SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0318/94 Received:07-APR-94 Type:FULL

Name: Baytree Nurseries
High Road
Weston
Spalding
Lincs

Agent: Roger Williams
53 Pulvertoft Lane
Boston
Lincs

Description: Proposed cover for patio area

Location : High Road Weston
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

Director of Planning and Building Control Services
10-MAY-94 H22/0318/94

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)



Drain
WISEMANS GATE
Drains
Allotment Gardens
Track
HIGH ROAD
Early Sunrise
Sandhu
Eadonvill
Infinite
Dandy
The Firs
Woodcroft House
Poplars
Baytree House
B M 11·31
Holmlea
Berkeley
Belmont
Laurel Cottage
GP
3454
3·39
5346
3·85
422/84
962/86
310/85
318/94
872/88

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0318/94

Date Registered 28 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BAYTREE NURSERIES
HIGH ROAD
WESTON
SPALDING.

Tel. No.

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

ROGER WILLIAMS
53 PULVERTOFT LANE
BOSTON

Tel. No. 0205 363603

(Personal contact name) R Williams

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HIGH ROAD WESTON SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED COVER FOR PATIO AREA

Please complete

Signed R Williams

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120.

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

Date 28.3.94

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: 46.2 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.3 metres

(b) max. length: 7.7 metres

(c) max. width: 6.0 metres

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

D. Please state type and colour of roofing materials. POLYCARBONATE SHEETING

5. GENERAL INFORMATION Please complete each section

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

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? ALLEY OAK PARKS

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 EX. SYSTEM (TO DYKE).

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: 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):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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 ..... (~~Applica~~ant/Agent) Date 28.3.94

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 ..... ~~Applica~~nt/Agent) Date 28.3.94 .

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H22/0318/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure	.....
Setting of LB	.....
Public Right of Way	.....
Discretionary	.....

Consultations:

County	.....
E Heritage	.....
Societies	..... G ROW

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport TRA	D/Transp A15	..... G* T15
	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage WAT	Env Services	.....
	NRA	.....
	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

Case Officer: DAVID GEDNEY

Senior Officer Confirmed ..... Date 11/4/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Retrospective since already constructed
Neighbours :
Boundaries : Amongst trees.
Site Features : Not easily visible from road.
clear roof - Yellow columns.

Inspected by DMF
Date 14/4

Site Notice posted by
Date DMF
Expiry 14/4

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMF 9/5.

Retrospective
"Neutral" develop within existing complex.
Fairly well screened from road by existing trees.
Polycarbonate roof with yellow stanchions.
No objections.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) — Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS:~~

None.

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P4097

Date first Rec'd 28 MAR 1994

Registration

Reference H22|0318|94

Cross-Ref B22|0192|94

Date 29-MAR-94 JAC

Validation

TYPE Full

Site area
No of dwellings
Floorspace 46.2.

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £140
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £30.
Refund £
Receipt No P4133 Date
Voucher No Date

Information

Index sheet 166 OS Plots
Grid ref 532450 234600

Ward X Parish WESTON

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0284719

Dist Bound

Other:

Planning Records:
Earlier apps

See attached plan.

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H22/0318/94

FULL

Applicant: Baytree Nurseries
Tel:

Agent: Roger Williams
0205 363603

Description: Proposed cover for patio area

Location: High Road
Weston
Spalding
Lincs

Valid date:	07-APR-94	Terminal date:	02-JUN-94
Target dates:		Target Committee:	11-MAY-94
To case officer	14-APR-94	Report deadline:	27-APR-94
Inspected by	21-APR-94	Agreed TD Ext:	
Extra contacts	28-APR-94	Case Officer:	
Report if not clear by 12-MAY-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 46 M2
Category:
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		14 ~~13~~-APR-94	05 ~~04~~-MAY-94
Clerk to Weston PC	0406 370669	12-APR-94	26-APR-94
Cllr T Barker	0406 380787	12-APR-94	19-APR-94

L.C.C - No Comments JCB 13/4/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H22/0318/94 Received:07-APR-94 Type:FULL

Name: Baytree Nurseries
High Road
Weston
Spalding
Lincs

Agent: Roger Williams
53 Pulvertoft Lane
Boston
Lincs

Description: Proposed cover for patio area

Location : High Road Weston
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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.

09-MAY-94 AD check.....AJ 9/5.....

Authorised to issue (inc Delegation).....9.5.95

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Destination Name: Baytree Nurseries

Fax No: 0406 371665

Your Ref/Contact: mrs Waymon No of Pages 2

Our Ref/Contact: Karen Lowe

Date: 11-4-94

Subject: Receipt NO P4097

FAX MESSAGE

As per telephone conversation

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan[illegible] & Building Control Department,
Cou[illegible] Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0318/94

Applicant: Baytree Nurseries
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Spalding
Lincs

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53 Pulvertoft Lane
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Lincs

Description: Proposed cover for patio area

Location: High Road
Weston
Spalding

SOUTH[illegible] D.C.
PLAN[illegible]
07 [illegible] 1994
REF Valid

Type: FULL

Date received: 28-MAR-94

29-MAR-94

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:

A further fee of £20 is required (due to fee increase 13 January 1994).

Please outline 1:500 block plan in red and blue. Three copies returned fo your use.

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 Lowe 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4097
Date received : 28-MAR-94

Received from

Baytree Nurseries & Garden Cnt

Address

High Road
Weston
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan[illegible] & Building Control Department,
Cou[illegible] 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 : P4133
Date received : 07-APR-94

Received from

Baytree Nurseries

Address

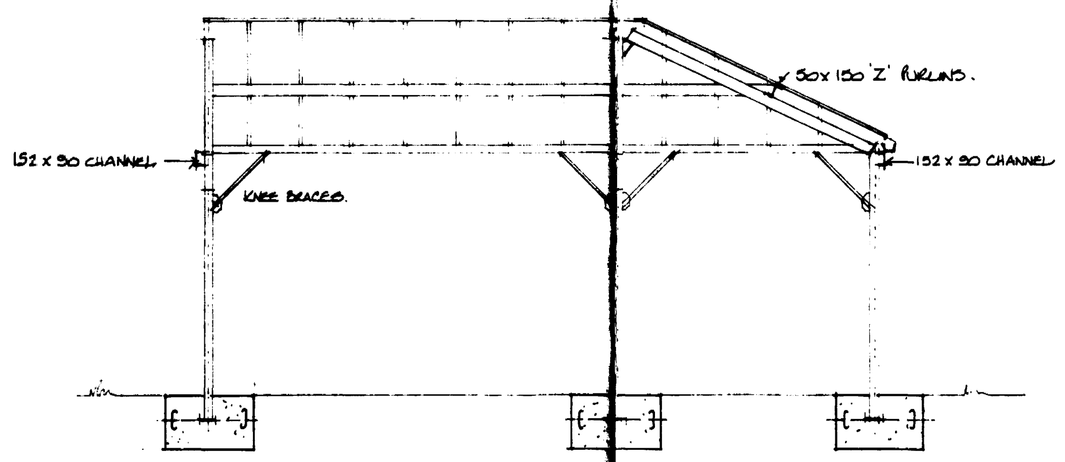
High Road
Whaplode
Spalding

Fee paid	£	20.00
VAT	£	0.00
Total received	£	20.00

Cash/Cheque : Cheque

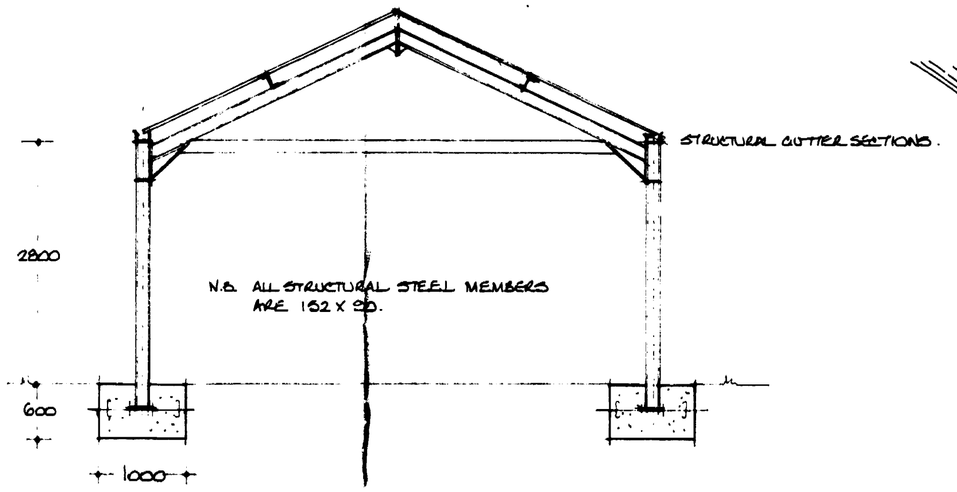
Signed.....K. Lowe..
(Authorised Collector)

POLYCARBONATE SHEETING AND PROPRIETORY GLAZING BARS. (ROOF AND HIP ONLY).



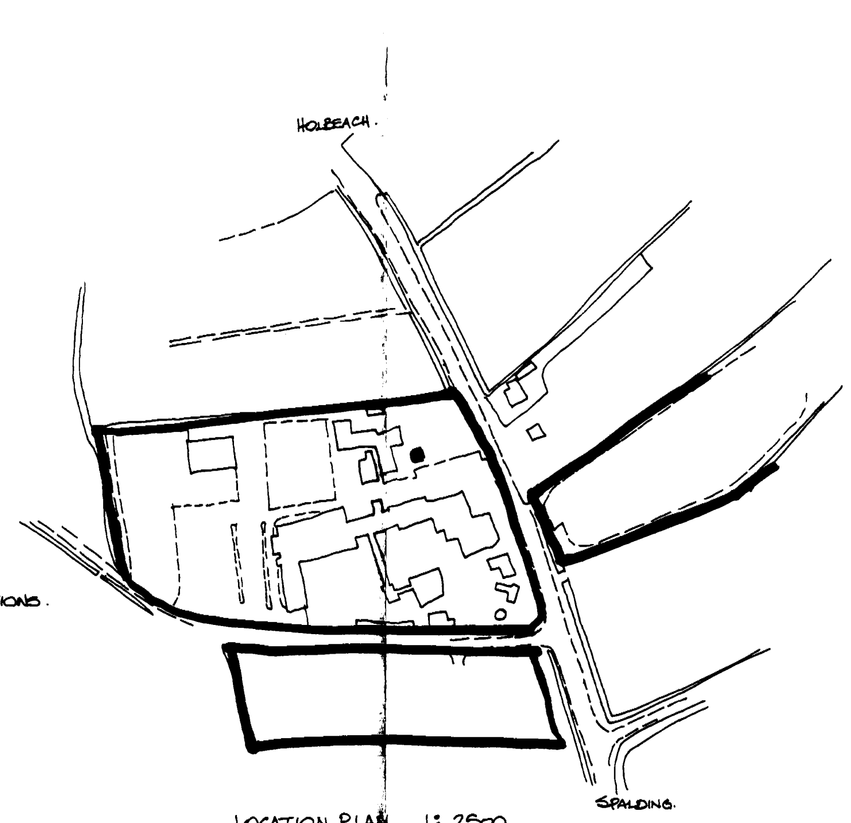
REINFORCEMENT BARS (HOOKED) AND CAST INSITU TO FIRST 300 DEEP POUR.
STANCHION BASES BOLTED VIA BASE PLATES TO FIRST POUR CONC PADS. WITH 300 SECOND POUR INFILL.

SECTION/SIDE ELEVATION

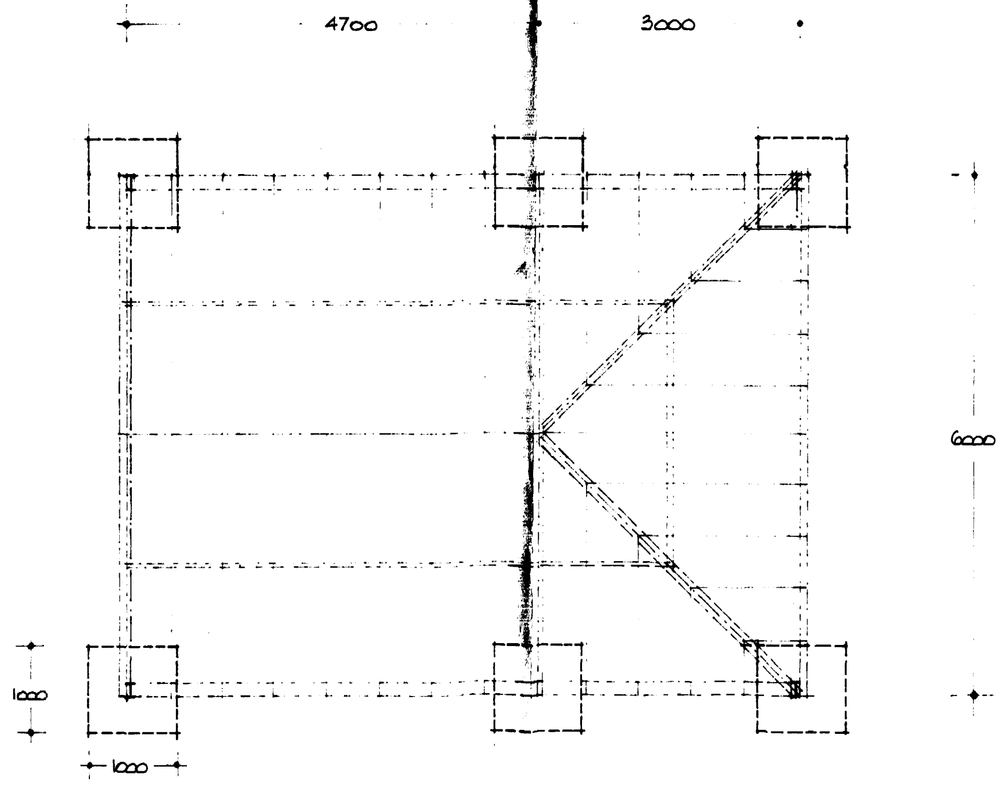


1000 x 1000 x 600 DEEP CONCRETE PADS.

SECTION/END ELEVATION



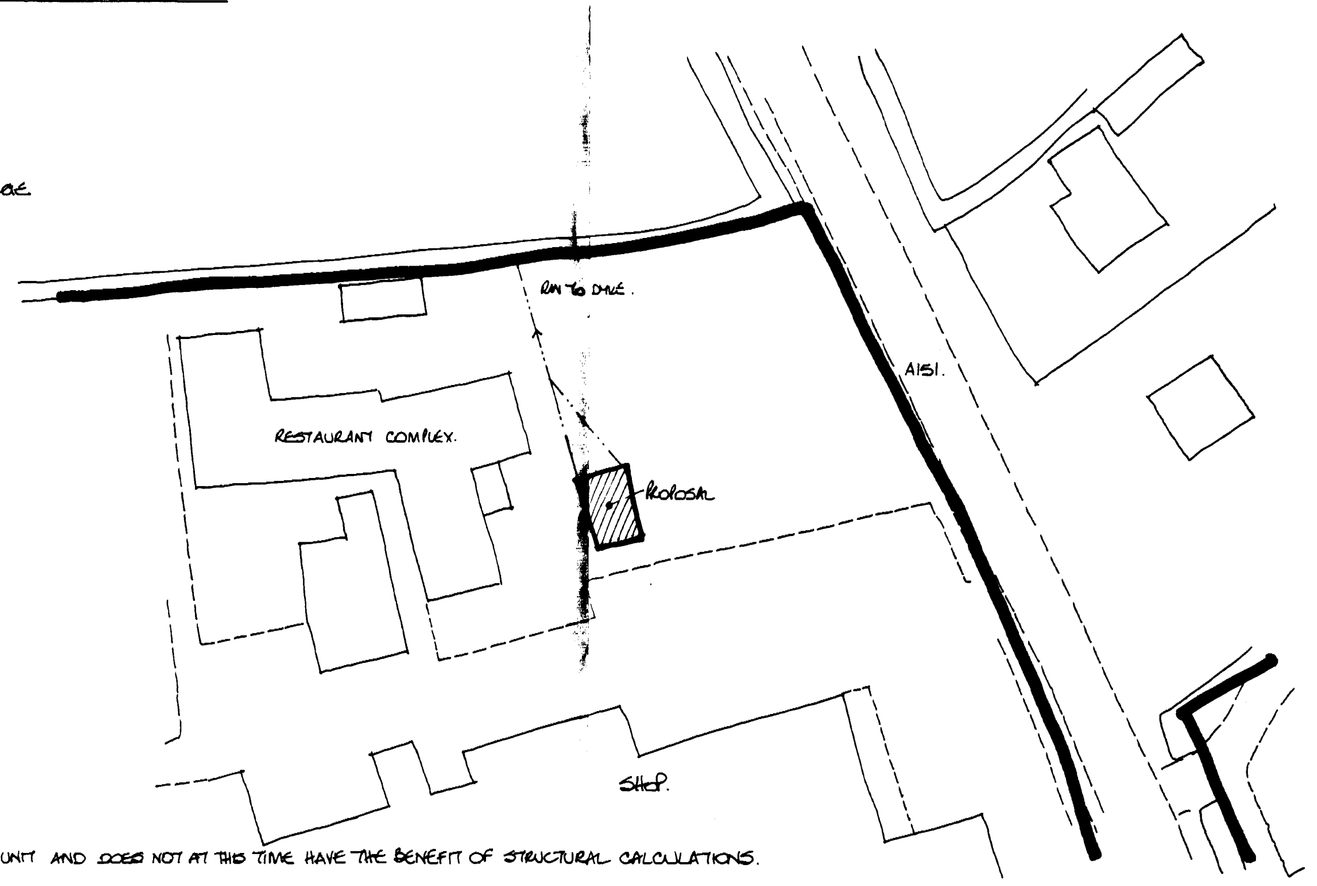
LOCATION PLAN 1:2500.



RAINWATER PIPES TO BE POSITIONED ON EITHER SIDE AND DISCHARGE TO EX S.W. SYSTEM ON SITE.

N.B. THE STRUCTURE IS A SUPPORTED POLYCARBONATE SHEETED ROOF AND ALL SIDES AND GABLE END ARE OPEN: THE STRUCTURE IS A FORMER CAMBRIDGE GLASSHOUSE COMPANY DISPLAY UNIT AND DOES NOT AT THIS TIME HAVE THE BENEFIT OF STRUCTURAL CALCULATIONS.

PLAN



BLOCK PLAN 1:500.

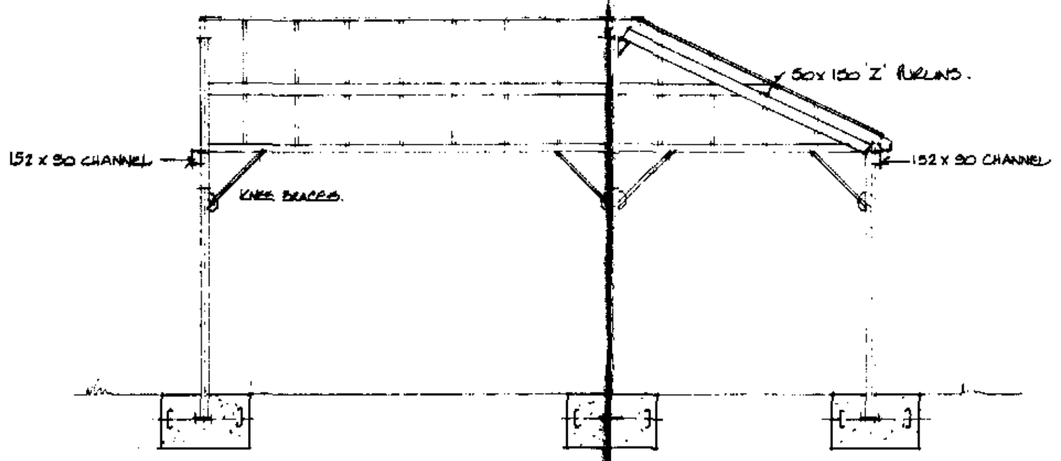
PROPOSED PATIO COVER/SHELTER (OPEN SIDED) AT THE PATIO AREA ADJACENT THE RESTAURANT FACILITY AT BAYTREE NURSERIES GARDEN CENTRE. HIGH ROAD WESTON SPALDING LINCS. SCALE 1:50 MARCH 1994

ROGER WILLIAMS TEL: 0205 363603.

SOUTH HOLLAND D.C.
PLAN DEPT
28 MAR 1994
REF. 0318/94...

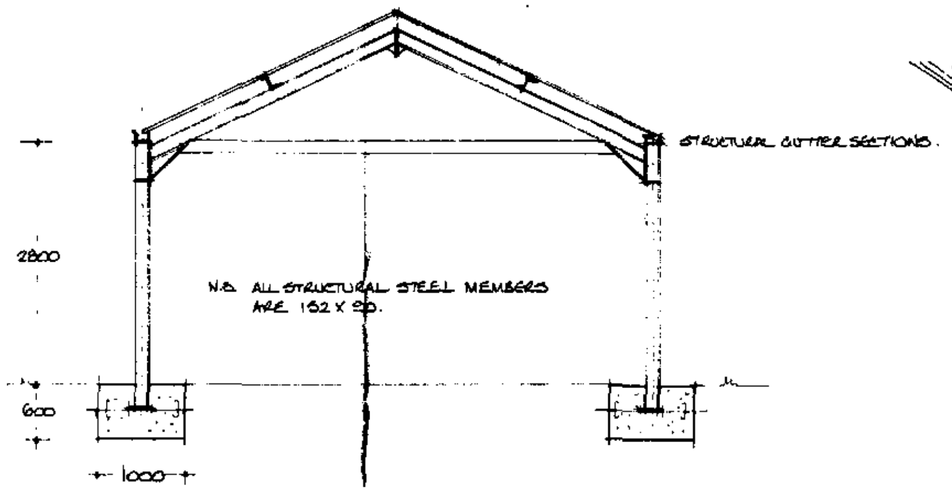
DETERMINED
PLAN

POLYCARBONATE SHEETING AND PROPRIETORY FIXINGS BARS. (ROOF AND HIP ONLY).



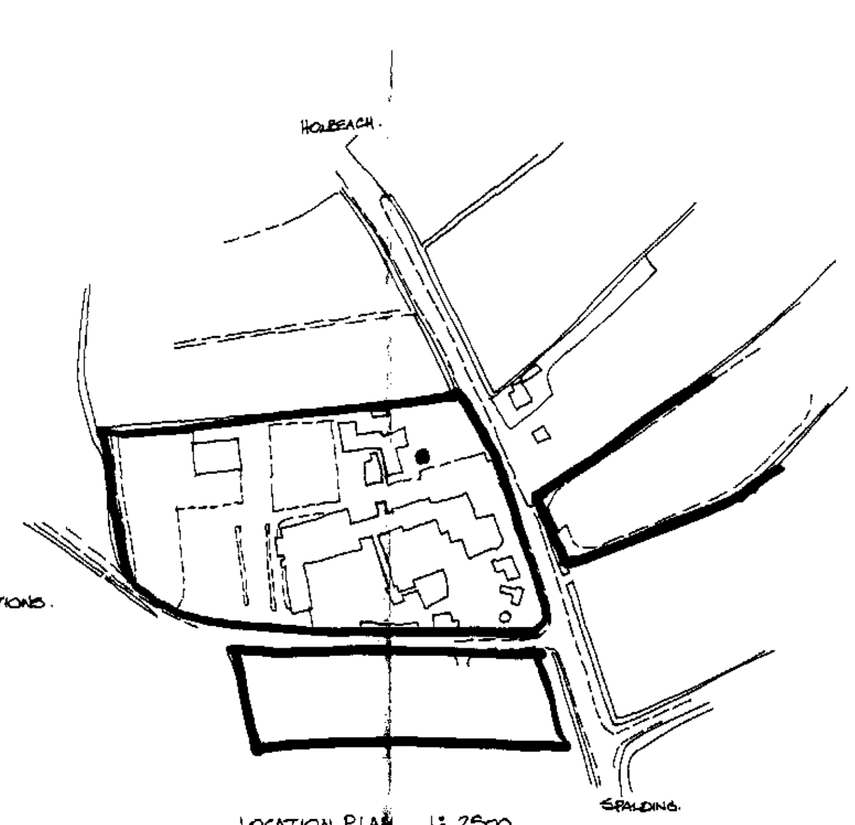
REINFORCEMENT BARS (HOOKED) AND CAST INSITU TO FIRST 300 DEEP POUR.
STANCHION BASES BOLTED VIA BASE PLATES TO FIRST POUR CONC. PADS. WITH 300 SECOND POUR INFILL.

SECTION / SIDE ELEVATION

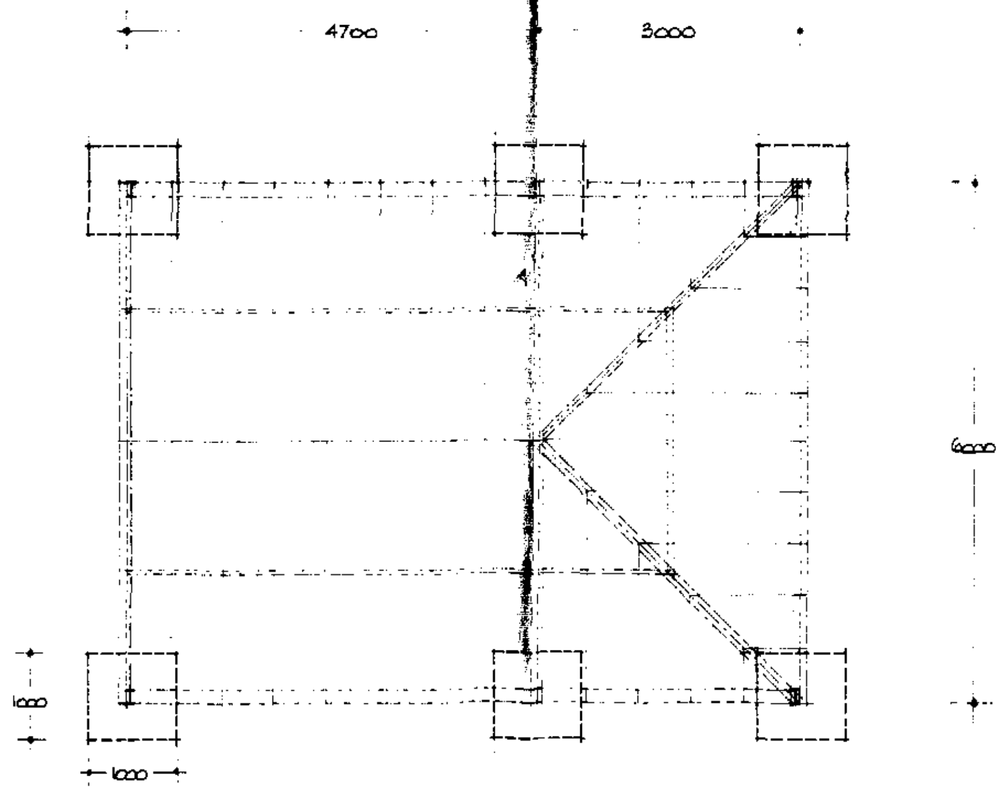


1000 x 1000 x 600 DEEP CONCRETE PADS.

SECTION / END ELEVATION



LOCATION PLAN 1:2500.

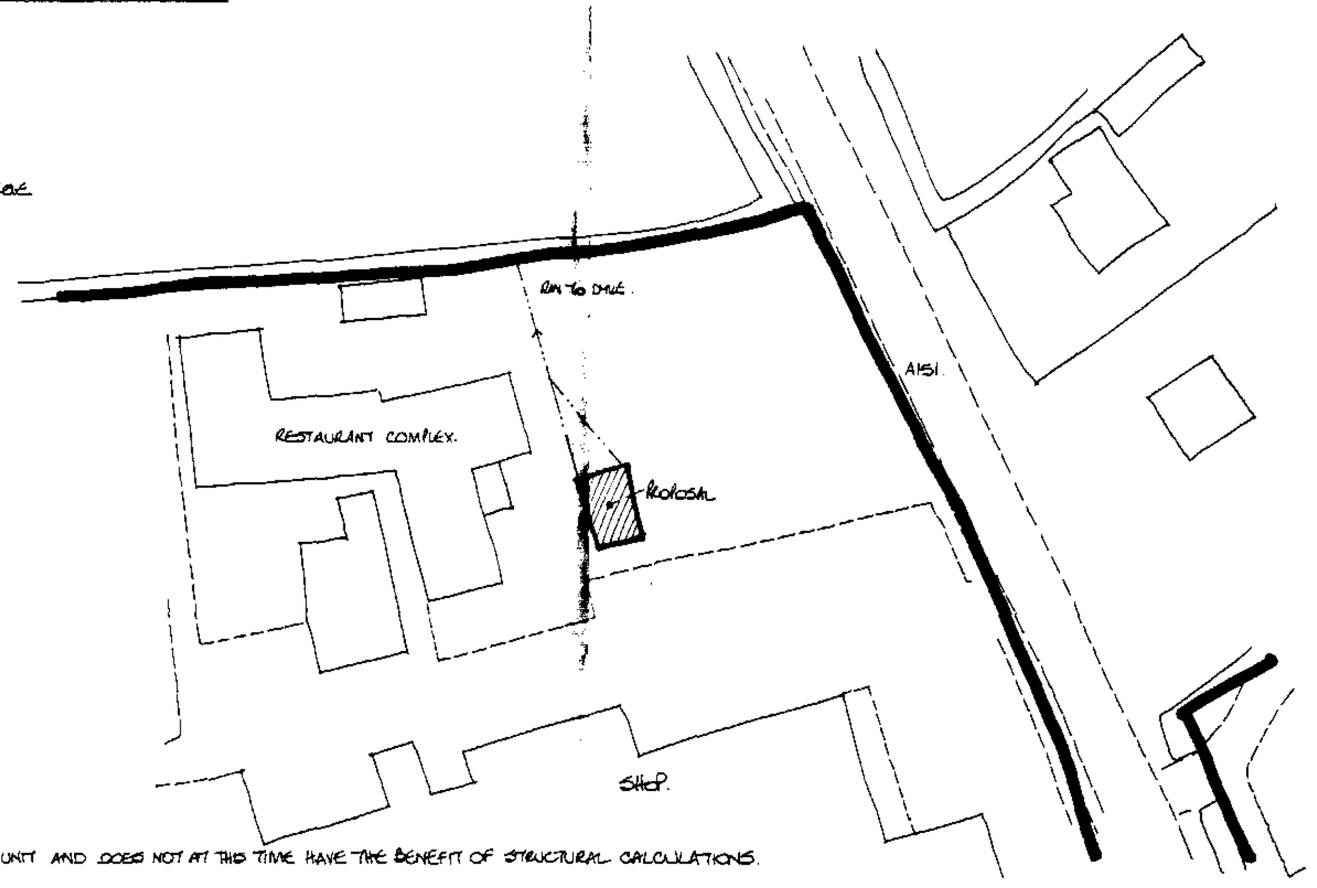


RAINWATER PIPES TO BE POSITIONED ON EITHER SIDE AND DISCHARGE TO EX S.W. SYSTEM ON SITE.

N.B. THE STRUCTURE IS A SUPPORTED POLYCARBONATE SHEETED ROOF AND ALL SIDES AND GABLE END ARE OPEN.

THE STRUCTURE IS A FORMER CAMBRIDGE GLASSHOUSE COMPANY DISPLAY UNIT AND DOES NOT AT THIS TIME HAVE THE BENEFIT OF STRUCTURAL CALCULATIONS.

PLAN



BLOCK PLAN 1:500.

PROPOSED PATIO COVER/SHELTER (OPEN SIDED) AT THE PATIO AREA ADJACENT THE RESTAURANT FACILITY AT BAYTREE NURSERIES GARDEN CENTRE. HIGH ROAD WESTON SPALDING LINCS. SCALE 1:50 MARCH 1994

ROGER WILLIAMS TEL: 0205 363603.

SOUTH HOLLAND D.C.
PLAN DEPT
28 MAR 1994
REF. 0318/94...

DETERMINED
PLAN

DETERMINED