FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0063/93 Received:02-FEB-93 Type:FULL

Name: Mr R Bales
'Bay-Lea'
Broadgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech Cambs PE13 4RN

Description: Proposed agricultural machinery store

Location : Adj. 'Bay-Lea' Broadgate Road
Sutton St Edmunds 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.

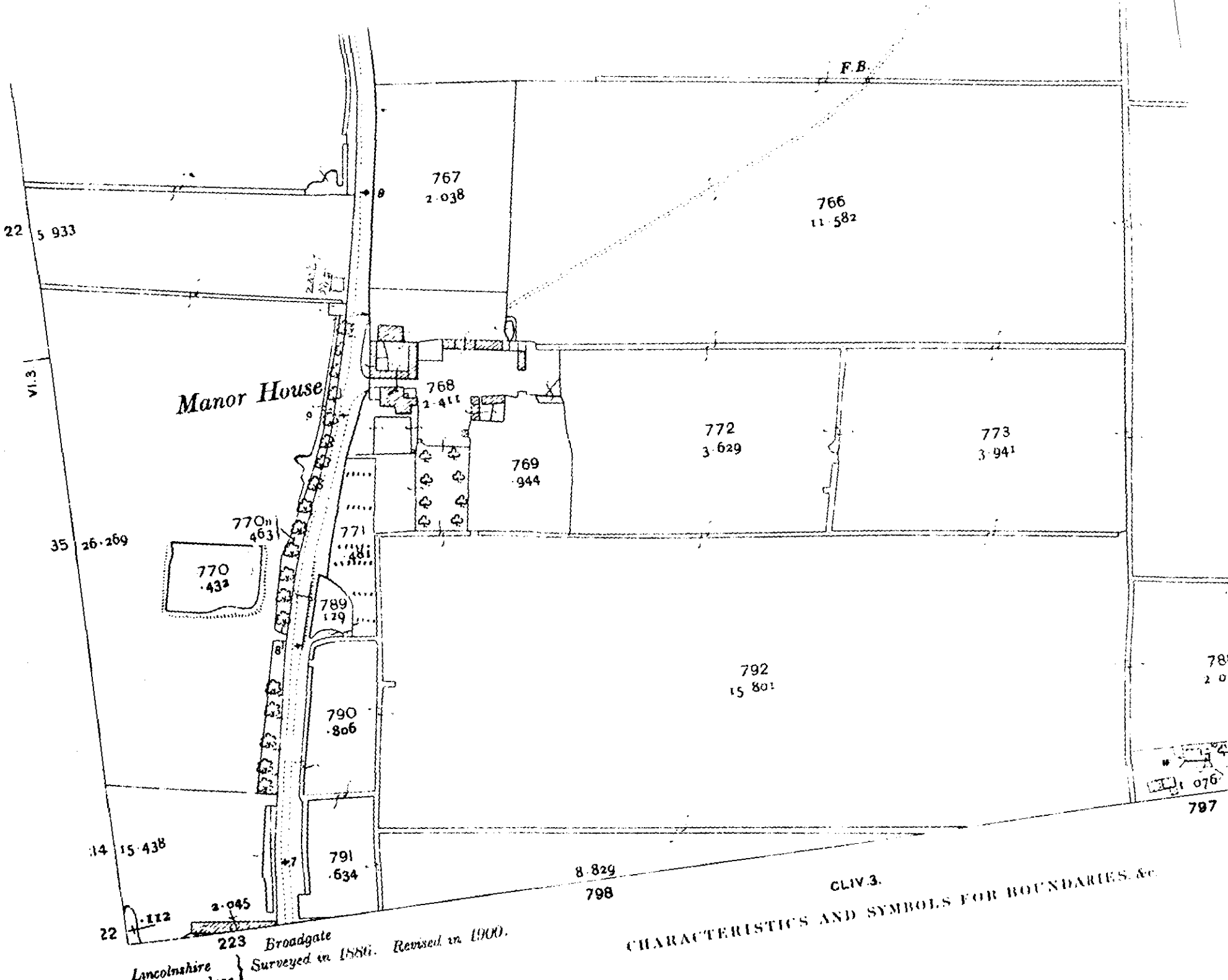
The applicants are informed that the siting of the agricultural machinery store appears to be very close to an infilled pond/pit.

Director of Planning and Building Control Services
17-MAR-93 H19/0063/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



Lincolnshire } Surveyed in 1886. Revised in 1900.

CLIV.3.

CHARACTERISTICS AND SYMBOLS FOR BOUNDARIES, &c.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H19/0063/93

Date Registered 28 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR R BALES
'BAY-LEA', BROADGATE ROAD,
SUTTON ST. EDMUNDS

Tel. No.

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

PETER HUMPHREY
PORTMAN LODGE, CHURCH ROAD,
WISBECH ST.MARY, NR. WISBECH
PE13 4RN
Tel. No. 0945 410619
(Personal contact name) P HUMPHREY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ADJ. 'BAY-LEA', BROADGATE ROAD,
SUTTON ST.EDMUNDS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED AGRICULTURAL MACHINERY STORE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £22 (If you consider no fee is payable include a written explanation instead.)

Signed P Humphrey Date 27.1.93 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application [ ]

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	130 sq. metres
B. Please state size of any new structure:- (a) max. height:	5.35 metres
(b) max. length:	12.19 metres
(c) max. width:	10.70 metres
C. Please state type and colour of materials for facing external walls:	BLACK ZINC SHEETING
D. Please state type and colour of roofing materials.	BLACK ZINC SHEETING
E. Has a survey of the site been undertaken? State Yes or No	YES

5. **GENERAL INFORMATION** Please complete each section

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

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?	N/A	

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	N/A
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 [ ]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	YES	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ 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 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).	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.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed ..... (~~Applicant~~ / Agent) Date 27.1.93.....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 27.1.93.....

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a ~~tenant~~ of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Land currently vacant. Existing access. Residential boundary marked by leylandii hedge. Existing residential garages. Open countryside.

Inspected by DMF
Date 16/2

Notice posted by DMF
Date 16/2

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMF 11/3

Traditional style agricultural building.
Not inappropriate to rural locality likewise.
Neighbours not materially affected in my opinion.
Does not appear to be exactly on site of previous pit/pond.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMF

Senior Officer 16/3

Case Officer Recommendation

Approve | Refuse

Signed D.M.Gedney

Conditions/~~Reasons~~
(continue overleaf)

None.

Notes to applicant

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

1) The applicants are informed that the siting of the agricultural machinery store appears to be very close to an infilled pond/pit.

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

	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 DAVID TROSNEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 22

Receipt Issued P2179

Date first Rec'd 28 JAN 1993

Registration

Reference H19/0063/93

Cross-Ref N/A

Date 29/1

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 130

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 22

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 397

OS No's

Grid ref 530410 310100

Ward W

Parish SSG

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO
PROW

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1091

Linked to property

Ref

Planning Records:
Earlier apps

0117/90
66/93

B Reg Records:
Already submitted - Ref
Request
Requested

BRI[illegible] MITH 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: H19/63/93 Type: FULL

Applicant: Mr R Bales
Tel:

Agent: Peter Humphrey
0945 410619

Description: Proposed agricultural machinery store

Location: Adj. 'Bay-Lea'
Broadgate Road
Sutton St Edmunds
Spalding Lincs

Valid date:	02-FEB-93	Terminal date:	30-MAR-93
Target dates:		Target Committee:	09-MAR-93
To case officer	09-FEB-93	Report deadline:	23-FEB-93
Inspected by	12-FEB-93		
Extra contacts	16-FEB-93	Case Officer:	
Report if not clear by	09-MAR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 130 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St E 0406 26739	08-FEB-93	22-FEB-93
Cllr Mrs E O Hall-Pa 0945 700 829	08-FEB-93	22-FEB-93
Site/Press Advert MIN	12-FEB-93	05-MAR-93

L.C.C. – No objections to CS 11/2/93

SITE DETAILS

Grid ref: 536410 310100
OS Sheets: 387 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/63/93

Applicant: Mr R Bales
'Bay-Lea'
Broadgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech Cambs PE13 4RN

Description: Proposed agricultural machinery store

Location: Adj. 'Bay-Lea' Broadgate Road
Sutton St Edmunds Spalding Lincs

Type: FULL

Date received: 02-FEB-93

08-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 23-FEB-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: we are in full support of this application

S.H.D.C. PLANNING DEPT.
RECEIVED
22 FEB 1993 DG

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

File Nos.

Acknowledge YES/NO
by
date

Signed:

R J Cooke

Peter Humphrey *associates*

architectural technicians
building design consultants
self build management
design and build

Portman Lodge, Church Road,
Wisbech St Mary, Wisbech,
Cambridgeshire PE13 4RS
Telephone (0945) 410619
Facsimile (0945)

PH/JK/540 1 February 1993

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

Your ref: H19/63/93

Dear Sir

RE: **PROPOSED AGRICULTURAL MACHINERY STORE,**
ADJ. 'BAY-LEA', BROADGATE ROAD, SUTTON ST.EDMUNDS

Further to your letter of 29 January 1993, I write to confirm that the proposed building is for storage of potato picking machinery as owned and used by Mr & Mrs Bales.

The site is currently used for the storage of this machinery, and is on agricultural land.

I trust this clarifies the situation.

Please find enclosed your letter as requested.

Yours faithfully

P Humphrey
Principal

Encl.

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING
-7 FEB 1993
REF

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/63/93

Applicant: Mr R Bales
'Bay-Lea'
Broadgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech Cambs PE13 4RN

Description: Proposed agricultural machinery store

Location: Adj. 'Bay-Lea'
Broadgate Road
Sutton St Edmunds
Spalding Lincs

Type: FULL

Date received: 28-JAN-93

29-JAN-93

Dear Sir/Madam

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

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

The discounted fee regarding agricultural buildings is for a building used for the purpose of agriculture on land used for the purpose of agriculture. Please confirm the circumstances of this application since this does not appear to be the case from the submitted plans.

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

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

Yours faithfully

Principal Administrative Officer

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2179
Date received : 28-JAN-93

Received from

R J & J Bales

Address

Bay Lea
Broadgate Road
Sutton St Edmunds
Spalding

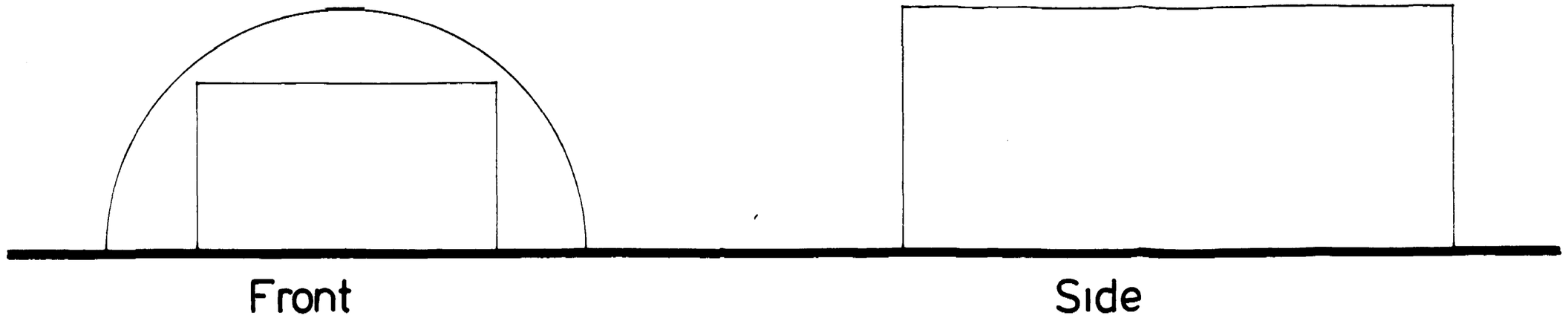
Fee paid £ 22.00
VAT £ 0.00

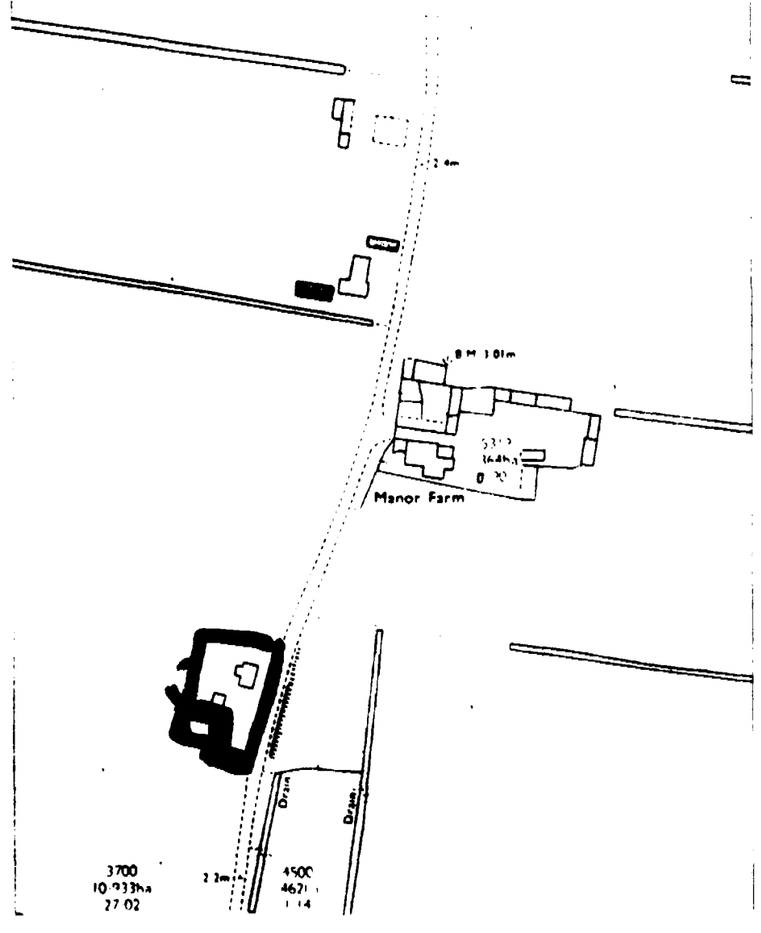
Total received £ 22.00

Cash/Cheque : Cheque

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

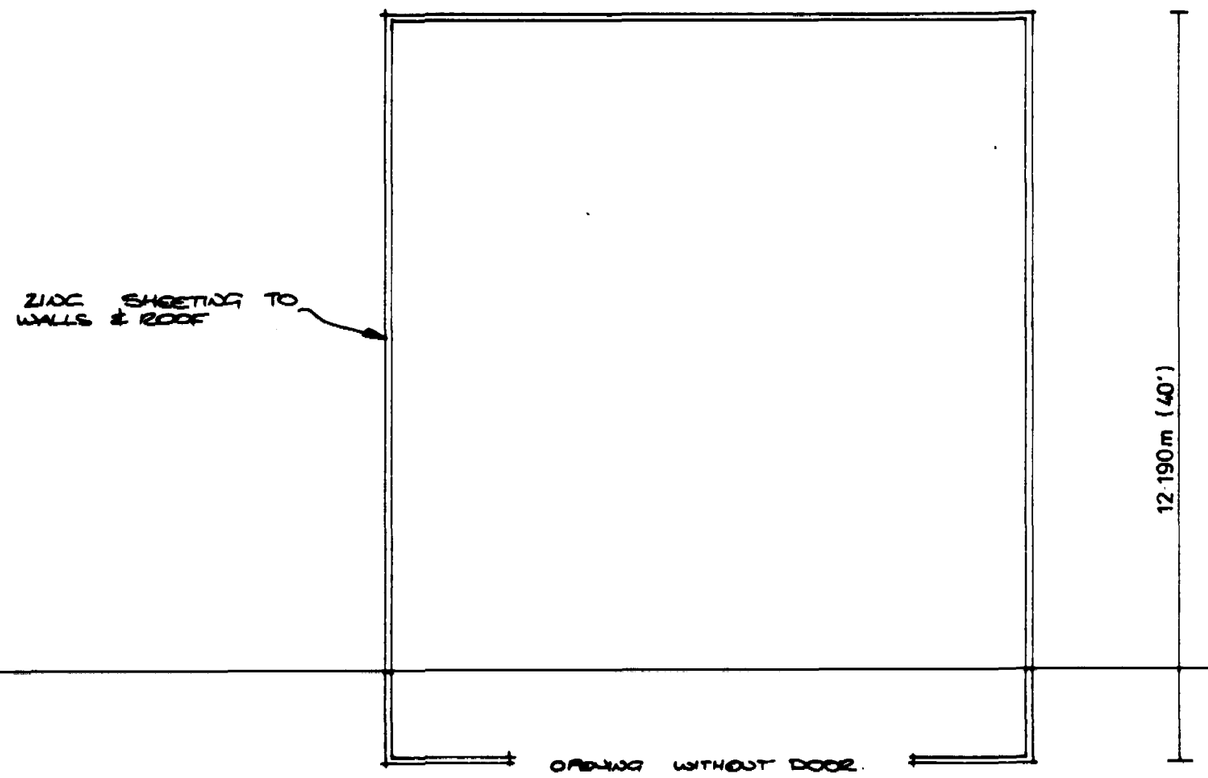
FILE COPY



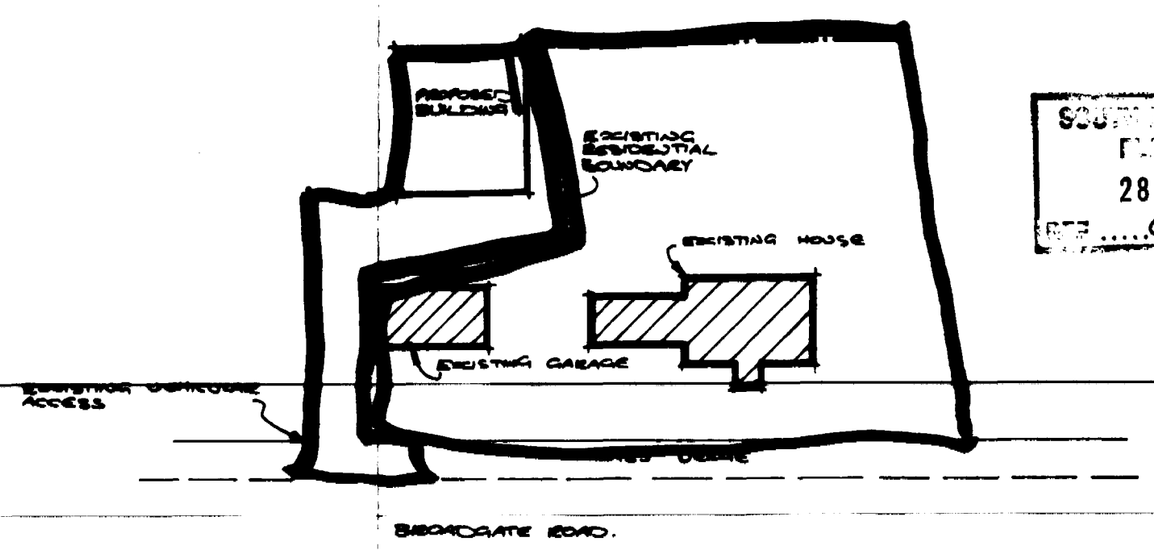


Location Plan 1·2500

10·700m (35')



Floor Plan



Site Plan 1·500

SOUTH ... D.C.
28 JAN 1993
REF ... 0063/93

Peter Humphrey
ARCHITECTURAL TECHNICIAN
Church Road, Wisbech St Mary,
Wisbech, Cambs. PE13 4RN
Telephone 0945 410619

PROPOSED AGRICULTURAL MACHINERY STORE
BROADGATE ROAD
SUTTON ST EDMUNDS
for
MR R BALES

1·100
NOV 1992
540/1

BIAT
BRITISH INSTITUTE OF ARCHITECTURAL TECHNICIANS