**BRIAN SMITH** TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

**Planning Permission**

Reference: H19/1032/91 Received:28-OCT-91 Type:FULL

Name: Turners Turkeys Ltd.
Clay Lake
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed building containing changing room and mess room
Location : Turkey Farm Luttongate Road Gedney Hill 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.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

BRIAN SMI Dip TP MRTPI District Planning Officer

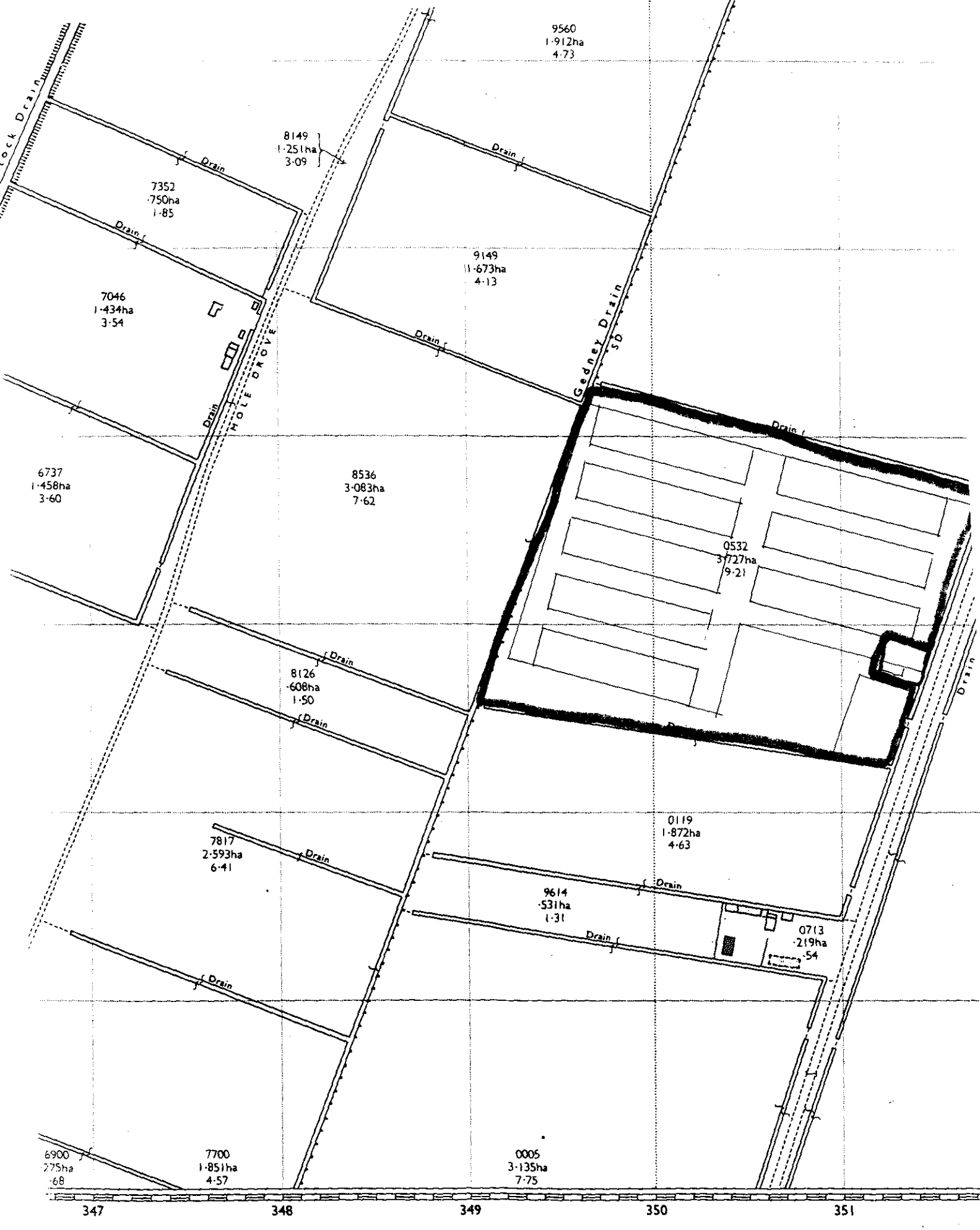
Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
29-NOV-91

H19/1032/91

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.




No 12 WARD

HOLLAND W

TF3411-3511

CONVERSION SCALES

HECTARES-ACRES

3 4 5 6 7

7 8 9 10 11 12 13 14 15 16 17 18

METRES-FEET

220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540 560 580 600 620 640 660 680 700

800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800

# PLANNING APPLICATION

**For office use only**

Application No. H07/1032/91

Date Registered 28 OCT 1991

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MESSRS. TURNERS TURKEYS LTD.
CLAY LAKE,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS. PE11 2AA.
Tel. No. 761856
(Personal contact name) M. R. HOLLAND

OFFICE COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

THE TURKEY FARM, LUTTONGATE ROAD, GEDNEY HILL, SPALDING, LINCS.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

PROPOSED BUILDING CONTAINING CHANGING ROOM AND MESS ROOM.

Please complete

Signed: Poddingtons

Date. 28th October, 1991.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46.00..... 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: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 28.121 sq. metres

B. Please state size of any new structure:- (a) max. height: 3.05 metres

(b) max. length: 9.22 metres

(c) max. width: 3.05 metres

C. Please state type and colour of materials for facing external walls: BROWN STAINED TIMBER BOARDING.

D. Please state type and colour of roofing materials. SLATE BLUE P.C.S. SHEETS.

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. TURKEY GROWING FARM.

**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? EXISTING HARDSTANDING AREAS & GARAGE.

**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 SOAKAWAY

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:

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

**OTHER MATTERS** Please complete

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | YES | → If so, **please give details in Part 6** |
| The proposal affects a listed building | NO | |
| The proposal affects a public footpath | NO | |
| The proposal is known to affect contaminated or filled land | NO | |
| The proposal is for industrial, warehousing, offices or shopping purposes | NO | → If so, **please complete Part 7** |
| In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. | 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. PROVIDE CHANGING & MESS ROOM FACILITIES FOR PEOPLE WORKING ON THE TURKEY FARM.

# OWNERSHIP CERTIFICATES

**PLEASE COMPLETE ALL THREE SECTIONS.**

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

| 1. **APPLICANT'S INTEREST**<br>Please state interest in site (e.g. owner, prosp. purchaser)<br>(Please remember to indicate on the location plan any other land under your control). | OWNER |
|---|---|

## 2. OWNERSHIP OF THE SITE

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

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

**Certificate A**

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

Signed ~~Applicant~~ Paddingtons (Applicant/Agent) Date 28th October 1991

**Certificate B**

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

## 3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

**Certificate 1**

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

Signed ~~Applicant~~ Paddingtons (Applicant/Agent) Date 28th October 1991

**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**

**Site Notes:** Accuracy ✓ **Neighbours** **Other**

**Boundaries** **Site Features** currently grassed. Hedge to S. Located further back from pond dra... which runs along the frontage. Landscaping scheme required

**Inspected by:** DMG
**date:** 21/11

**Residents notified on site visit:** None.

**Case Officer Conclusions (issues)**

Acceptable in terms of appearance
Positioned well back from the drain (approx 20 metres)
Visible from road.
Suggest additional landscaping

**Case Officer Recommendations (summary)** Consent
**(details overleaf)**

---

**Delegation**
**Recommended approvals –** **Confirmed by Case Officer:** DMG 21/11

| | | |
|---|---|---|
| Departure from policy | Yes ____ | No ✓ |
| Ward member request | Yes ____ | No ✓ |
| Recommend approval against material objection | Any objection received? No<br>If yes, is any obj. material? No<br>Yes ____ Yes<br>[Reason: | No ✓ |
| Other circumstances needing Committee decision | Yes ____ Flagged by Senior Officer<br>Signed ..... | No ✓ |

[Reason: ALL OF ABOVE ↓

**Recommended refusals –**

| | | |
|---|---|---|
| Refusal on adopted policy grounds on first applic. | No ____ Nil fees (not first Submission)<br>ANY ONE OF ABOVE Other info. viz:<br>Signed ..... | Yes ✓ |

↓

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

**Delegation confirmed by Senior Officer**
DMG 22/11

---

Recommendation/draft report produced..... Amended/confirmed.....

# ADMIN RECORD SHEET

**INITIAL**

Submitted Fee £ 46.00

Receipt Issued ..... No. 9144

Date First Received 28.10.1991

**REGISTRATION** 19

REFERENCE H01/1032/91

Cross-Ref .....R.....M.L.....

Date 30/10/91

**VALIDATION** Date 30/10/91

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

Site area ..... No. of dwellings ..... Floorspace 28:121

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

Earlier permission ref .....

| RM:- | Siting | Design | Ext app | Access | Lands |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |

Description

---

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

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

---

**CONSTRAINTS** Date 31.10

Index Sheets 364 OS Nos ..... Grid Ref 539090 313300

Ward ..LN.. Parish ...SSE.....

Inside IBD ..N.C. Inside LP Area N.C.

| | | | | |
|---|---|---|---|---|
| TR Rural | ☑ | CA | ☑ | Grade |
| TR Bypass | ☑ | LB | ☑ | |
| Level crossing | ☑ | TPO | | |
| Footpath | ☐ | Other: | | |

Linked to site.....Ref. 69..... Linked to property.....Ref.....

---

Planning Records:
Earlier apps
9168/93
9393/89
9316/76
350/79

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

---

Inputs completed.....

**Conditions/Reasons**

(1) S(2)

(2) S(2)

Reasons

(1) - (2) standard

**Notes to applicant**

Disabled access .....

Outstanding RM .....

Amended plans ..... via

Other

I Dip TP MRTPI District Planning Officer

...rtment
...nices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/1032/91

Applicant: Turners Turkeys Ltd.
Clay Lake
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed building containing changing room and mess room

Location: Turkey Farm Luttongate Road
Gedney Hill Spalding

Type: FULL

Date received: 28-OCT-91

05-NOV-91

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 20-NOV-91. 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
District Planning Officer

---

Clerk to Sutton St Edmund PC
The Band Hall, Back Lane
Holbeach
Spalding Lincs

DG

FOR PARISH COUNCIL USE ONLY

Comments: No objections.

Signed: J. Harrington
13/11/91

S.H.D.C. PLANNING DEPT.
RECEIVED
14 NOV 1991
Attention of
DPO NPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
By
Date

**BRIAN SMITH** Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

---

Application no: H19/1032/91 Type: FULL

Applicant: Turners Turkeys Ltd.
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed building containing changing room and mess room

Location: Turkey Farm
Luttongate Road
Gedney Hill
Spalding

---

| | | | |
|---|---|---|---|
| Valid date: | 28-OCT-91 | Terminal date: | 23-DEC-91 |
| Target dates: | | Target Committee: | 10-DEC-91 |
| To case officer | 02-NOV-91 | Report deadline: | 26-NOV-91 |
| Inspected by | 07-NOV-91 | | |
| Extra contacts | 12-NOV-91 | Case Officer: | |
| Report if not clear by | 02-DEC-91 | D M GEDNEY | |

---

DEVELOPMENT/CONSTRAINTS

Size: 28.12 M2
Category: Newbuild
Listed building:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Clerk to Sutton St E | 05-NOV-91 | 19-NOV-91 |
| Cllr Mrs E O Hall-Pa 0945 700 829 | 05-NOV-91 | 19-NOV-91 |

L.C.C - No objections JS CS 7/11/91

---

SITE DETAILS

Grid ref: 535090 312300
OS Sheets: 364 Parcel:

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991
Attention of
DPO PPM
SDPO DC
TC ACP
Copy to .....
File Ref.
Acknowledge YES/NO
by
date

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

NRA

*National Rivers Authority*
*Anglian Region*

22 November 1991

Our Ref: GT/91/1/SH/240

Dear Sir

**PLANNING APPLICATION NO. H19/1032/91**
**PROPOSED BUILDING CONTAINING CHANGING ROOM AND MESS ROOM AT TURKEY FARM, LUTTONGATE ROAD, GEDNEY HILL, SPALDING, FOR TURNERS TURKEYS LTD**

With regard to the above-mentioned application received on 20 November 1991, 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.

/contd....

DR. KEVIN BOND
Regional General Manager

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

All enveloped Treatment Plant.

2. /contd....

NRA

*National Rivers Authority*
*Anglian Region*

GT/91/1/SH/240

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under Schedule 12 of the Water Act 1989 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

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

Yours faithfully

R F Morgan
Planning Engineer

cc. Messrs Poddingtons, 43 Double Street, Spalding, Lincs, PE11 2AA - Agent

DES

**BRIAN SMITH** Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

H19/1032/91

**REGISTER COPY TO EARLIER PERMISSION**

Town and Country Planning Act 1990

**Approval required by Condition of Planning Permission**

Reference: H07/0014/92 Received:06-JAN-92 Type:CONDITION COMPLIANCE

Name: Turners Turkeys
Spalding Drove
Clay Lake
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

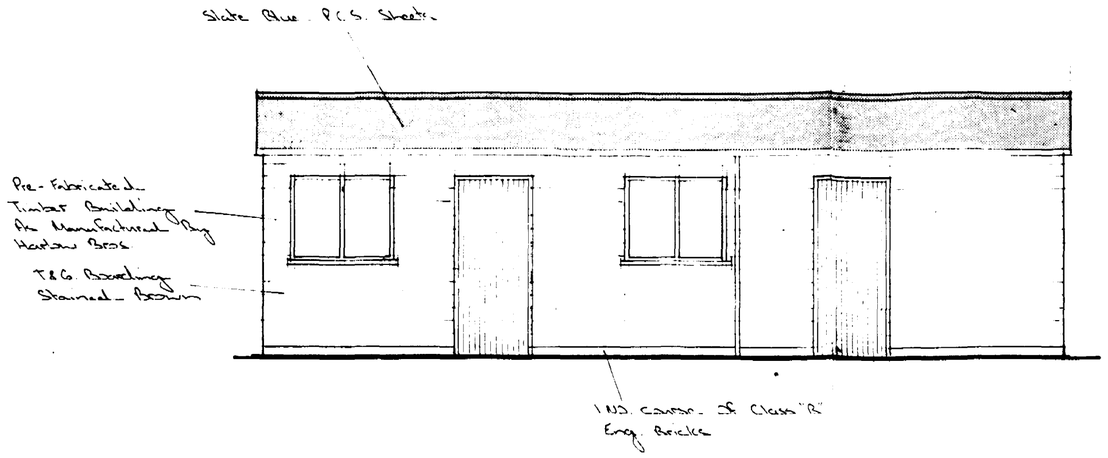
Description: Details of landscaping/ screening in respect of condition no. 3 of application H19/1032/91

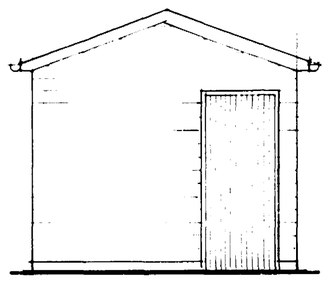
Location : Turkey Farm Luttongate Road
Gedney Hill Spalding Lincs

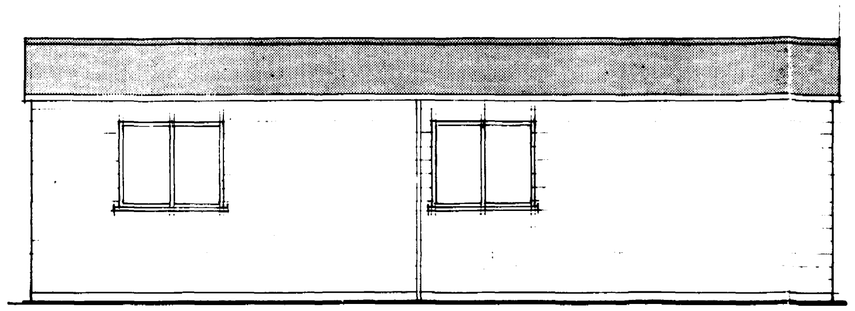
South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

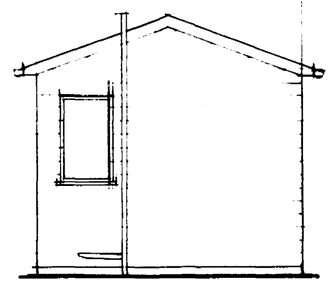
sgd B SMITH
Director of Planning and Building Control Services

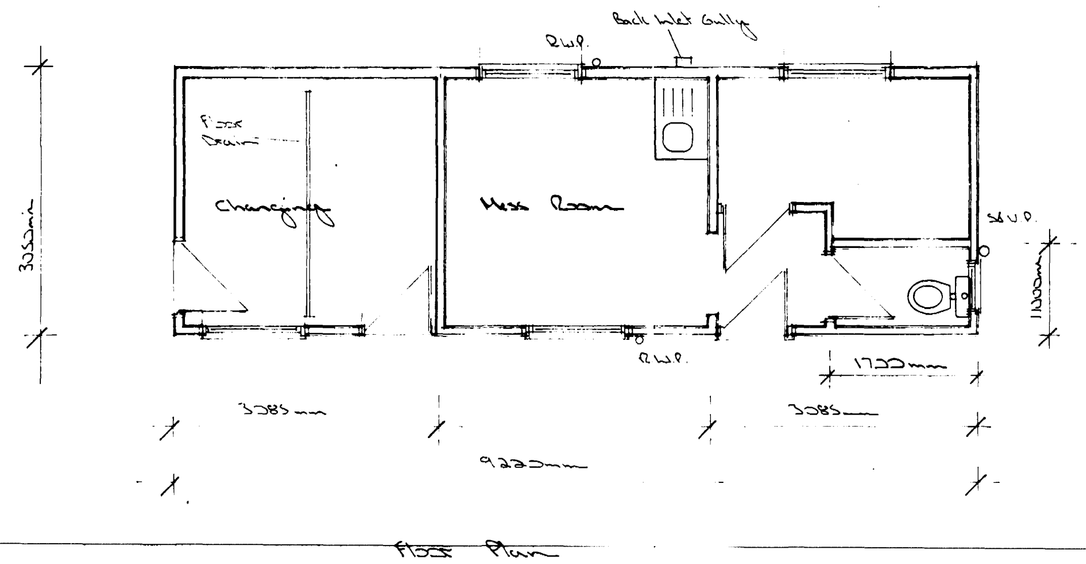
23-JAN-92 H07/0014/92



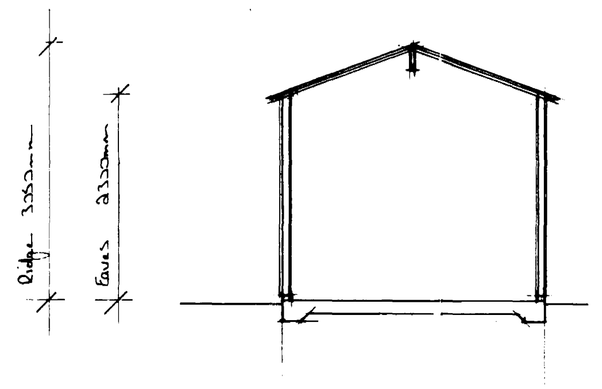










Floor Plan




**CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.**

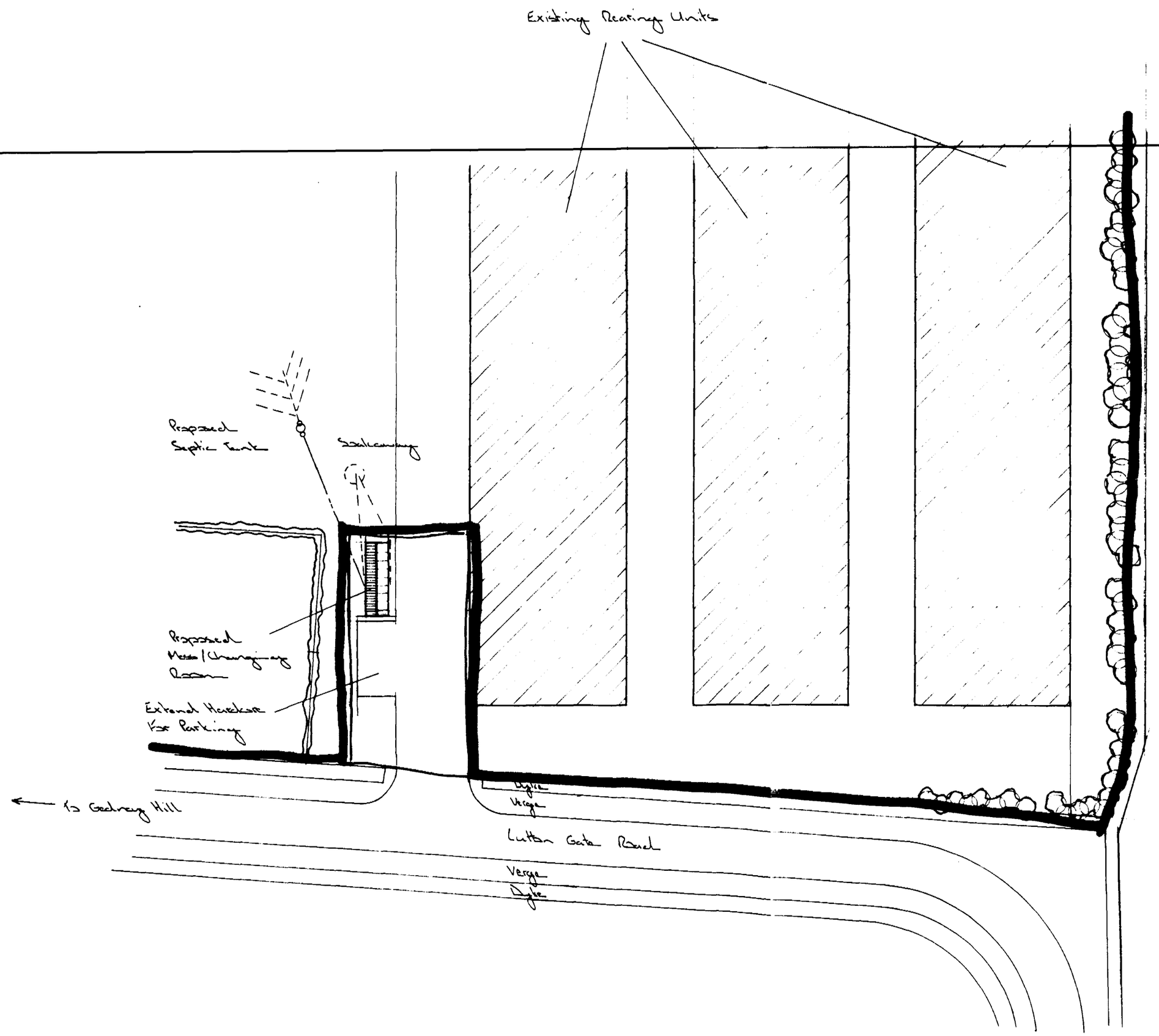
| revision | date | init. | revision details |
|---|---|---|---|
| | | | |

PODDINGTONS
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 761856 768296
architectural design consultants

project
Proposed Changing, Mess Room Building
For.
Turners Turkeys Ltd.

drawing
Plan & Elevations

| scale | drawing no. |
|---|---|
| 1:50 | MM/2437/1 |
| date: July 91 | drawn: MM Pattenden |
| | checked |




**CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.**

| revision | date | init. | revision details |
|---|---|---|---|
| | | | |

PODDINGTONS
43 Double Street,
Spalding,
Lincs, PE11 2AA
Telephone:
Spalding (0775) 61856
68296
architectural design consultants

project
Proposed Changing & Mess Room
At.
The Turkey Farm, Lutton Gate Road, Cadney Hill.
For.
Messrs Turners Turkeys Ltd.

drawing
Site Plan

| scale | drawing no |
|---|---|
| 1:500 | MRH/2455/1 |

| date | drawn |
|---|---|
| | |