SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1275/92 Received:10-DEC-92 Type:FULL

Name: Mr & Mrs R Chapman
Tom Thumb Nursery
Woolram Wygate
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed propagation house and replacement glasshouse

Location : Tom Thumb Nursery Woolram Wygate
Spalding

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
01-FEB-93 H16/1275/92

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|1275|92

Date Registered 10 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. R. CHAPMAN,
TOM THUMB NURSERY,
WOOLRAM WYGATE,
SPALDING, LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING, LINCS.

Tel. No. 761856
(Personal contact name) M.R. HOLLAND.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TOM THUMB NURSERY, WOOLRAM WYGATE, SPALDING, LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED PROPAGATION HOUSE & REPLACEMENT GLASSHOUSE.

Please complete

Signed. Poddingtons Date. 10th December 1992.

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.
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	
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

	PROPAGATION HOUSE	GLASSHOUSE	
4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	61.65	368	sq. metres
B. Please state size of any new structure:- (a) max. height:	3.4	3.5	metres
(b) max. length:	9.89	23	metres
(c) max. width:	8.99	16	metres
C. Please state type and colour of materials for facing external walls:	CONCRETE BLOCK LIGHT GREY		GLASS GLASS
D. Please state type and colour of roofing materials.	P.C.S. SHEETS GOOSEWING GREY		
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. — NURSERY

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?

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	SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public 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.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR. 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 ..... Poddingtons (Applicant/Agent) Date 10th December 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 ..... (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 ..... Poddingtons (Applicant/Agent) Date 10th December 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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

re 175 Woolaw Wynd
adjs 2+4 Fairview Way

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date 4/1

Notice posted by DM
Date 18/12

Resident Notices required

Sent | Delivered

Case Officer Conclusions

21/12 SP

to replace existing Victorian
house + bungalow to flats (not totally screened & close to adjs
But no overriding reason to refuse P.P.

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 .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

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 14-12
DC 5/12

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

Case Officer PL

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P-3016

Date first Rec'd 10 DEC 1992

Registration

Reference M16/1275/92

Cross-Ref R

Date 11-DEC-92 DAB

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 61.65 365

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee ✓

Discounted fee ✓

Previous app
Type Both Agric.
Both under 465 m2

Correct fee ~~110~~ NIL

Additional
Refund £110

Receipt
Issued Dec 92

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 193

OS No's

Grid ref S 524450 339000

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross YES
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 1003

Linked to property

Ref

Planning Records:
Earlier apps

09/88
16/78
626/90
1643/87
1990/91
999/91
1184/90
1790/90
392/91
1496/91
131/91
144/91

B Reg Records:
Already submitted - Ref
Request
Requested

55. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant	Proposal
H23/0785/92 Metfield Estates Ltd	19 dwellings comprising of 5 bungalows and 10 semi-detached houses and 4 detached houses including associated access road at Cob Gate, Whaplode.

(The Director of Planning and Building Control Services reported the receipt of an objection from the Parish Council.)

H15/1079/92 Mr D Casswell	Conversion of existing barn to dwelling at "the Barn", Eaudike Farm, Watergate, Quadring Eaudyke.

(It was also agreed that a policy report on the redevelopment of redundant farm buildings be submitted to the Committee in due course.)

H05/1158/92 Kings Quality Homes	Reposition drives to Plots 9, 10 and 11 as constructed (Retrospective application) at Parklands, Fleet Road, Fleet Hargate.

(It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H05/1123/92 Kings Quality Homes	Retrospective change of use from proposed footpath to amenity space and private garden at Parklands, Fleet Road, Fleet Hargate.

(it was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1166/92 Mr T J Street	Change of use to car dismantling at Riverside Cottage, Clay Lake, Spalding.
H05/1171/92 Mr A B Crowden	Occupation of extension to warehouse without complying with Condition 2 of H05/0218/90 requiring a 2 metre screen wall at Fleet Road Industrial Estate, Holbeach.
H23/1184/92 Metfield Estates Ltd	46 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode.
H03/1186/92 Mr C Bird	Change of use of stable block to dwelling at 16 Stowgate, Deeping St James.
H06/1207/92 Victory Hall Management Committee	New village hall to replace existing timber hall adjacent Victory Hall, Gedney.
H15/1243/92 Executors of F R Casswell	Conversion of redundant farm buildings into two dwellings at Bresby House, Quadring Eaudyke.

(It was reported that the applicants' agent sometimes acted as Consultant to the Council.)

H16/1275/92 Mr & Mrs R Chapman	Proposed propagation house and replacement glasshouse at Tom Thumb Nursery, Woolram Wygate, Spalding.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1275/92 Received:10-DEC-92 Type:FULL

Name: Mr & Mrs R Chapman
Tom Thumb Nursery
Woolram Wygate
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed propagation house and replacement glasshouse

Location : Tom Thumb Nursery Woolram Wygate
Spalding

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.

28-JAN-93 AD check..AP 29/1.....

Authorised to issue (inc Delegation)....AP.....

APPLICATION REFERENCE: H16/1275/92 DATE RECEIVED: 10-DEC-92

TYPE: Full

DESCRIPTION: Proposed propagation house and replacement glasshouse

LOCATION: Tom Thumb Nursery, Woolram Wygate, Spalding.

APPLICANT: Mr & Mrs R Chapman AGENT: Messrs Poddingtons

REASON FOR COMMITTEE CONSIDERATION

Resident objection.

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

RECOMMENDATION

That permission be granted.

PLANNING ISSUES

1 Effect on amenities of objectors dwelling.

REPRESENTATIONS

Public: Resident objection from 2 Fairview Way.

- Proposed glasshouse will be right opposite windows.
- Loss of view.
- 12' is too high - illumination at night is a nuisance.

BI. .d 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: H16/1275/92 Type: FULL

Applicant: Mr & Mrs R Chapman
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed propagation house and replacement glasshouse

Location: Tom Thumb Nursery
Woolram Wygate
Spalding

Valid date: 10-DEC-92 Terminal date: 04-FEB-93
Target dates: Target Committee: 26-JAN-93
To case officer 17-DEC-92 Report deadline: 12-JAN-93
Inspected by 20-DEC-92
Extra contacts 24-DEC-92 Case Officer:
Report if not clear by 14-JAN-93 *D J ROBERTS*

DEVELOPMENT/CONSTRAINTS

Size: 368 M2
Category: Redevelopment
Listed building: Other Constraints: LC
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 2 Fairview Way		21-DEC-92	11-JAN-93
Owner/Occupier, 4 Fairview Way		21-DEC-92	11-JAN-93
Owner/Occupier, 175 Woolram Wygate		21-DEC-92	11-JAN-93
Cllr C F Fisher	0775 725983	16-DEC-92	30-DEC-92
Cllr Mrs A M Newton	0775 762210	16-DEC-92	30-DEC-92
Cllr R C West	0775 760231 (Of	16-DEC-92	30-DEC-92
Site/Press Advert MIN		~~22~~ 18-DEC-92	~~12~~ 08-JAN-93

2 - C C - Objections 18/12

SITE DETAILS

Grid ref: 524450 323800
OS Sheets: 183 Parcel:

BR[illegible]N 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: H16/1275/92 Type: FULL

Applicant: Mr & Mrs R Chapman
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed propagation house and replacement glasshouse

Location: Tom Thumb Nursery
Woolram Wygate
Spalding

Valid date:	10-DEC-92	Terminal date:	04-FEB-93
Target dates:		Target Committee:	26-JAN-93
To case officer	17-DEC-92	Report deadline:	12-JAN-93
Inspected by	20-DEC-92		
Extra contacts	24-DEC-92	Case Officer:	
Report if not clear by	14-JAN-93	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 368 M2
Category: Redevelopment
Listed building: Other Constraints: LC
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	16-DEC-92	30-DEC-92
Cllr Mrs A M Newton	0775 762210	16-DEC-92	30-DEC-92
Cllr R C West	0775 760231 (Of	16-DEC-92	30-DEC-92
Site/Press Advert MIN		~~27~~ 28-DEC-92	~~12~~ 8-JAN-93

A.C.C — No Objections JCB 17/12/92.

SITE DETAILS

Grid ref: 524450 323800
OS Sheets: 183 Parcel:

BR 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: H16/1275/92

Applicant: Mr & Mrs R Chapman
Tom Thumb Nursery
Woolram Wygate
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed propagation house and replacement glasshouse

Location: Tom Thumb Nursery Woolram Wygate
Spalding

Type: FULL

04-FEB-93

Dear Sir/Madam,

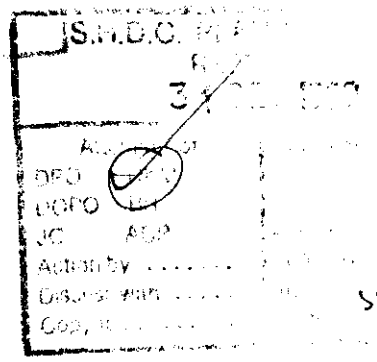
PLANNING APPLICATION

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

Mrs E Lilley
Nulli Secundus
2 Fairway Way
Spalding
Lincs. PE11 3PA



DR

'Nulli Secundus'
2 Fairway Way
Spalding
Lincs
PE113PA

29th December 1992

Application no: S16/1275/92

Applicant: Mr and Mrs R Chapman
Tom Thumb Nursery
Woolram Wygate
Spalding
Lincs

Description: Proposed propagation house and replacement glasshouse.

Location: Tom Thumb Nursery Woolram Wygate Spalding

PLANNING APPLICATION - Notice under Article 12B

Dear Mr Roberts,

I am the owner occupier of no 2 Fairview Way, Spalding and observe that I seem to be the only property to be affected by the proposed propagation house and replacement glasshouse for Mr and Mrs R Chapman, Tom Thumb Nursery, Woolram Wygate, Spalding.

As far as I can judge the proposed glasshouse will be right opposite my windows on my eastern elevation, therefore taking away what little view I now enjoy, (over Frier's field to Pinchbeck Road). From my bedroom windows all I shall see will be the top of a glasshouse, and as now with the other glasshouses I am kept awake quite often because they are lit up during the night.

Is there any reason why this proposed glasshouse has to be 12 foot high? Surely, nothing can be grown at this height.

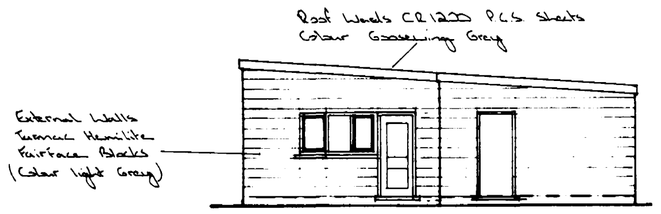
I notice Mr and Mrs Chapman enjoy views from ALL their windows with no obstructions. Also, I observe my neighbours would not be affected by the proposed glasshouse.

I await your reply.

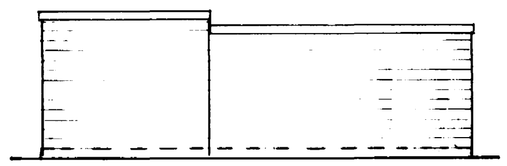
Yours sincerely

Elizabeth Lilley

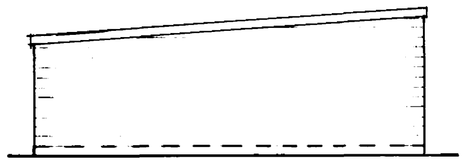
Elizabeth Lilley (Mrs)



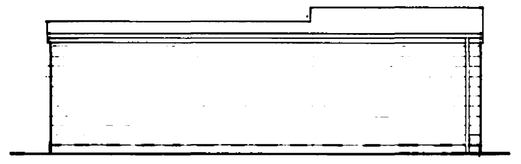
East Elevation



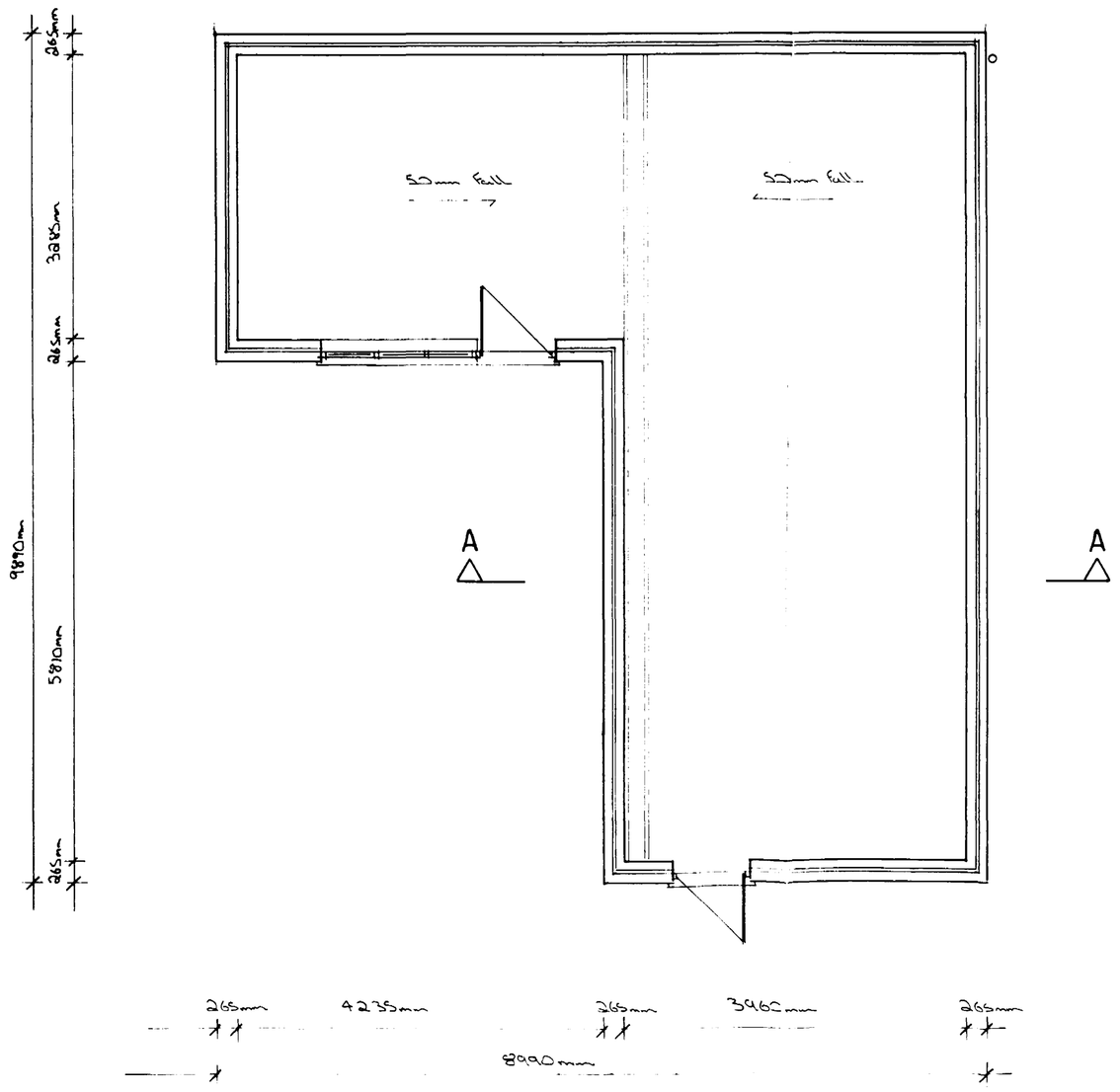
South Elevation



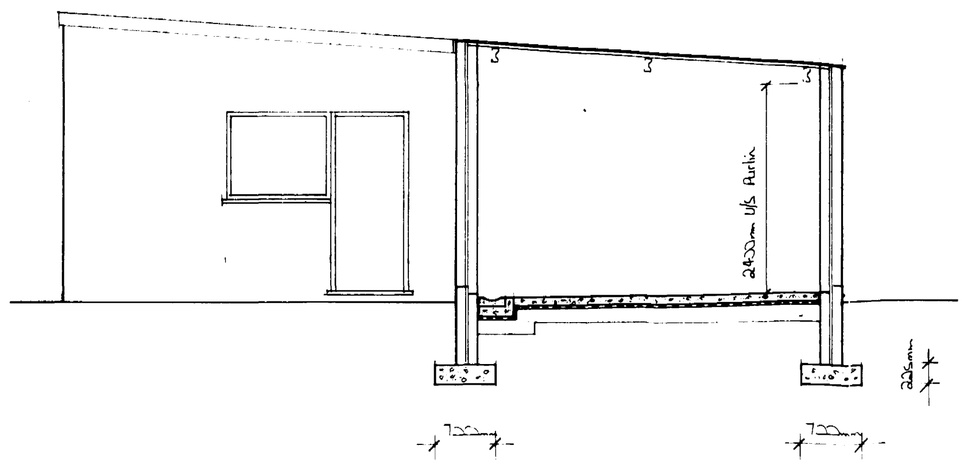
West Elevation



North Elevation



Plan



Section A A

10 DEC 1992
1275/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

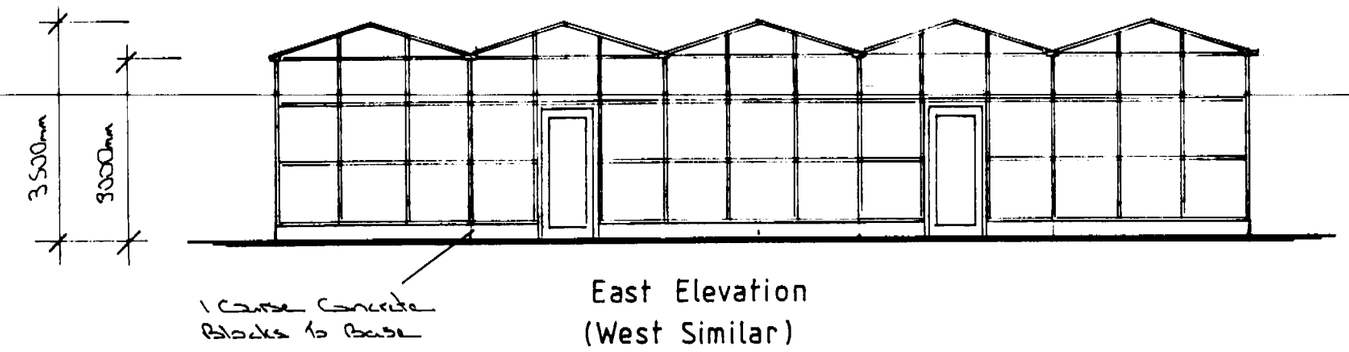
PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
Proposed Propagation House & Replacement Glasshouse
At.
Tom Thumb Nursery, Woolram Wygate, Spalding
For.
Mr & Mrs R. Chapman

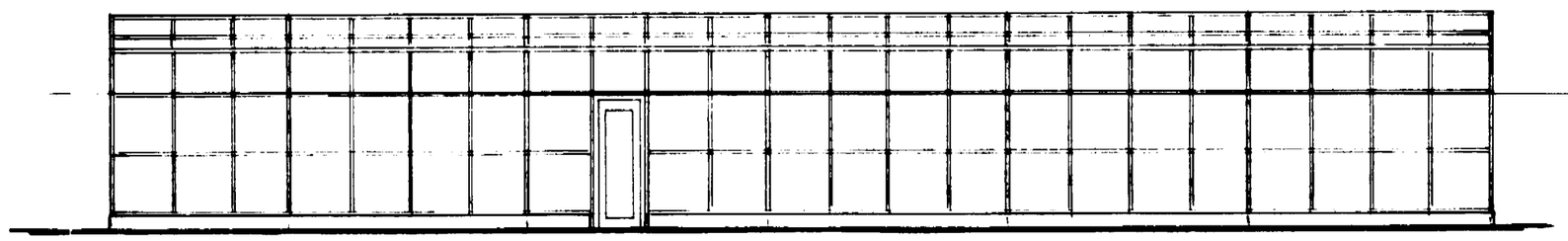
drawing
Plan & Elevations of Propagation House

scale
1/100 1/50

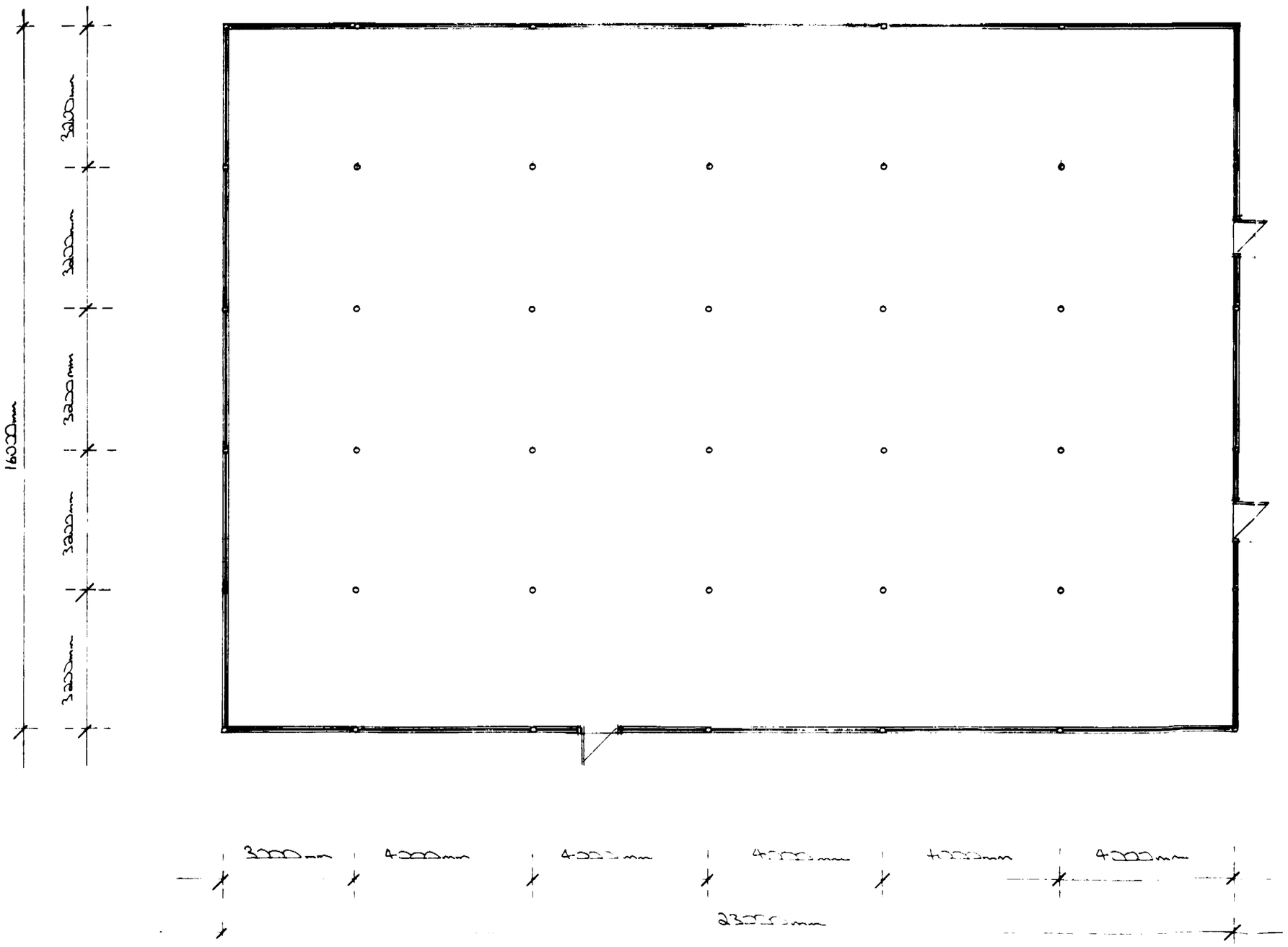
drawing no
MRH/2510/2



East Elevation
(West Similar)



South Elevation
(North Similar)



Floor Plan

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

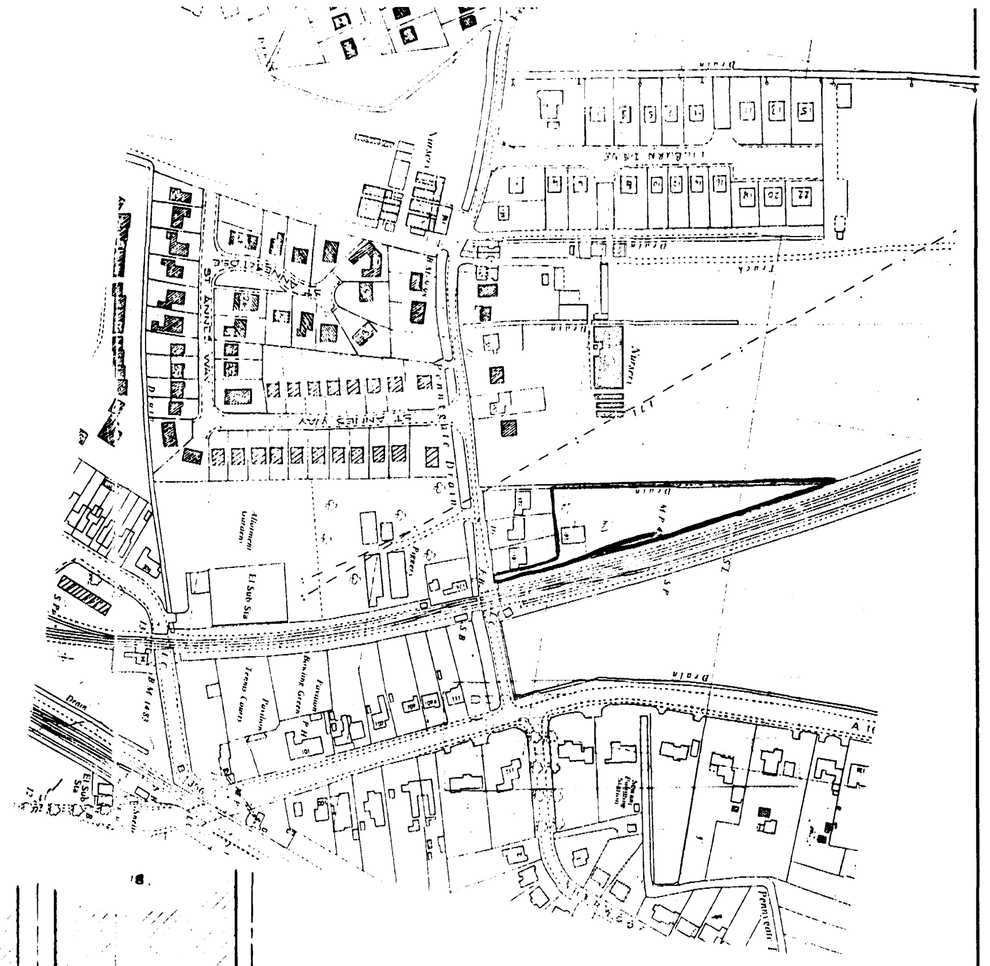
SOUTH ... PLA...
10 DEC 1992
REF 1275/92

project
Proposed Propagation House & Replacement Glasshouse
At.
Tom Tumb Nursery, Woolram Wygate, Spalding
For
Mr & Mrs R. Chapman

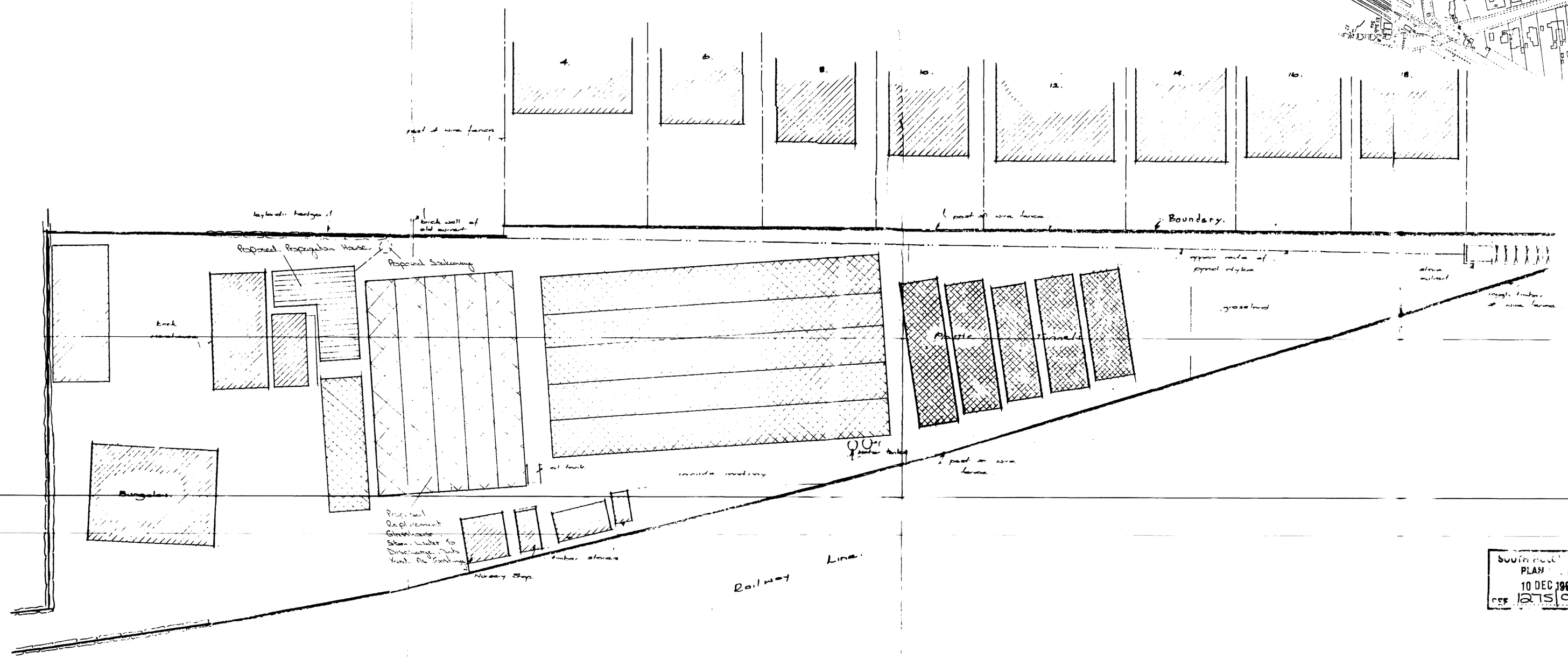
drawing
Plan & Elevations of Replacement Glasshouse

scale
1/100

drawing no
MRH / 2510/1



Location Plan 1/2500 Scale



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

SOUTH HOLLAND D.C.
PLAN
10 DEC 1992
DEC 1275/92

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
Proposed Propagation House & Replacement Glasshouse.
At.
Tom Thumb Nursery, Woolram Wygate, Spalding
For
Mr & Mrs R. Chapman

drawing
Site Plan.

scale	drawing no.
1/250 1/2500	MRH/2510/3
December 92	checked

SUMMIT

1257 3927