehicles forced onto verge.
- Vehicles already operate from the site.
- Buildings already used for industrial purposes.

- Light industry is a vague term and any industry attracts traffic.
- Wardentree Lane is more appropriate location.
- Existing problems with noise.
- Loss of value and possible subsidence damage by heavy vehicles.
- Suggest hours of work if industry permitted.

TL1

SCHEDULE OF CONDITIONS

Before the development is commenced visibility splays of 4.5 metres x 120 metres shall be provided at the site access onto Fulney Drove and so maintained thereafter. (To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety).

B12 - (Radii and Width of Access)...10.5 m...6.5 m. (To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety).

F5 - (Turning Space).

F7 - (Loading, unloading and parking).

The access for the first 10 metres into the site shall be surfaced in accordance with details to be approved. (To prevent unsuitable material from being deposited on the highway in the interests of highway safety).

Note

The applicant is advised that the permitted use falls under Class B1 (Business) of the Town and Country Planning (Use Classes) Order. Class B1 involves use for all or any of the following purposes.

(a) As an office other than a use within class A2 (financial and professional services)
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(c) For any industrial process,

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

BRIAN SMITH ρ TP MRTPI
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1258/92 Type: FULL

Applicant: Messrs J & A Tyrrell
Tel: 0775 724442

Agent: Messrs J & A Tyrrell
0775 724442

Description: ~~Provide storage for 5 vehicles and 12 trailers and~~ use of ~~remaining~~ buildings on site for light industry.

Amend description - See BJW 2/2

Location: Lowfields Nursery
Fulney Drove
Low Fulney
Spalding, Lincs

Valid date: 03-DEC-92
Target dates:
To case officer 10-DEC-92
Inspected by 13-DEC-92
Extra contacts 17-DEC-92
Report if not clear by 07-JAN-93

Terminal date: 28-JAN-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
D Frohock, Lowfields Farm	21-DEC-92	11-JAN-93
Mrs S L Rose, Sandra Rose	21-DEC-92	11-JAN-93
J M Atkin & Son, Greenacres	21-DEC-92	11-JAN-93
Mrs J Ebelthite, Lowfields	21-DEC-92	11-JAN-93
Mrs A A Sly, Lowfields	21-DEC-92	11-JAN-93
Cllr B J Davies	11-DEC-92	25-DEC-92
Cllr C Evans	11-DEC-92	25-DEC-92
Cllr M C White	11-DEC-92	25-DEC-92
Dir of Environmental	11-DEC-92	25-DEC-92
Site/Press Advert DEP	18-DEC-92	08-JAN-93

L C C - Obs Attached for CS

BRIAN SMITH ,p TP MRTPI
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Cllr C Evans	11-DEC-92	25-DEC-92
Cllr M C White	11-DEC-92	25-DEC-92
Dir of Environmental	11-DEC-92	25-DEC-92
Site/Press Advert DEP	18-DEC-92	08-JAN-93

L.C.C. - Miss Attwood Jo ch 17/12/92

55. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H23/1242/92 E Johnson	3 bedroom bungalow and garage at Saltney Gate, Saracens Head.

(Pending a site inspection to assess the suitability of the site for the proposal and for the Director of Planning and Building Control Services to seek further information from the applicant in support of a local need for the development.)

H14/1279/92 Mr P Hammond	Reserved matters relating to a proposed bungalow and garage at Glenside North , West Pinchbeck.

(Pending a site inspection to assess the suitability of the design of the proposed development in this location.)

H14/1285/92 David Parker Homes Ltd	Erect 18 houses and flats with access road on land off Rose Lane, Pinchbeck.

(To enable the application to be considered by the Plans Sub-Committee on 8th February 1993.)

(Councillor T Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(d) **Application Approved Subject to Planning Obligation**

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that occupation of the dwelling and the warehouse within the site are not separated in the future, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H17/1265/92 Nationwide Building Society	Retention of dwelling without complying with Condition 3 of planning permission SR 259/72 at Morningside, Stockhouse Lane, Surfleet.

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations in respect of the following proposals:-

Plan No. and Applicant	Proposal
PL H12/1173/92 Fenbank Builders	Three bedroomed house at Marriot's Gate, Lutton.
H16/1258/92 Messrs J & A Tyrrell	Provide storage for 5 vehicles and 12 trailers and use of remaining buildings on site for light industry at Lowfields Nursery, Fulney Drove, Low Fulney, Spalding.

TYRRELL

BUILDING & CIVIL ENGINEERING

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New Buildings, Alterations, Repairs, Demolition, Plant Hire

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

South Holland Dist,Council.
Planning Dept.
Priory Road.
Spalding.

S.H.D.C.
FINANCE DEPT REC'D
-4 FEB 1993

2/2/1993

Your Ref.
DJR/JJ H16/1258/92

Mr.D.Roberts.

Dear Sir.

We agree to delete storage of Vehicles/ Trailers from our application Ref.H16/1258/92. therefore amending description of development to Light Industry.

We will submit a seperate application for the above at a later date.

Yours faithfully.

J. Tyrrell

J & A Tyrrell

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 FEB 1993
DR

Messrs J & A Tyrrell,
Lowfield Nursery,
Fulney Drove,
Low Fulney,
Spalding,
Lincs.
PE12 6BW.

Mr D Roberts

DJR/JJ H16/1258/92

29 Jan 1993

Dear Sir,

PROVIDE STORAGE FOR VEHICLES/TRAILERS AND USE OF REMAINING BUILDINGS ON SITE FOR LIGHT INDUSTRY.

The above application was considered at the Planning Committee meeting on 26th January 1993. It was recommended as follows.

> "That subject to the applicant agreeing to delete reference to storage of vehicles and trailers the Director of Planning be authorised to grant permission": subject to conditions.

The rationale behind this was that there were considered to be no objections to the light industrial element of the application, but the lorry/trailer parking element was seen to be problematical.

If you are agreeable to amending the description of development as suggested, please confirm so in writing as soon as possible, whereupon I can release the planning permission. This would not prevent you from subsequently applying separately for the lorry/trailer use if you wished to continue to pursue this option to ascertain whether or not permission will be forthcoming.

I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

PETER FROST & Co.

SOLICITORS

P.G. FROST FCIArb
Commissioner For Oaths

Telephone: (0775) 725044

1, LONDON ROAD,
SPALDING,
LINCS.
PE11 2DH.
V.A.T. Reg. No. 330 3879 63.
DX 26702 Spalding
FAX 0775-710502

Our Ref. PGF.MRM

Your Ref. DJR.SJS H16/1258/92

28th January 1993

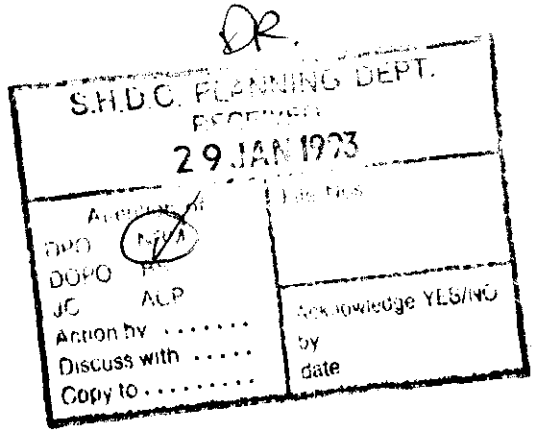
Dear Sir,

re: Land owned by Mr.Tyrrell - Fulney Drove, Spalding

Thank you for your letter and enclosure of 27th January the contents of which we note.

Yours faithfully,

Principal Planning Officer,
(Development Control)
South Holland District Council,
Priory Road,
Spalding,Lincs



This Firm is regulated by the Law Society in the conduct of investment business.

LATE OBJ. Off.. Date..14/1
Salient points highlighted

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JAN 1993 DR

Anglian Water Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920135

Your ref H16/1258/92

12-JAN-93

Dear Sir,

Proposal : PROVIDE STORAGE FOR VEHICLES & TRAILERS ALSO LIGHT INDUSTRY
Location : LOWFIELD NURSERY, FULNEY DROVE, LOW FULNEY, NR SPALDING
Applicant: MESSRS J & A TYRRELL

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

Both foul and surface water can be accommodated in the existing public sewers.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied for domestic purposes only.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

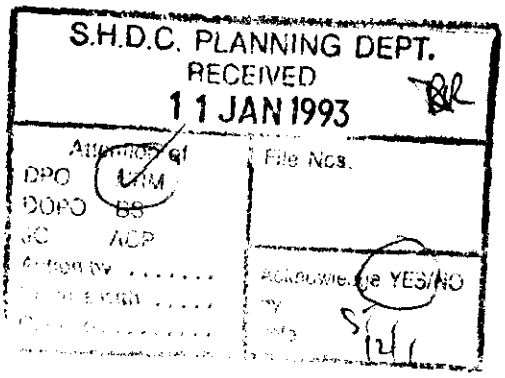
Les Outram
Acting Customer Services Manager

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

J. M. ATKIN & SON

FARMERS

BEECH TREE FARM
62 Broadgate, WESTON HILLS, Spalding, Lincs. PE12 6DQ
Telephone (0406) 380 545





J.M.&P.A. Atkin,
Green Acres,
Fulney Drove,
Spalding,
Lincs.
PE12 6BW

9th JANUARY 1993.

Mr B.Smith
Director of Planning.

Application No.H16/1258/92.
Provide storage for 5 vehicles and 12 trailers,and use of remaining buildings on site for light industry.
MESSRS J & A TYRRELL,Low Fields Nursery,Fulney Drove,Spalding Lincs.

Dear Sir,

As for the use of remaining buildings on site for light industry we would like restricted hours as regarding weekend work.eg: half day saturday,and no work on a sunday.

Yours faithfully

J.M.Atkin

P.A.Atkin.

J. M. ATKIN & SON

FARMERS

BEECH TREE FARM
62 Broadgate, WESTON HILLS, Spalding, Lincs. PE12 6DQ
Telephone (0406) 330 545

S.H.D.C. PLANNING DEPT.
RECEIVED
11 JAN 1993

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
12/1

J.M & P.A. Atkin,
Green Acres,
Fulney Drove,
Spalding,
Lincs.
PE12 6BW

9th January 1993.

Mr B.Smith
Director of Planning.

Application No.H16/1258/92.
Provide storage for 5 vehicles and 12 trailers and use of remaining buildings on site for light industry.
MESSRS J&A TYRRELL,Low fields Nursery,Fulney Drove,Spalding,Lincs.

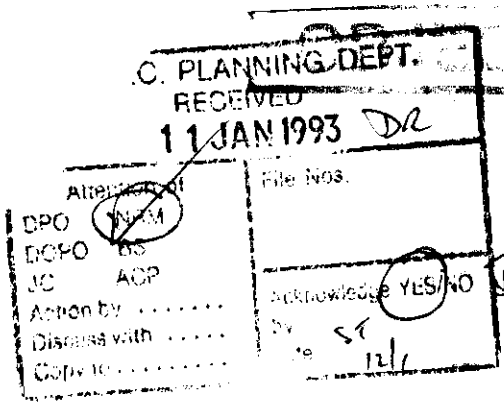
Dear Sir,

With reference to the above we object on the following grounds.

1.We have had first hand experience over the past six months of the noise the vehicles make,during the evening,night,early morning,seven days a week.This is very disterbing and distracting to our rural life.
2.We have recently built a new bungalow on the site of our previous house,having lived at Greenacres for many years,prior to building the new bungalow,which is some 40 yards or so from the property of the proposed application,at very great expence.We had problems with subsidence(hence the building of the new bungalow)and feel that the vibration of lorries could aggrevate the problem.
3.The existing highway is not ine our opinion either wide enough or constructed to cope with the continuous use of heavy vehicles.
4.We feel that having a lorry centre very close to our property,will greatly reduce the value of the same,should we wish to sell.

Yours Faithfully,

J.M.Atkin
P.A.Atkin



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

January 11th, 1993.

Dear Sir,

Planning Application No: H16/1258/92

I am writing to object to the above application by Messrs J. & A. Tyrrell.

I understand that the 5 vehicles and 12 trailers are those referred to in the Goods Vehicle Operator's licence application by Messrs J. F. Buffham (Transport) Ltd., of Pilmore House, Pilmore Lane, Low Fulney, Spalding.

My chief concern about such an enterprise is the unsuitability of Fulney Drove for heavy traffic. On January 10th, 1992, close to Tillett's Entry, which is the private road leading to our house, a lorry belonging to J. F. Farms Ltd., overturned into the dyke. This accident was followed by another in almost the same spot on February 1st, 1992, when a second lorry went into the dyke and the road had to be closed. Reflective posts were put up by the Highways Department, but were subsequently removed.

A few weeks after these accidents there was a third; two lorries met, resulting in one of them slipping off the road on the town side of the Drove.

but [illegible] up in the dykes. This situation has not been helped by the fact that Messrs Buffham and Tyrrell appear to have anticipated licensing and planning permission. A number of Messrs. Buffham's vehicles are already operating from the site.

I have stated, repeatedly, that the proper venue for a business expansion such as that planned by Messrs Buffham is the excellent industrial site in Wardentree Lane.

My other word is with the second part of the application which concerns the use of remaining buildings on site for light industry. It would seem that Messrs Tyrrell are applying, in effect, for retrospective planning permission with regard to these buildings. As I understand it, no permission has been granted so far, yet various industrial businesses are operating from the site and have been doing so for some considerable time.

"Light industry" is a vague term. What it is intended to cover, in this instance, should be specified in the application so that the public will know what is planned for the site.

Industry of any kind generates traffic, with

lorries entering and leaving the
add to the danger on Fulney Drove,
as its name implies, was not constructed
for such traffic. Wardentree Lane is the place
for industrial development.

Yours faithfully,

Diana Fishock

The Director of Planning and Building Control Services,
Planning and Building Control Department,
Council Offices,
Priory Road
Spalding,
Lincs.

...OS WITH

...INE

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...follow our "three steps to heaven" for ...st convenient and easy way to make ...ndships. You can call us anytime when ...ou - why not call us now - the sooner ...e your advertisement in Heart Line, ...ver it can start working for you.

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...coupon below. ...

...ly to the pre-recorded message ...

...ou have written down. You must give ...so - this will not be used in your ...

...address and telephone number, (not ...

...300

...5p per minute at all other times ...following week's publication.

...ACCEPTANCE

...of advertisements that ...

...a box number. ...ugh the post by sending ...s to Heart Line, Mercury ...remember it's easier by ...

...NE BOX NUMBER

...envelope, write the box ...side of the envelope. ...e along with a cheque or ...

...make. ...eart Line).

...ART LINE

...t

...'HONE CALL ON

...304

...DER £50.00 ...

...ou in touch with ...area. YOU CHOOSE

...e 0891 909304, all you pay is the ...'s a day and seven days a week.

...advertisers to place an ...ng the completed coupon to our ...

...sement out. ...que or postal order for ...yable to Sell-it (Mercury ... PE9 2QZ) ...ur pre-recorded ...ent over the phone ...

...mber for response and ...

...reply to Box No SP5701.

SLIM, attractive male, 39, 5' 10", own home, hair, teeth, car, seeks slim attractive lady, 30-40, with intelligence. Photo ensures reply. Reply to Box No SP5703.

GENT, early 50s, NS, easy going, understanding nature, home, car owner, seeks young lady, 35-50, for f/ship, poss lasting r/ship. Reply to Box No SP5603.

CARING gent, 51, sincere, affectionate, nice home, etc, seeks NS homely lady, 40-50, who can share f/ship. Reply to Box No SP5804.

SINGLE, caring male, 37, own house, NS, no ties, wishes to meet kind, attractive, single lady, 25-40, for f/ship, poss romance. ALA. Reply to Box No SP5655.

SINGLE busy prof, male, 37, varied interests, no ties, seeks reliable single lady, 25-40, NS, also no ties, for romantic f/ship. ALA. Reply to Box No SP5656.

WIDOW, mid 60s, seeks gentleman, similar age for f/ship and outings. Reply to Box No SP5564.

SINGLE, caring male, 37, own house, NS, no ties, wishes to meet kind, reliable, single lady, 35-40, for f/ship, poss romance. ALA. Reply to Box No SP5708.

MALE, no ties, no rules, if you match with me and would like to meet a 38-year-old smoker who enjoys life, then contact me. Reply to Box No SP5482.

MALE, 38, solvent, smoker, well balanced and self-sufficient, not looking for a replacement wife, seeks attractive ladies for fun, f/ship and outings. Reply to Box No SP5489.

LONELY, honest man, 44, would like an early Christmas present. An attractive female, 35-45, slim, for f/ship and poss romance. Reply to Box No SP5493.

WELL travelled tallish male, very late 20's, enjoys laughs, conversation, travel, nights in/out, would like to meet friendly, kind smiling female, 26-34, for potential serious f/ship. Reply to Box No SP5646.

Sell-it

ROBINSON Willey mains gas fire, electric log effect, £25. Tel 0406 363481.

TEAK bedroom suite, inc wardrobe, dressing table and set of drawers, £50 ono. Tel 0775 724166.

LITTLE Tykes kitchen, good condition, £25. Tel 0406 351175.

DOLL'S pram, good condition, £15. Tel 0406 351175.

BEIGE leather 3-pce suite, £45 ono. Tel 0775 724166.

MY Little Pony Crimp 'n' Curl salon, boxed, as new, £20. Tel 0406 351175.

MY Little Pony Show Stable with pony accs, £15. Tel 0406 351175.

CHALET type doll's house, with furniture and dolls, vgc, £15. Tel 0406 351175.

CHILD'S desk and chair, £8 ono. Tel 0406 85175.

DOLL'S pram with doll, £15. Tel 0406 351175.

CHERFUL doll's buggy with doll, as new, £15. Tel 0406 351175.

BOY'S Raleigh racing bike, age 9, girl's shopper, age 7, boy's BMX age 5-7, £20 each or reasonable offers considered. Tel 0775 724166.

BEER making kit, includes pressure barrels, fermentation bucket, malt and equipment, £30. Tel 0406 22628.

THREE tier trolley, gold frame and handles, trays woodgrain, middle tray removable, vgc, £15. Tel 0775 761668.

SINGLE divan bed, with drawers, exc condition. Tel 0406 350612.

COAL effect electric fire, wooden surround with display shelves, excellent condition, £40. Tel 0775 768605.

COT with matching quilt and cot bumper, vgc, £20. Tel 0406 371478.

PLAYPEN, travel cot with mattress, fitted with educational toys and window, good condition, £40. Tel 0775 769622.

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TWO SETS OF 5-STAR DUEL WHEELS

13.6 x 38 £295 per set

Howard Barrowplough, as new, £300

Please note that the Housing and Property Services Department will be closed on the following dates:

Thursday, December 24 1992
Friday, December 25 1992
Monday, December 28, 1992
Friday, January 1 1993

If you need emergency assistance from the department on these days, please telephone

HOLBEACH 22829

SOUTH HOLLAND DISTRICT COUNCIL

8g4330

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H08/1236/92

Eve Structures Ltd. New offices and workshop, Belchmire Lane, Gosberton, Spalding, Lincs FULL

The following proposals do not accord with the provisions of the relevant Development Plan.

H08/1271/92

Mr J. L. Clay. Erection of dwelling with vehicular access, 139 Westhorpe Road, Gosberton, Spalding, Lincs FULL

H16/1258/92

Messrs J. & A. Tyrrell. Provide storage for five vehicles and 12 trailers and use of remaining buildings on site for light industry, Lowfields Nursery, Fulney Drove, Low Fulney, Spalding, Lincs FULL

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services
December 18, 1992.

3h€WVN 4468

SP 9.18.12.92

GOODS VEHICLE OPERATOR'S LICENCE

JON OSBORNE GENT, trading as Jon Gent Transport, of 283 Pennygate, Spalding, Lincs, PE11 1LN is applying to replace with change a licence to use Geoff Gilbert International, "Baythorpe", Boston Road, Swineshead, PE20 3HB as an operating centre for one goods vehicle and one trailer.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6h4473 187/507SG18-12

GOODS VEHICLE OPERATOR'S LICENCE

FRANCESCO COLEMAN, trading as Coleman Builders, of 101 West Elloe Avenue, Spalding, Lincs PE11 2BJ is applying for a licence to use 26 Roman Bank, Spalding, Lincs as an operating centre for one goods vehicle.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre

(b) the improvement of lengths of high
(c) the construction of highways, the imp of highways and the provision of new access to premises all in pursuanc Lincolnshire County Council (Gosbe Road) (Side Roads) (No 2) Order 1
(d) use by the said Council in connection construction of a highway and the pro new means of access to premises anc
(e) mitigation of any adverse effects wi existence or use of the new highway v on the surroundings.

A copy of the Order and of the accompany may be seen at all reasonable hours at Offices, Lincoln, and at the Post Offic Street, Gosberton, Lincolnshire, and may there at all reasonable hours.

Any objection to the Order must be m writing to the Secretary of State for Tra Northern Regional Office, Local Authority Section, Wellbar House, Gallowgate, Ne upon Tyne NE1 4TD before the 22nd January, 1993, and should state the title Order and the grounds of objection.

DESCRIPTION OF THE LANI

(a) Land to be purchased compulsorily cont 44,986 square metres.
(b) Land over which rights are to be ac compulsorily containing 20,605 square m and
(c) Land to be purchased compulsorily to mi adverse effects containing 5,040 s metres.

All situate between the A16 Spalding-Gosb Road and the site of the old railway in the Par Surfleet in the District of South Holland i County of Lincoln.

Dated December 14, 1992.

Dr J. EMMERSON
Director of Highways and Plann County Offices, Lincoln.

6h€WVN 4367

SOUTH HOLLAND DISTRICT COUNCIL

CONTRACT SERVICES REFUSE COLLECTION ARRANGEMENTS FOR CHRISTMAS AND NEW YEA INFORMATION TO HOUSEHOLDERS

COLLECTIONS OVER THE HOLIDAY PERI WILL BE AS FOLLOWS:

Friday, 25th December, 1992 No Collec
Monday, 28th December, 1992 No Collec
Friday, 1st January, 1993 Double Collection (in lie 25th December, 1992)
Monday, 4th January, 1993 Double Collection (in lie 28th December, 1992)

N.B. All other collections remain as normal householders are reminded that all collections commence at 7.30 am and plastic refuse sacks m be placed at the front curtilage.

5f4037 e

NOTICE OF A PUBLIC INQUIRY IN PROPOSALS FOR A LOCAL PLA

TOWN & COUNTRY PLANNING ACT (As Amended)

NOTICE IS HEREBY GIVEN that Miss Whitbread, the Inspector appointed b Secretary of State for the Environment Section 42 of the Town & Country Plannir 1990, will attend at

THE GUILDHALL ARTS CENTR BALLROOM, ST PETER'S HILL, GRANTHAM,
commencing at 10 am on
TUESDAY, FEBRUARY 9, 1993
to hold a
PUBLIC LOCAL INQUIRY
into objections and representations being relating to
THE DRAFT SOUTH KESTEVEN DISTRICT PLAN

Anyone may attend and those ...

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 15.12.92

OUR REF: JC/SS/PC

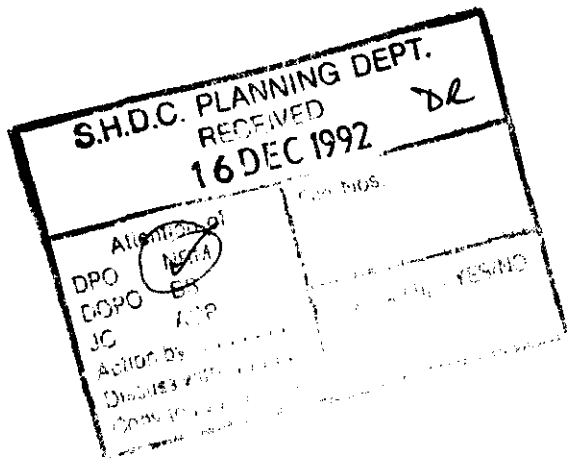
TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/1258/92
Industrial site, Lowfields Nursery, Low Fulney

I write with reference to the above and whilst I have no objections in principle to the buildings being used for Bl purposes subject to hours of operation and site screening conditions, I am concerned that a haulage yard with its associated loading/unloading activities is likely to be detrimental to the nearby residential properties.

I would suggest that further information and clarification be sought regarding the activities and hours associated with the "storage of vehicles and trailers".

Director of Environmental Services



PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H16/1258/92
Description: Provide storage for 5 vehicles and 12 trailers and use of remaining buildings on site for light industry.
Location: Lowfields Nursery
Fulney Drove
Low Fulney
Spalding, Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 08-JAN-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

18-DEC-92

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JAN 1993

NRA

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

4th January 1993 Our Ref: 92/1/SH/0337

Dear Sir

PLANNING APPLICATION NO H16/1258/92
USE SITE FOR THE LIGHT INDUSTRIAL USE AND STORAGE OF 5 VEHICLES AND 12 TRAILERS. INDUSTRY AT LOWFIELD NURSERY, FULNEY DROVE LOW FULNEY, SPALDING BY MESSRS J & A TYRRELL

With regard to the above-mentioned application received on 15 December, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

Cont./

NRA

For impervious vehicle parking and hardstanding areas for 50 vehicles or more a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

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

Any fuel storage and refuelling facilities shall be constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land or underground strata and bunding.

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.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse. surface water sewer or soakaway. These areas should preferably be under cover.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not leac to pollution.

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

Any vehicle wash/steam cleaning effluent must be drained to a sealed tank and removed from the site to a suitable licensed waste disposal site. No such discharge to any watercourse. surface water sewer or soakaway.

Yours faithfully

R F Morgan
Planning Engineer

cc Messrs J & A Tyrrell
Lowfield Nursery
Fulney Drove
Low Fulney
Spalding

DPC

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

Our Ref. RS/PA-B/1258/92/JAM **Your Ref.**

Date 16 December 1992

Dear Sirs,

FULL PLANNING APPLICATION - VEHICLE STORAGE AND LIGHT INDUSTRY
LOWFIELDS NURSERY - FULNEY DROVE, LOW FULNEY, SPALDING

The South Holland District Council's 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 by the proposal which I gather does not involve the erection of new buildings or the provision of impermeably surfaced areas to be provided with a direct storm water outfall, I set out below general advice for your consideration.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

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 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:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

S.H.D.C. PLANNING DEPT.
RECEIVED
22 DEC 1992
DR

Our Ref: RS/PA-B/1258/92/JAM 16 December 1992

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 Elsey

ENGINEER TO THE BOARD

Messrs. J & A. Tyrrell,
Lowfields Nursery,
Fulney Drove,
Low Fulney,
Spalding, Lincs. PE12 6BN

David

Phoned 5/1 See note in Book

Please phone Mrs Pocock Sp 722492
re T Yield at Fulney home on 4-1-93
She will view plans between Xmas & New Year
Advert re paper seems to be muddled
according to her — refers to Cass Area?

Will also write to ~~DCT Cant~~ Pode Hole
re weight limit on road

Pam 23-12-92

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JAN 1993
DR

NRA

National Rivers Authority
Anglian Region

4th January 1992

Our Ref:GT/92/1/SH/0337

Dear Sirs

PLANNING APPLICATION NO H16/1258/92
PROVIDE STORAGE FOR 5 VEHICLES & 12 TRAILERS AND USE OF REMAINING BUILDINGS ON SITE FOR LIGHT INDUSTRY AT LOWFIELD NURSERY, FULNEY DROVELOW, FULNEY, SPALDING, FOR MESSRS J & A TYRRELL

With regard to the above-mentioned application received on 15th December 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

e) Each dwelling should be served by a separate septic tank and soakaway system.

Cont./

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

For impervious vehicle parking and hardstanding areas for 50 vehicles or more a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

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

Only vehicle wash/steam cleaning effluent must be drained to a sealed tank if disposal of is to a licenced disposal site. No such water must enter into any watercourse/surface water sewer or soakaway.

Any fuel storage and refuelling facilities shall be constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse. land or underground strata and bunding.

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.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

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

Yours faithfully

R F Morgan
Planning Engineer

cc Messrs J & A Tyrrell
Lowfield Nursery
Fulney Drove
SPALDING

LMP

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: H16/1258/92

Applicant: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Agent: Messrs J & A Tyrrell
Lowfields Nursery
Fulney Drove
Low Fulney, Spalding
Lincs, PE12 6BW

Description: Provide storage for 5 vehicles and 12 trailers and use of remaining buildings on site for light industry.
Location: Lowfields Nursery Fulney Drove
Low Fulney Spalding, Lincs

Type: FULL

21-DEC-92

Dear Sir/Madam,

PLANNING APPLICATION - Notice under Article 12B

I have received an application for planning permission in respect of a neighbouring property, and I must therefore give you the required notice as an adjoining owner or occupier. The details of the application are shown above. If you are a tenant, it would be helpful if you would also pass this information to the owner of the property.

Members of the public may inspect copies of the application, the plans, and other documents submitted at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm on Fridays) until 11-JAN-93. If you have any observations about the proposal, you should write to me by 11-JAN-93, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments may need to be available for public inspection.

Should you need to contact the department, the officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mrs S L Rose
Sanda Rosa
Fulney Drove
Spalding
Lincolnshire

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1258/92.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Longfields Nursery, Fulney Drove, Spalding

3. Name, classification and number of road

4. Date application referred 17-12-92

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Permit Storage for 5 vehicles & 12 trailers & use of Buildings for Light Industry.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission~~.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests~~ that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10~~b as shown~~ overleaf.

Date: 17-12-92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) Before the development is commenced visibility splays of 4.5m. x 120m. shall be provided at the ~~~~ site access onto Fulney Drove and so Maintained Hereafter.

(2) B12 ---- 10.5m ---- 6.5m.

(3) F5

(4) T7

(5) The access for the first 10m into the site shall be surfaced in accordance with details to be approved

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B4

(2) B6

(3) F5

(4) F7

(5) To prevent ~~unsuitable~~ unsuitable material from being deposited on the highway in the interests of highway safety.

Note:— use continuation sheet(s) as necessary.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P1992
Date received : 03-DEC-92

Received from

J Tyrrell

Address

Lowfields Nursery
Fulney Drove
Low Fulney
Spalding

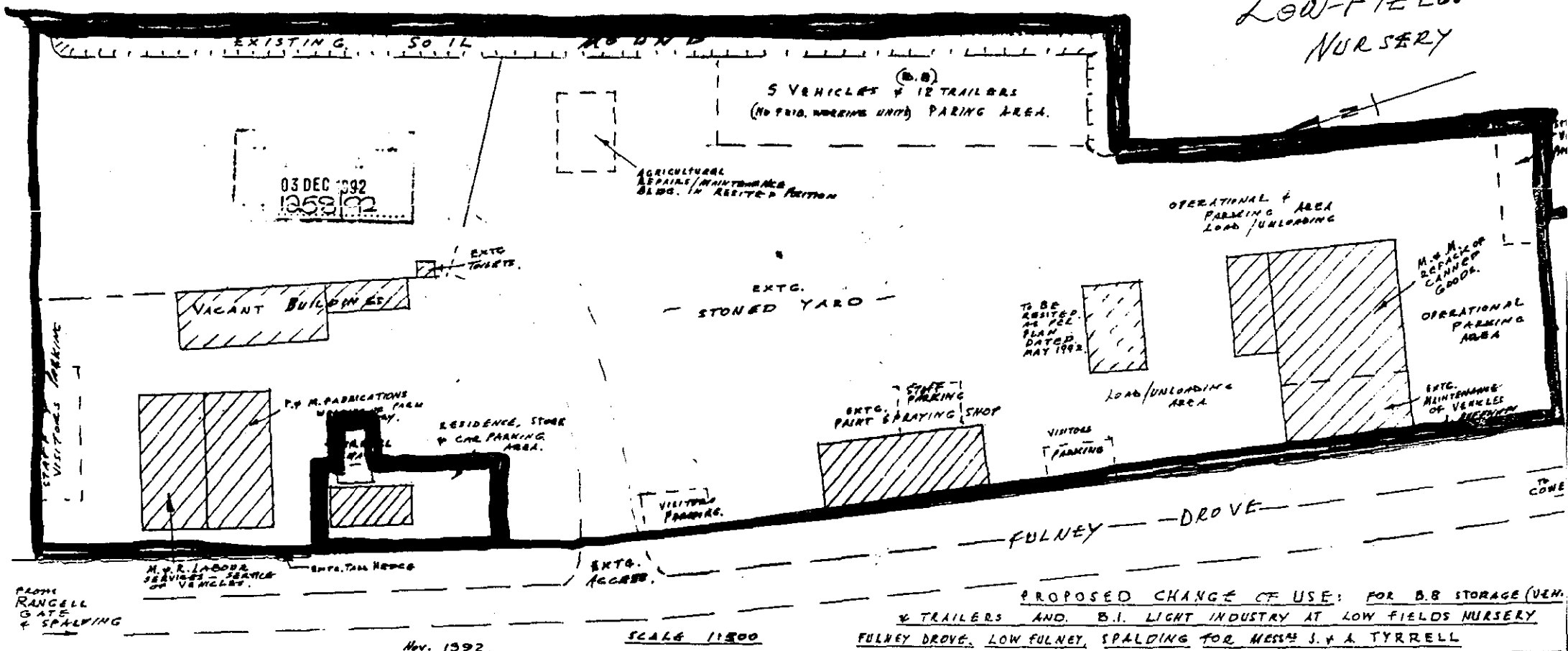
Fee paid	£	110.00
VAT	£	0.00
Total received	£	110.00

Cash/Cheque : Cheque

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

1258/92

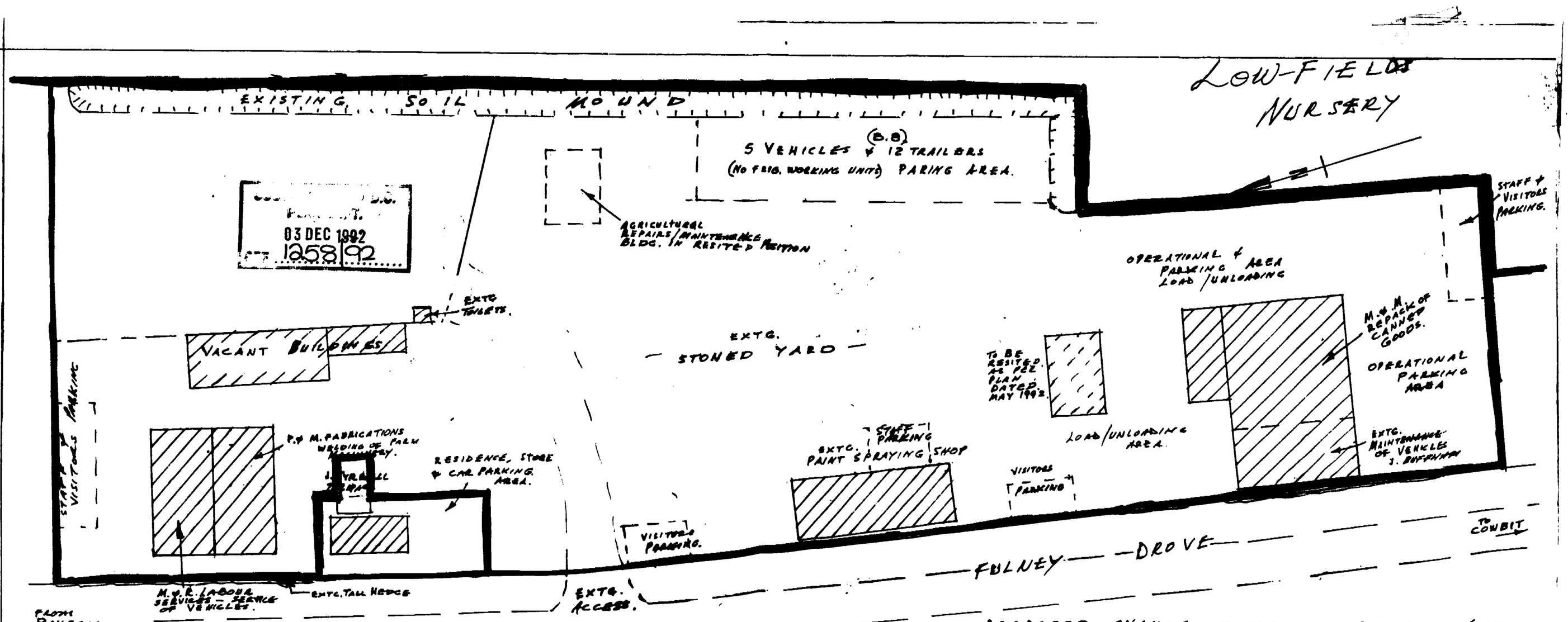
LOW-FIELDS NURSERY



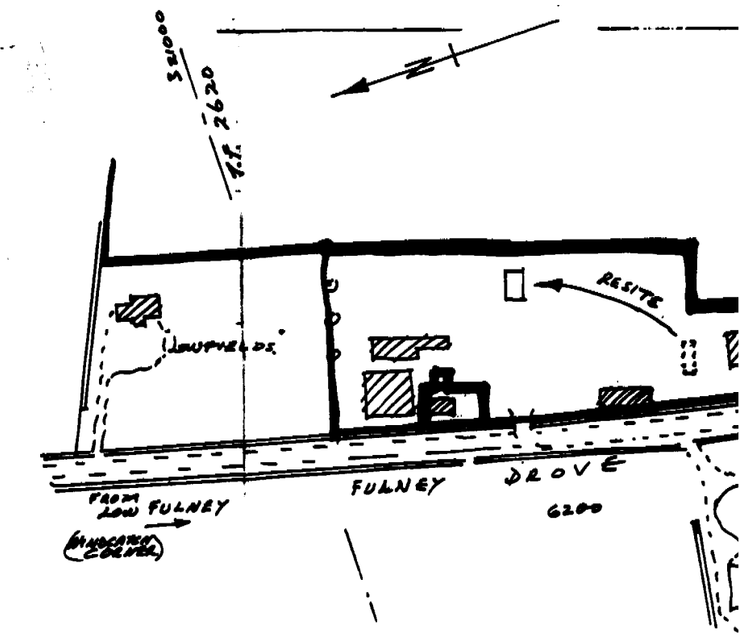
PROPOSED CHANGE OF USE: FOR B.8 STORAGE (VEH. & TRAILERS AND B.1. LIGHT INDUSTRY AT LOW FIELDS NURSERY FULNEY DROVE, LOW FULNEY, SPALDING FOR MESSRS J. & A. TYRRELL

SCALE 1:500

Nov. 1992.



PROPOSED CHANGE OF USE: FOR B.8 STORAGE (VEHICLES



SITE LOCATION PLAN — SCALE 1:2