APPLICATION NO. : H02/1156/93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/1156/93 Received:18-JAN-94 Type:OUTLINE

Name: J A Speechley
Elm Farm
Crowland Common
Crowland
Peterborough

Agent: Scorer Clay Richardson
39 High Street
Stamford
Lincs PE9 2BB

Description: Erection of dwelling and garage including siting and means of access
Location : OS 0028, Fronting Common Drove Crowland Common Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

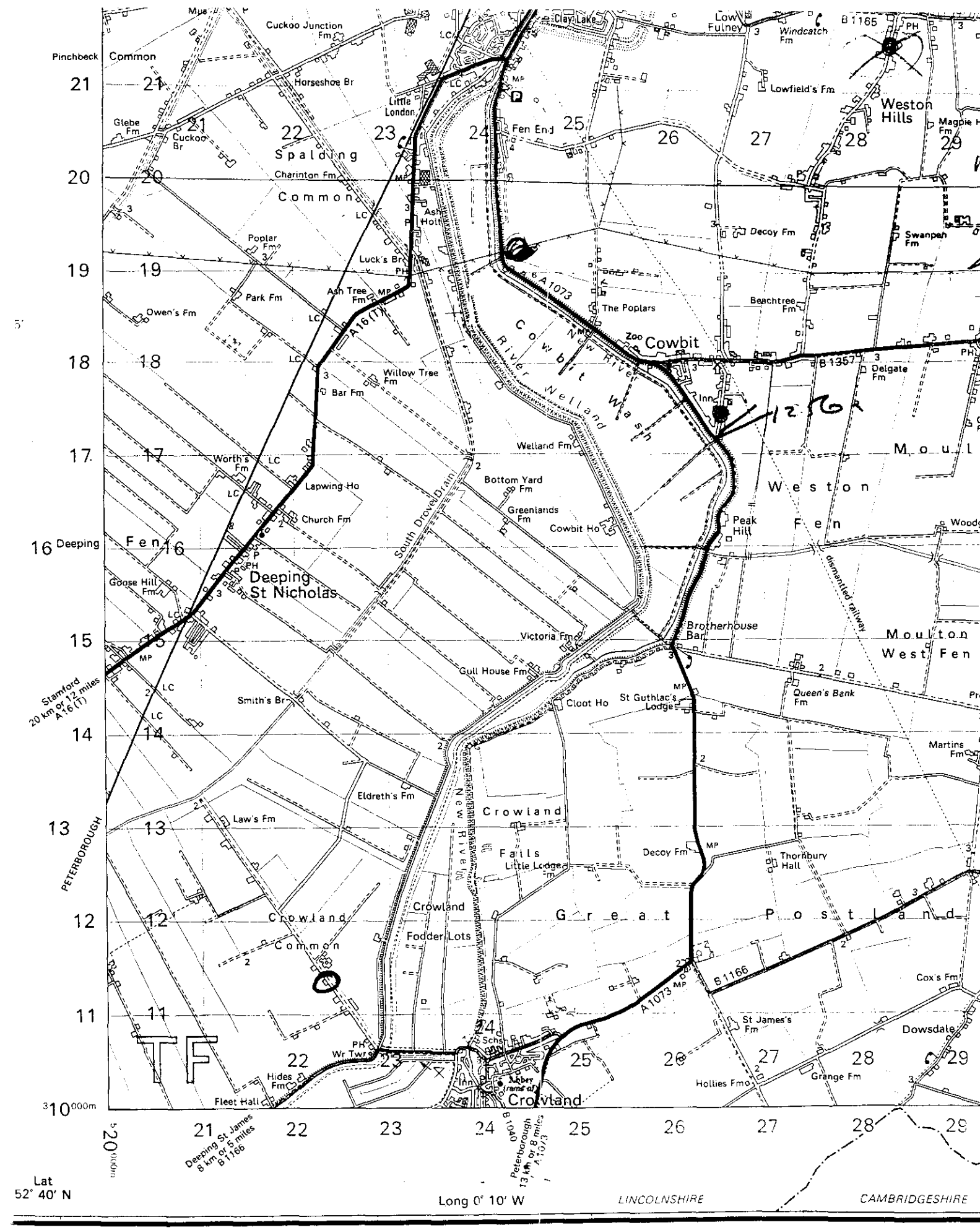
1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
15-JUN-94 H02/1156/93

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)



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STATUTE MILES
NAUTICAL MILES

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/1156/93

Date Registered 06 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J. A. SPEECHLEY
ELM FARM
CROWLAND COMMON
CROWLAND, NR PETERBOROUGH

Tel. No.

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

SCORER CLAY RICHARDSON
39 HIGH STREET,
STAMFORD
LINCOLNSHIRE PE9 2BB
Tel No. 0780 - 62433/54424
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OS NG NO. 0028 FRONTING COMMON DROVE, CROWLAND COMMON

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

OUTLINE APPLICATION FOR ERECTION OF SINGLE DWELLING WITH GARAGE

Please complete and 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.

Signed.. Scorer Clay Richardson Date ... 3rd Dec 1993 .... 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 ~~0.150~~ 0.099 (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: ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.150	hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:		metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No		

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL

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: COMMON DROVE
Will there be—
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site?

PROPOSED DOUBLE 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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO 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:
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	—	
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.

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?			
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 ☐		
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

THIS APPLICATION IS FOR A HOUSE TO BE BUILT FOR OCCUPATION OF THE APPLICANT'S SON AND HIS FAMILY WHO HAVE AN INTEREST IN THE FARM AND WILL HAVE AN INCREASED FUTURE INTEREST

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).

AGENT FOR THE 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 ..... Scorer Clay Richardson ..... (Applicant / Agent) Date 3rd Dec 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.

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

OR Signed ..... (Applicant / Agent) Date 3 Dec '93

X **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 .....

DC INSTRUCTION SHEET

APPLICATION REF:

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....22/12

Revalidation after Direction

Information satisfactory Signed..... Date..18/1.

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PM 22-12 RECONSULTS (revalidated) ☐

All ☐

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

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

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

Case Officer: DR

Senior Officer Confirmed ..... Date.....3/1

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Cows field etc - rest of traditional cow Barn
2 - Houses 100m + woods
low lying 3' Cows thereabouts depending on strength of tidegate

Inspected by JC
Date 28/1

Site Notice posted by JC
Date
Expiry 28/1

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ..... ✓ 8 9/6

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:

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 P3601

Date first Rec'd 06 DEC 1993

Registration

Reference H02/1156/93

Cross-Ref /

Date 7/12/93

Validation

TYPE OUTLINE

Site area 0.99

No of dwellings

Floorspace

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 £ ~~240~~ ~~120~~ 140

Additional £ ~~120~~ 20

Refund £

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Receipt No P3148 Date

Voucher No Date

Information

Index sheet 365 OS Plots

Grid ref 523340 181350

Ward A Parish CROXLEY GREEN

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 1886

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

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

- DRAFT DECISION -

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/1156/93 Received:18-JAN-94 Type:OUTLINE

Name: J A Speechley
Elm Farm
Crowland Common
Crowland
Peterborough

Agent: Scorer Clay Richardson
39 High Street
Stamford
Lincs PE9 2BB

Description: Erection of dwelling and garage including siting and means of access
Location : OS 0028, Fronting Common Drove Crowland Common Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
10-JUN-94 H02/1156/93

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.

14/6

APPLICATION REFERENCE: H02/1156/93 DATE RECEIVED: 18-JAN-94

TYPE: Outline

DESCRIPTION: Erection of dwelling and garage including siting and means of access

LOCATION: O.S. 0028, fronting Common Drove, Crowland Common

APPLICANT: J A Speechley AGENT: Scorer Clay Richardson

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

RECOMMENDATION

Refuse permission.

1 *The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that thee is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7A of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.*

SRR1

COMMENTS

1 Application is in Outline on a site to the north of a small group of traditional farm buildings.

2 The overriding factor in this case is whether or not the applicants have demonstrated whether there is an essential need for a further permanent dwelling on the holding.

3 Although there is no managers dwelling on the holding, there are a pair of cottages to the north, well placed for security of the main group of farm buildings opposite. In

addition Elm Farmhouse is located adjacent to the main group of farm buildings (although this dwelling forms no part of the active holding). The applicant himself lives 800 metres to the south of the site.

4 In this case, the proposed occupant only has part-time duties on the holding and it is considered that the case made out is not sufficient to justify a permission for a permanent dwelling. In any event, the site chosen may not be the most appropriate to meet the operational needs of the farm, as the main group of farm buildings are on the opposite side of the road some 200 metres to the north.

5 If the applicant was in a position to be able to demolish Speechleys cottages, a replacement dwelling could have been justified, but this is not an option so long as those cottages are occupied under protected tenancies.

REPRESENTATIONS

Parish Council: No objections, apart from having an agricultural restriction.

Applicant:

- Application is for a home for the applicant's son and family, also have an interest in the farm and will have an increased future interest.
- Holding extends to 215 acres of arable production contained in several parcels centred on Elm Farm.
- Workforce comprises one full-time, one part-time, plus up to 8 part-time persons.
- Buildings adjoining the site comprise 3 implement sheds.
- Majority of buildings on opposite side of road adjoining Elm Farm.
- Dwellings on holding are pair of semi-detached cottages. (Speechleys cottages 200 metres to north of site). These were let on protected tenancies in 1988. Cottages suffer from severe settlement and are in poor repair generally. Not economically viable to put into proper condition.
- Applicant's son and family presently living with 'in-laws' in Crowland. Employed at present part-time on the holding.
- Dwelling to eventually replace "Speechleys Cottages", but in any event the new house is required.
- New dwelling required because no one at present resides on holding who can supervise the buildings, etc.
- Dwelling needed for security purposes; vandalism already occurred. Buildings on both sides of road means there is a continuing security problem.
- Applicant himself lives in a dwelling (near the Water Tower), subject to agricultural condition and farms a separate holding.

- Applicant would be prepared to demolish Speechleys Cottages prior to constructing new dwelling but cannot undertake to do so because of protected tenancies. If Council could re-house tenants, then situation could be resolved.
- Proposed occupants present living arrangements are unsatisfactory and are too far from farm.
- Hoped that applicant's son may in near future become more actively involved with a view to eventually taking pressure off his father.
- Proposed house could become the farm office with wife taking over farm secretarial work.
- Apart from Speechleys cottages, there are now no dwellings on this holding.
- Elm Farmhouse (opposite) is occupied by an elderly relative who has no responsibility for the day to day running of the farm.

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

H02/1156/93
OUTLINE

Applicant: J A Speechley
Tel:

Agent: Scorer Clay Richardson
0780 62433/54424

Description: Erection of dwelling and garage including siting and means of access

Location: OS 0028, Fronting Common Drove
Crowland Common
Spalding
Lincs

Valid date: 18-JAN-94
Target dates:
To case officer 25-JAN-94
Inspected by 01-FEB-94
Extra contacts 08-FEB-94
Report if not clear by 22-FEB-94

Terminal date: 15-MAR-94
Target Committee: 08-MAR-94
Report deadline: 22-FEB-94
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .99 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert ~~MIN~~ DEP	01-FEB-94 ~~21-JAN-94~~	22-FEB-94 ~~11-FEB-94~~

SITE RECORD

Grid ref: 522340 311380
OS Sheet: 369 Parcel:

CONSULTATIONS CARRIED OUT

Clerk to Crowland P.C.	20-JAN-94	03-FEB-94
Cllr B Alcock	20-JAN-94	27-JAN-94
Cllr N H Pepper	20-JAN-94	27-JAN-94

L.C.C. - Obs Attached fc 28/1/94

115c/93

David Roberts.

I don't understand this application. I cannot find the independent assessment of agricultural need that both the government + our advisers cite. Ducklings in the open countryside region. Nor is there a business plan. Have I missed it?

Our consultant is only employed to check (when it seems necessary) the applicant consultants report + conclusions + see if they 'add up'.

PLANNING AND BUILDING CONTROL SERVICES

PURCHASE ORDER REQUEST

ADMIN USE ONLY

ORDER TO: (stating name and address)	E. K Hamin 29 Ely Avenue Manuel Cambs
ORDER FOR: (to include quantity, description, references, etc)	Assessment of Agricultural care
COST: (to exclude VAT)	£65
PURPOSE FOR WHICH ITEM REQUIRED:	As above
FULL CODE:	451 387
AUTHORISATION BY SECTION HEAD:	

ADMIN USE ONLY

Current commitment on code:

Virement needed

New creditors needed

Budget:

Requested

Requested

ORDER AUTHORISED:

Notes:

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Mr K J Herring,
29 The Avenue,
March,
Cambs.
PE15 9PS.

Your Contact: Mr D Roberts

Our Ref: DJR/JJ H02/1156/93

Your Ref:

Date: 27 Apr 1994

Dear Sir,

CONSULTATION OVER PLANNING APPLICATION.

I enclose plans and documents relating to an application at Crowland for J A Speechley. I would be grateful if you could advise over the agricultural necessity for the proposed dwelling.

Yours faithfully

D S Roberts

N Midlen
Principal Planning Officer
Development Control

Not sent

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

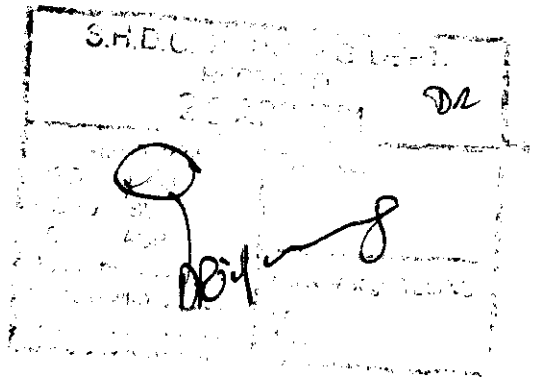
Scorer Clay Richardson

CHARTERED SURVEYORS
Auctioneers Valuers Land and Estate Agents
39 High Street Stamford Lincs PE9 2BB
Telephone (0780) 62433, 54424
Fax (0780) 481451

21st April, 1994

Our Ref: HSS/DS/104/93

Your Ref:



Principal Planning Officer,
South Holland District Council,
Planning and Building Control Department,
Council Offices,
Prior Road,
SPALDING,
Lincolnshire
PE11 2XE

For the attention of Mr. D. Roberts

Dear Sirs,

Erection of Dwelling, Common Drove, Crowland for J. A. Speechley

Further to your letter of 15th March we have now been able to obtain from our client further information as requested.

Your understanding as set out in the third paragraph of your letter is correct.

Mr. J. A. Speechley is owner and occupier of a house near the public house and is "Leyson" Common Drove, Crowland and forms part of a separate agricultural holding being N.G. No's 7869, 6461, 6271, 1685, 3616, 3508, 6280 and 8149. The house we believe to have been built in about 1968 and was subject to an agricultural occupancy condition. At the time Mr. Speechley was a farm worker and worked a smallholding of about 6 1/2 acres being N.G. 3616 and 8149 adjoining Peterborough Road. Whilst the applicant would be prepared to agree not to commence work on any new dwelling until the Speechley Cottages had been demolished he is unable to enter into such an agreement because the cottages are occupied by tenants protected by current housing legislation which gives them security of tenure.

If your Council were able to rehouse these tenants on the grounds that the cottages are unfit since the settlement cannot be economically rectified, then such an undertaking to demolish might be possible, but the proposed house is required for occupation by Mr. Speechley's son and his family now.

The reasons for requiring the proposed dwelling are:-

1) The farm buildings in the corner of the field in which it is proposed to build the dwelling have been vandalised and on a number of occasions fuel has been stolen from the diesel tank and equipment stolen. Someone living on the site would give better protection.

2) The proposed occupant is the son and his family at present living with his common law wife's family in Crowland which arrangement is not satisfactory and too far from the farm for him to provide any form of security.

3) The son is at present working part time on the farm and it is hoped that he may in the near future become more actively involved with a view to eventually taking pressure off his father.

4) The proposed house could also become the farm office with the son's "wife" taking over farm secretarial work at present contracted out with farm documents often away from the farm with the secretary.

5) Except for Speechley's cottages there is now no dwelling on this agricultural holding.

I trust this further information will be of some help to you.

Yours faithfully,

H. S. Scorer, F.R.I.C.S., F.A.A.V.
Scorer Clay Richardson

Scorer Clay Richardson

CHARTERED SURVEYORS
Auctioneers Valuers Land and Estate Agents
39 High Street Stamford Lincs PE9 2BB
Telephone (0780) 62433, 54424
Fax (0780) 48451

23rd March, 1994

Our Ref: HSS/DS/104/93

Your Ref:
DJR/JJ H02/1156/93

Principal Planning Officer,
South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire
PE11 2XE

For the attention of Mr. D. Roberts

Dear Sir,

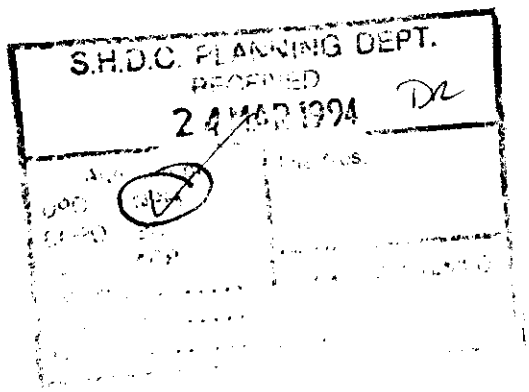
Erection of Dwelling, Common Drove, Crowland for J. A. Speechley

Further to your letter of 15th March and Mr. Scorer's telephone conversation with you this morning we agree to an extension of time of two months for this application to give more time for collection of more detailed information to enable further consideration to be given.

Yours faithfully,

H. S. Scorer, F.R.I.C.S., F.A.A.V.,
Scorer Clay Richardson

Copy to J. A. Speechley Esq.



Scorer Clay & Richardson,
39 High Street,
Stamford,
Lincs.
PE9 2BR.

Mr D Roberts

DGR/JJ H02/1156/93

BSS/DS/104/93

15 Mar 1994

Dear Sir,

ERECTION OF DWELLING, COMMON DROVE, CROWLAND FOR J A SPEECHLEY.

Further to our recent telephone conversation in respect of the above application.

As discussed I am concerned that there are a number of dwellings which may have been originally associated with the holding but are no longer so.

I understand that Elm Farm House is occupied by an elderly relative of the applicant but that she has no responsibility for the day to day running of the farm. Speechley's Cottages are let on protected tenancies to persons not connected with the holding, while the applicant himself lives in a dwelling nearby, but that his dwelling is not associated with the holding. I would be grateful if you could confirm that my understanding of the situation is correct.

In order to be able to recommend that my Committee approve the application I need to be satisfied that there is an overriding need for the new dwelling in connection with the holding. Alternatively the dwelling could be classed as a replacement for one to be demolished.

In relation to the former issue it would appear that the holding has been operated satisfactorily to date under the present arrangements. In this case could you explain what has changed to necessitate the construction of the proposed dwelling on the holding. Additionally I would be pleased if you could supply details relating to the applicants existing dwelling close to the public house i.e. when was it built; does it carry an agricultural occupancy condition; what was the extent of the applicants farm holding and operations when it was permitted?

Turning to the second issue of demolition. I understand that the applicant is not in control of the period of occupation for Speechley's Cottages. Nevertheless, would it be possible for him to enter into an obligation not to commence work on any new dwelling until such time as Speechley's Cottages have been demolished?

I look forward to hearing from you on the matters raised and apologise for the inevitable delay that will result to the determination of the application.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

and his family who have an interest in the farm
and will have an increased future interest

File 2b

Spoke to Mr Scomer 14/3/94

Complex situation.

Speckley cottages: let on protected tenancy: not connected with Holdey

Elm Farm House: occupied by Mr Mrs Speckley — not employed in Holdey

I.A. Speckley occupies dwelling near Pub/water tower — dwelling his own private residence: not connected with Mr Holdey — he farms some land independently

∴ No dwellings connected with Holdey:
Maximum possibility of 7 cottages to grant permission.
Can I would correspond over his matter.

Our Ref: 94/1/SH/0021
Contact: Gill Thornalley

Date: 8th February 1994

NRA

National Rivers Authority
Anglian Region

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

Dear Sir,

Planning Application No. H02/1156/93

PROPOSAL: **ERECTION OF SINGLE DWELLING WITH GARAGE**
LOCATION: **COMMON DROVE, CROWLAND COMMON, CROWLAND**
APPLICANT: **J A SPEECHLEY**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

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

works to be carried out to the banks of the river between Pinchbeck and Pinchbeck West.

Persons seeking further information should contact the Project Engineer, Malcolm Howell, on 0733 371811.

RON LINFIELD
Area Manager
(Northern).
National Rivers Authority
Northern Area,
Aqua House,
Harvey Street,
Lincoln LN1 1TF.
©WVN 6l1611 187/507 SG28-1

Project Engineer, Malcolm Howell, on 0733 371811.

RON LINFIELD
Area Manager
(Northern).
National Rivers Authority
Northern Area,
Aqua House,
Harvey Street,
Lincoln LN1 1TF.
©WVN 6l9429 187/507 SG28-1

OUR 91,000 readers could be your customers, advertise your special event in our Entertainment Columns and make it a success. Telephone Zoe on 0775 725484.

copy of their representations to the application at the address given at the top of this notice.
2m9619 187/507 LF1-2

TRUSTEE ACT 1925 — SECTION 27

NOTICE IS HEREBY GIVEN pursuant to Section 27 of the Trustee Act 1925 that any person having a claim against or an interest in the estate of KATHLEEN VIOLA JOAN HOWE deceased, late of Pebble Cottage, Pipwell Gate, Moulton Seas End, Spalding Lincolnshire, and who died on the 14th day of July 1993 is hereby required to send particulars in writing of his or her claim or interest to Mossop & Bowser of Abbot's Manor, 10 Spalding Road, Holbeach, Spalding, Lincolnshire, and to send such particulars not later than March 27, 1994, after which date the personal representatives will distribute the estate among the persons entitled thereto having regard only to the claims and interest of which they have had notice and will not as respects the property so distributed be liable to any person of whose claim they shall not then have had notice.

©WVN 2m6868 187/507 LF1-2

BEJO ZADEN BV, of Warmenhuizen, The Netherlands, Hereby Give Notice that they have applied to the Secretary of State for a consent to release genetically modified organisms under Section 111 of the Environmental Protection Act 1990 at Elsoms Seeds trials.

The organisms concerned are chicory plants genetically modified with genes for male sterility, kanamycin resistance and gluphosinate ammonium (Basta) resistance. With this new system of male sterility Bejo Zaden BV is able to produce parent lines of red hearted and green hearted chicory that are unable to self pollinate, because of the lack of pollen production. Pollination of these male sterile lines with fertile lines results in 100% pure hybrid seeds without any inbreds. This offers Bejo Zaden BV and Elsoms Seeds Ltd the opportunity to provide growers of red hearted and green hearted chicory with pure seed quality with high germination, high yield, improved uniformity and quality.

The purpose of the release is to evaluate the suitability of new experimental hybrids for the UK market. Special attention is given to yield and uniformity.

The release will take place at Elsoms Seeds Ltd trial field on Pinchbeck Marsh near Spalding, OS grid reference 263261, Lincolnshire, between June 1994 and November 1994.

Enquiries about this notice should be directed to:

Mr Robin Wood
(Vegetable Trials Manager)
Elsoms Seeds Ltd Spalding, Lincs PE11 1QG
Telephone: 0775 711911
or
Bejo Zaden BV
Trambaan 1, 1749 Warmenhuizen,
The Netherlands
Telephone: 31 2269 6162

Any comments to the Secretary of State on application should be addressed to: The Biotechnology Unit, Department of Environment, Room B351, Romney House, London SW1P 3PY within 14 days of the date of this notice.

8k©WVN 9171 187/507 LF1-2

PLANNING APPLICATION

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

H13/0059/94
Oldershaws of Moulton Ltd FULL
Erection of onion store.
Long Lane, Moulton, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H02/1156/93
J. A. Speechley OUTLINE
Erection of dwelling and garage including siting and means of access.
OS 0028, Fronting Common Drove, Crowland Common, Spalding, Lincs.

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.

H04/0060/94
Mr and Mrs P. Brewster FULL
Conversion of former bank to dwelling.
19 Church Street, Donington, Spalding, Lincs.

H04/0061/94
Mr and Mrs P. Brewster LISTED BUILDING
Convert former bank to form dwelling.
Remove parapet wall to side and rear. Renew render to walls, alter front elevation.
19 Church Street, Donington, Spalding, Lincs.

H08/0042/94
M. Parker & Sons OUTLINE
Erection of 6 dwellings and construction of access.
Land off High Street, Gosberton, Spalding, Lincs.

H11/0001/94
Johnson Fry Properties FULL
Proposed rear dormer.
26 Market Street, London Sutton, Spalding, Lincs.

H11/0066/94
Mrs R. Franks PERMISSION RENEWAL
One residential building plot (renewal of H11/0783/91)
Wisbech Road, Long Sutton, Spalding, Lincs.

H11/0067/94
Mrs R. Franks PERMISSION RENEWAL
Erection of dwelling (renewal of H11/1056/91)
Wisbech Road, Long Sutton, Spalding, Lincs.

H14/0063/94
Mr and Mrs W. J. Swallow FULL
Small utility/shower room.
6 Church Walk, Pinchbeck, Spalding, Lincs.

H14/1111/93
Mr C. Pickering LISTED BUILDING
Demolition of outbuildings and erection of extension.
Former: Five Bells, Pinchbeck, Spalding, Lincs.

H16/0052/94
Chief Executive FULL
Erection of satellite dish.
Council Offices, Priory Road, Spalding, Lincs.

H16/1211/93
David Parker Homes Ltd LB DEMOLITION
Demolition of existing buildings to build 12 flats and 1 house on the site.
Abbey Print Works, High Street, Spalding, Lincs.

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.

B. SMITH
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

February 1, 1994.
©WVN 2m9626 187/507LF1-2

RONMENTAL PROTECTION ACT 1990

ERS FOR HOUSEHOLD WASTE SERVICES

cil, in accordance with Section 51 of the Environmental 90, wishes to invite tenders for the provision of facilities idents to deposit their household waste and recyclable harge.

tract are under preparation:-

ry Vehicle Service

ientary Vehicle Service is aimed at seventy or so rural and consists of stationing refuse collection vehicles at ar parks, or similar locations, at regular intervals during iods. The public may dispose of household waste by the stationary refuse collection vehicles.

ons of contract and a specification will be available for ee of charge at the address given below from Monday o Monday 21 February 1994 during office hours. Copies ned on request during that period on payment of £10.

hing to submit a tender for the contract must notify the heir interest not later than Monday 21 February 1994 by e address given below.

nd Management of Sites for the Reception, Recycling l of Household Waste

wishes to increase the number of purpose built Household sal and Recycling (Civic Amenity) Centres in its area by ers for the provision and management of such sites.

ions of contract and a specification will be available for ree of charge, at the address given below from Monday o Monday 9 May 1994 during office hours. Copies may be request during that period on payment of £25.

hing to submit a tender for the contract must notify the heir interest not later than Monday 9 May 1994 by writing s given below.

f Contract, if more than four persons notify their interest r will be invited to tender. If four or less then each will be

r inspecting or obtaining the draft conditions of contract tions is:- J Emmerson BSc MSc PhD CEng FICE, ighways & Planning, Lincolnshire County Council, Hall, Beaumont Fee, Lincoln LN1 1DN

, Principal Waste Disposal Officer

LINCOLNSHIRE COUNTY COUNCIL

Lincs Free Press 1st February 1994

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: H02/1156/93
Description: Erection of dwelling and garage including siting and means of access

Location: OS 0028, Fronting Common Drove
Crowland Common
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 22-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

01-FEB-94

SOUTH HOLLAND DISTRICT COUNCIL

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: H02/1156/93

Applicant: J A Speechley
Elm Farm
Crowland Common
Crowland
Peterborough

Agent: Scorer Clay Richardson
39 High Street
Stamford
Lincs PE9 2BB

Description: Erection of dwelling and garage including siting and means of access

Location: OS 0028, Fronting Common Drove Crowland Common Spalding Lincs

Type: OUTLINE

Date received: 18-JAN-94

20-JAN-94

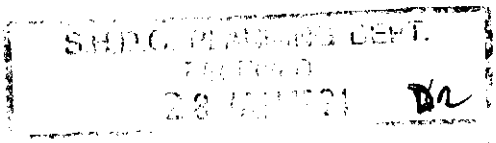
Dear Sir/Madam

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 03-FEB-94. 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 J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Crowland PC
Hall Street
Crowland
Peterborough
PE6 0EW



FOR PARISH COUNCIL USE ONLY

Comments:

No objections apart from having an Agricultural restriction on the proposal.

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/1156/93.

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	2	3	1	1	3

2. Address or location

BS0028, Common Drove, Crowland.

3. Name, classification and number of road

UC

4. Date application referred 20-1-94

5. State whether outline, detailed application etc.

OL.

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

Erection of Dwelling.

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 10b as shown overleaf.

Date: 20-1-94 Signed: [signature]
Director of Highways and Planning

D.R. . 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: H02/1156/93

Applicant: J A Speechley
Elm Farm
Crowland Common
Crowland
Peterborough

Agent: Scorer Clay Richardson
39 High Street
Stamford
Lincs PE9 2BB

Description: Erection of dwelling and garage including siting and means of access

SOUTH HOLLAND D.C.
PLANNING
18 JAN 1994
REF Valid

Location: O.S. NG No. 0028,
Fronting Common Drove
Crowland Common
Spalding, Lincs

Type: OUTLINE

Date received: 06-DEC-93

22-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Completion of the attached questionnaire to provide information in relation to the agricultural case, including an assessment and business plan as explained on the form.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY .

Yours faithfully

Principal Planning Officer

18-1-94 Spoken to Scorer day posting £20 today.

Scorer Clay Richardson

CHARTERED SURVEYORS
Auctioneers Valuers Land and Estate Agents
39 High Street Stamford Lincs PE9 2BB
Telephone (0780) 62433, 54424
Fax (0780) 481451

14th January, 1994

Our Ref: HSS/DS/104/93

Your Ref:

South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1994
Attention of | File nos.
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by

Dear Sirs,

Application No: H02/1156/93
Applicant: J. A. Speechley,
Elm Farm,
Crowland Common
Crowland,
Peterborough

Further to your letter of the 22nd December we now enclose your questionnaire with additonal information as requested.

Yours faithfully,

H. S. Scorer, F.R.I.C.S., F.A.A.V.
Scorer Clay Richardson

SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION FOR AGRICULTURAL DWELLING

An application for an agricultural dwelling must be accompanied by this Questionnaire, duly completed. The purpose of the Questionnaire is to obtain information which will enable the Authority to determine whether a need for an agricultural dwelling has been conclusively shown.

The application must also be accompanied by an assessment of the agricultural need prepared by a professional party or agency, together with a business plan. The latter should also be prepared by an independent party or agency.

This Questionnaire could, in fact, be completed by those engaged in preparing the assessment of the need and/or the business plan.

Please note that not all the questions given below may be appropriate. However, all those which do have a bearing upon the application should be answered.

If you experience difficulty in answering any of the questions, please do not hesitate to contact the Planning Department of this Authority.

QUESTIONNAIRE

A. Particulars of Existing Holding

1 Please specify type of holding -

Arable ...
~~Horticulture~~
~~Intensive Livestock~~
~~Fish Farming~~
~~Any other~~

2 Please specify total area of holding (please indicate size of parcels of land if physically distinct and separated from each other by other land not in your ownership) -

215·18 Acres.
See attached Schedule.

Please enclose a map to a recognisable scale showing the extent of the holding.

SO...
REF 1156/93

Schedule referred to

LAND OCCUPIED ON AGRICULTURAL TENANCIES
BY J. A. SPEECHLEY AND PARTNERS FROM SEVERAL LANDLORDS

Acres	N.G.No.	Cropping
Owner:	J. A. Speechley (Hatched blue on plan)	
30.52	0067	Coming S. Beet after Wheat
31.14	0047	(1/2 Wheat after Peas
		(1/2 Coming Pease after Set Aside
.25	2254	Cottages
28.82	(2634	Wheat after Potatoes
	(0028	
Owner:	The Trustees of the late Mr. J. A. Speechley (Hatched red on plan)	
3.00	0083 pt.	Wheat after Potatoes
3.50	0002 pt.	Set Aside after S. Beet
9.74	2576	Coming Potatoes after Wheat
8.41	(3466	Set Aside after S. Beet
	(4357	
1.64	3160	Yard and Buildings
2.00	3351 pt.	Permanent Pasture
11.72	5171	Set Aside after S. Beet
25.26	6850 pt.	Coming Potatoes after Wheat
6.17	8683	Coming Wheat after S. Beet
5.80	1800	Coming Wheat after Peas
4.00	8149	Wheat after Peas
Owner:	D. Addy (Hatched green on plan)	
11.08	1626	Wheat after Peas
13.00	6850 pt.	Coming Potatoes after Wheat
6.20	3800	Wheat after Peas
Owner:	G. W. Beeken (Coloured pink on plan)	
7.00	5247	Coming Peas after Set Aside
5.93	3569	Coming S. Beet after Wheat
215.18		

3 Please give details of acreage owned or tenanted -

See Schedule attached.

Please note that if the land is not held on a secure basis e.g. mowing or grazing licence, the business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages.

See Schedule.

Please indicate amount of quota if applicable and area and location of land set aside -

Sugar Beet allocation 471 Tonnes
Potato Quota 10.30 Ha.

Please specify what markets the crops are grown for - stock feed, human consumption, etc -

Human Consumption with some Feed.

Please indicate areas of grassland and whether the grassland is temporary or permanent and conserved for hay or silage -

Permanent — accomodation use near buildings.

5 Please give details of numbers of livestock if any - numbers should be supplied of type (cattle, sheep, pigs, etc) and further broken down into breeding and other animals.

None

Please supply details of quotas if animals are produced for sale, please indicate: -

(a) Average numbers on holding at any one time.
(b) Numbers produced per annum, age and weight at sale.
(c) For which market they are produced for.

} N/A.

6 Please give details of persons employed - please specify the tasks or role of each employee -

Full-time one } Tractor driving + general farm work
Part-time all year one }
~~Seasonal~~ Day workers maximum 200 days p/annum
max workers any one time 8.

Please give details of their home location and its distance from the agricultural holding -

1 Full time at 'Heyson' Common Rd, Crowland
1 Part time lives in Crowland
Day workers scattered - Crowland - Spalding Wisbech Deepings etc

7 Please give details of husbandry practices which significantly add to the functional requirements e.g. pedigree stock, high value crops, automatic equipment for watering, feeding or ventilation, calving patterns, etc -

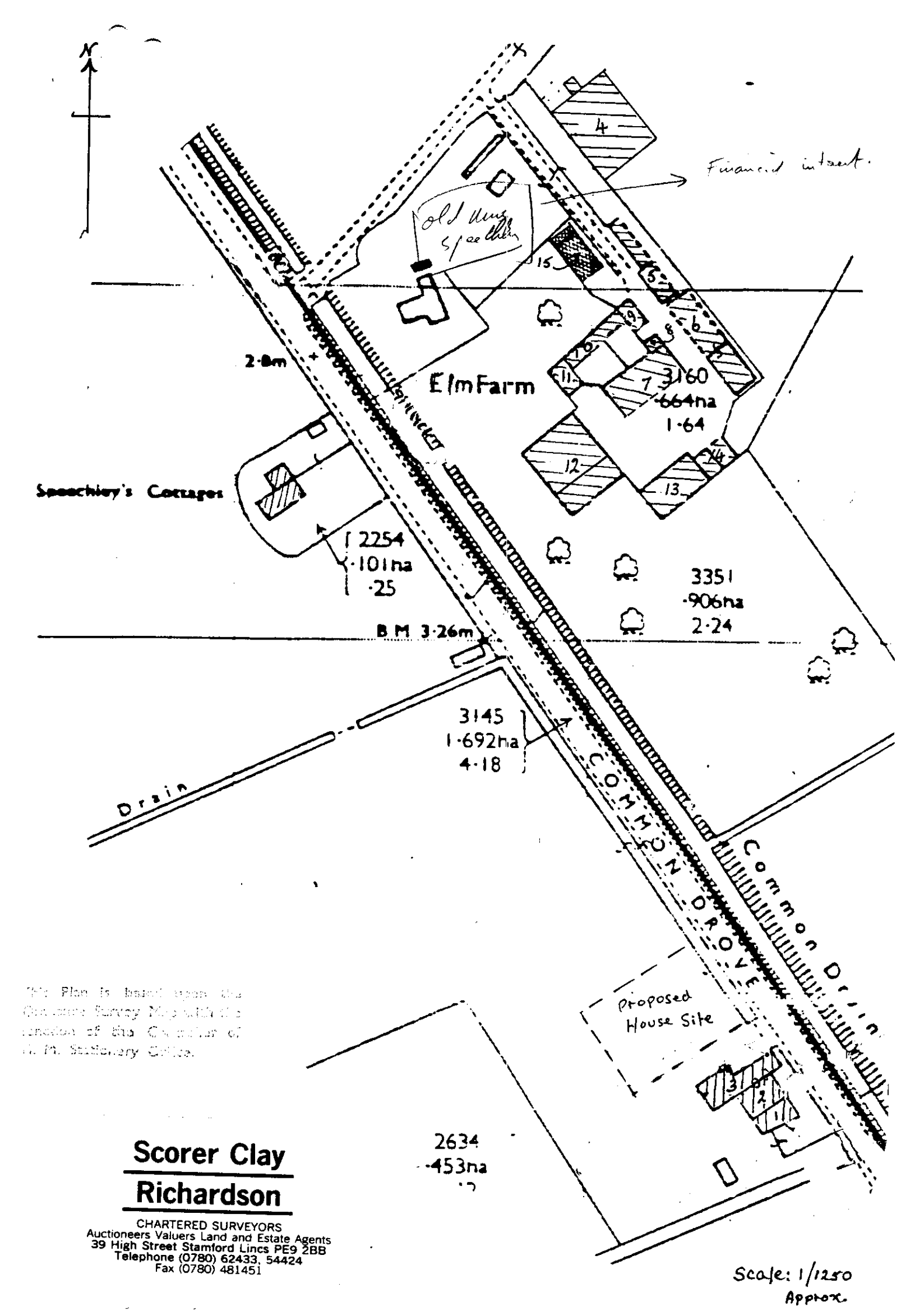
100T Drying capacity for cereals + pulses with further 250T storage in bins - dryer and grain elevators etc.
60T capacity Potato Chitting House with manual ventilation control.
650T capacity Potato Store requiring constant attention plus ready availability of someone to load lorries collecting produce at odd & normal work times.

8 Please describe any housing systems which may be labour intensive e.g. cow sheds as opposed to loose housing -

N/A.

9 Please specify any special marketing or other arrangements which may add to labour requirements or lead to unsocial hours -

Preparation grading + bagging potatoes + loading out transport whenever required after end of normal working hours.
Similarly loading cereals + pulses.
Also attention to temperature controls + ventilation of stored produce.



This Plan is based upon the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.

Scorer Clay
Richardson

CHARTERED SURVEYORS
Auctioneers Valuers Land and Estate Agents
39 High Street Stamford Lincs PE9 2BB
Telephone (0780) 62433, 54424
Fax (0780) 481451

Scale: 1/1250
Approx.

SCHEDULE OF FARM BUILDINGS

Traditional Range West Side of Common Drove

1. Implement Shed and Fuel Store - timber and C.I.

2. Yard and Open Front Shed - brick built

3. Implement Shed - brick, timber and C.I.

East Side of Common Road

4. Modern Steel Portal Frame Insulated Potato Store 75' x 60' with 12' x 10' Fan House at North End

5. Range of 3 Traditional Timber Built Stores

6. Steel Portal Frame and A/C Shed Clad 4-bay Dutch Barn with 3 further bays fully enclosed and with galvanised sheeted door at front as Combine and Implement Shed 105' x 25'.

7. Open front Implement Shed 70' x 22'6".

8. Office/Store - brick built 13' x 12'

9. Range of Loose Boxes

10. Open Front Shed

11. 2 Storey brick built building 30' x 20' - blue slate roof upper floor storage, lower floor as chemical store and spares store

12. Steel portal frame A/C sheet clad Building, North End 60' span x 50' enclosed and fitted out as grain store with bins, top and bottom chain and flight conveyors, dryer, fan and heater, ducting, cleaner and dresser. The South end 60' x 25' enclosed and used as Tractor Shed and Workshop.

13. Steel portal frame building 60' x 30' with A/C sheet roof, walls part brick, part A/C sheet, part Yorkshire board - purpose built as covered yard, now used for machinery storage.

14. Traditional timber small barn and open front implement shed.

15. Aluminium framed Chitting House 55' x 22' on brick base wall.

10 Please give details of any existing dwellings on the holding (who occupies them and on what tenure) and whether any dwellings have been sold separately from the holding in the last five years -

Mainly stone built and tiled detached house divided to provide two units each let on protected tenancies to Mr & Mrs Hall w.e.f 1.3.'88 and Mr and Mrs Naughton w.e.f. 8.3.88. The building suffers from severe settlement and is in poor repair generally - Not economically viable to try to put into proper condition

11 Please specify size and use of existing agricultural buildings on the holding and show their location on a scaled plan. Details should also be supplied of any recent investments in farm buildings, etc -

See plan and details thereon.

12 Please give details of any fixed equipment -

Top and bottom elevators, grain bins, Dresser and Clean Dry & Fan and heater plus all controls in grain store

Dry & Fan and heater, central trunking in Potato store.

13 Please give details of services (electricity, water, sewage disposal) and any waste handling systems and storage -

Mains Electricity and water - Septic tank and soakaways.

14 Please specify whether there is any storage of chemicals (fertilisers, pesticides, herbicides and insecticides) on the holding -

Yes.

15 Please give details of theft or vandalism which may have occurred on the holding in the last 5 years. Have any incidents been reported to the Police?

3 years ago ridge tiles stolen from farm building reported to police. On a number of occasions theft of lights, radio, batteries etc. from farm tractors & machinery and on 3 occasions in last 6 years Diesel stolen from fuel storage tanks - mostly not reported

NOTE: This information may contribute to the applicants case but will not, by itself, be sufficient to justify a new dwelling.

16 Please give details of any diversification or non-agricultural enterprises (if any) on the holding -

None

B **Particulars of Proposal**

The Proposed Dwelling

1 Please state who is intended to occupy the proposed dwelling and what is their current occupation -

The Applicant's son Mr R.J. Speechley and his family at present living with 'In-laws' in Crowland. Employed at present part time on the farm and remainder of time doing contract work.

2 Please state where that person currently resides -

No 2. Monk's Meadow, Crowland
Home of his in-laws.

3 Please state whether the proposal is intended to replace an existing dwelling -

To eventually replace house referred to under previous item 10 but in any event the new house is required.

4 If so, please state where the existing dwelling is located and why it is non-suitable for the applicants needs -

See plan attached.
Not suitable due to serious settlement defects and since it is already occupied on protected tenancies.

5 Please state what is intended will happen with the existing dwelling -

Will remain occupied until existing tenant vacates when it will probably be demolished as beyond economic repair

6 Please state why the proposed dwelling is needed -

(a) New agricultural/horticultural. Provision of house
(b) Changes in nature of business. on the farm for son
(c) Changes in management. who can supervise the buildings etc. Since at present no one living on the holding

7 Please state the proposed ground floor area of the proposed dwelling and why a dwelling of the particular size and type is required -

Not yet designed but anticipated ground floor area of 700/800 sq feet to provide 3 or 4 bedroomed house plus detached garage.

8 Please state why it is necessary for the proposed dwelling to be built in the location proposed -

To be close to farm buildings already vandalized and where machinery and stock kept. To be close to farm building used for conveying + storage, potato storage etc. and cattle house
Also for personal security of all farm buildings + stores etc. and of trouble from outsiders house-covering.

9 If security or additional security is one of the reasons for the dwelling, please provide details as to why it is considered security will be a problem or present a difficulty -

Because of situation with farm buildings each side of road there will be continuing security problems as previously experienced and still nearly recently occurred.

10 Please state whether consideration has been given to any alternative form of residential accommodation on the site pending the establishment of the agricultural enterprise on a firm and viable basis -

N/A.

Personal Circumstances

1 Has the applicant any experience or formal training and/or qualifications in agriculture? Please provide details -

2 Has professional advice been taken in setting up the agricultural enterprise? If so, please provide details - (Your attention is drawn to the fact that the application for an agricultural dwelling must be accompanied by an assessment of the agricultural need prepared by a professional party or agency) -

The Proposed Agricultural Holding

1 Please state type of holding -

Arable
Horticulture
Intensive Livestock
Fish Farming
Any Other

2 Please give total area of holding (Please indicate size of parcels of land if physically distinct and separated from each other by other land not in applicants ownership) -

Please enclose a map to a recognisable scale showing the extent of the holding.

3 Please give details of acreage owned or tenanted -

Please Note that if land is not held or likely to be held on a secure basis e.g. mowing or grazing licence, the proposed business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages -

Please indicate intended markets for the crops -

Please indicate areas of intended grassland and whether grassland will be temporary or permanent -

Please indicate intended areas of woodland -

5 Please give details of intended numbers of livestock (if any), specifying type and those to be used for breeding purposes. If the livestock are intended, ultimately, for sale, please indicate which markets they will be produced for -

6 Please give details of persons to be employed on the holding - please specify the intended tasks or role of each employee -

Full-time
Part-time all year
Seasonal

Please give details of their present home location and distance from the intended holding -

7 Please give details of intended husbandry practices which may involve specific functional requirements e.g. pedigree stock, high value crops, etc -

8 Are any housing systems intended which may be labour intensive - such as cow sheds as opposed to loose housing? If so, please specify -

9 If any special marketing or other arrangements are envisaged which may entail unsocial hours of working or involve specific labour requirements, please specify -

10 If the proposed holding is an extension of an existing holding, please show on a scaled map the relationship of the extension to the existing holding -

11 If new agricultural buildings are intended to be erected, please specify size and specific use and show their location on a scaled map -

12 Please give details of any fixed equipment which it is intended to install -

13 Please give details of the intended services (electricity, water, sewage disposal) and any intended storage of waste.

14 If a programme for the erection of agricultural buildings is involved, please give details of time-scale -

15 If irrigation or temperature controlled facilities are envisaged, please give details -

16 Are any crops/livestock envisaged which require essential care at short notice? If so, please give details -

17 If it is intended to store chemicals (fertilisers, pesticides, fungicides, herbicides and insecticides) please specify details -

Financial Considerations

1 Please ensure an independent business plan of the proposed new or expanded agricultural enterprise (this should form part of the assessment of the agricultural need supplied by the professional agent) is provided giving details of anticipated annual turnover, overheads and net profits.

Note: Annexe E (paragraphs E5 and E9) of Planning Policy Guidance Note No. 7 "The Countryside and the Rural Economy" January, 1992, states that a functional test in regard to agricultural need will be necessary in all cases and that where a functional test alone is not conclusive it may be appropriate also to supply a financial test.

Thus, while the Authority would expect a business plan to be submitted with the application, it reserves the right to request the submission of financial information of a more detailed nature for such information may be an important element in establishing that intentions to engage in farming enterprise are genuine and are likely to be capable of being sustained for a reasonable period of time.

2 Please specify degree of financial commitment to the proposed new or expanded agricultural enterprise. Has a residential or commercial mortgage has been sought? Please give details -

3 Please indicate whether the business plan has been endorsed by the Financial Institution providing the loan facilities -

4 It is normal practice for the Local Planning Authority in granting planning permission for an agricultural dwelling to oblige the applicant to enter into a Section 106 Obligation - a legal agreement or contract limiting the occupation of the dwelling to a person employed in agriculture or forestry and if need be, preventing the separation of the holding from the dwelling. Has a check been made to establish whether planning conditions or a Section 106 Obligation would entail a problem with regard to mortgage availability? If no check has been made, it is considered advisable one should be made and this Authority advised of the outcome.

Note: For your assistance, a draft of a standard Section 106 Obligation is enclosed with this Questionnaire.

You may if you wish, add any further information which you consider relevant to the issue of an agricultural need for the proposed dwelling.

B SMITH MRTPI
DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

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: H02/1156/93

Applicant: J A Speechley
Elm Farm
Crowland Common
Crowland
Peterborough

Agent: Scorer Clay Richardson
39 High Street
Stamford
Lincs. PE9 2BB

SOUTH HOLLAND D.C.
PLAN DEPT
20 DEC 1993
REF Valid

Description: Erection of dwelling and garage

Location: O.S. NG No. 0028,
Fronting Common Drove
Crowland Common
Spalding, Lincs

Type: OUTLINE

Date received: 06-DEC-93

16-DEC-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:

1 The site still appears to be approx 0.12 hectares which would require a further fee of £120.
2 Would you please confirm whether or not you wish means of access and siting to be included. If so, please provide four copies of a 1:500 block plan to show these.

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

Scorer Clay Richardson

CHARTERED SURVEYORS
Auctioneers Valuers Land and Estate Agents
39 High Street Stamford Lincs PE9 2BB
Telephone (0780) 62433, 54424
Fax (0780) 481451

14th December, 1993

Our Ref: HSS.DS/104/93

Your Ref:

Planning and Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
16 DEC 1993
REF .....

Dear Sirs,

Application No. H02/1156/93
O.S. No. 0028 Fronting Common Drove, Crowland Common

Further to your letter of 6th December 1993, copy returned, we have completed part 5 of the form and the Agricultural Holdings Certificate as requested and have also amended section 2, the area of the proposed site being 0.099 Ha.

We enclose revised plans and return the copy of the planning application.

Yours faithfully,

Scorer Clay Richardson

Encs.

H S Scorer FRICS FAAV
G H Clay BSc(Est Man) FRICS FAAV
C P Richardson BLE(Hons) ARICS FAAV

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

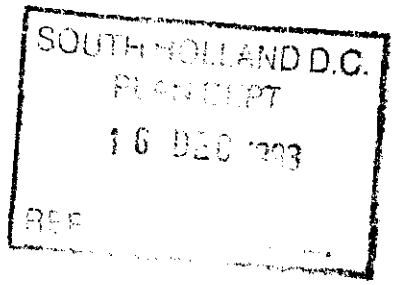
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/1156/93

Applicant: J A Speechley
Elm Farm
Crowland Common
Crowland
Peterborough

Agent: Scorer Clay Richardson
39 High Street
Stamford
Lincs PE9 2BB



Description: Erection of dwelling and garage

Location: O.S. NG No. 0028,
Fronting Common Drove
Crowland Common
Spalding, Lincs

Type: OUTLINE

Date received: 06-DEC-93

07-DEC-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:

1 The site appears to be 0.18 hectares therefore a further £120.00 is required.
2 Complete certificate where marked.
3 Complete part 5 of form where marked.
4 If you wish siting and means of access to be included within the application, please supply details on a 1:500 block plan.

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

K Lowe
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

Application no: H02/1156/93

Applicant: J A Speechley
Elm Farm
Crowland Common
Crowland
Peterborough

Agent: Scorer Clay Richardson
39 High Street
Stamford
Lincs PE9 2BB

Description: Erection of dwelling and garage

Location: O.S. NG No. 0028,
Fronting Common Drove
Crowland Common
Spalding, Lincs

Type: OUTLINE

Date received: 06-DEC-93

07-DEC-93

Dear Sir/Madam

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If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

Invalid

* The site appears to be 0.18 hets therefore a further £120 is requied

* ~~Site~~ Complete certificate where marked.

X Complete part 5 of form where marked.

* If you wish siting and means of access to be included within the applicatior please supply details on a 1:500 block plan

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 : P3748
Date received : 18-JAN-94

Received from

Scorer Clay Richardson

Address

39 High Street
Stamford
Lincs

Fee paid	£	20.00
VAT	£	0.00
Total received	£	20.00

Cash/Cheque : Cheque

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

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 : P3601
Date received : 06-DEC-93

Received from

Scorer Clay Richardson

Address

39 High Street
Stamford
Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

Scorer Clay
Richardson

CHARTERED SURVEYORS
Auctioneers Valuers Land and Estate Agents
39 High Street Stamford Lincs PE9 2BB
Telephone (0780) 62433, 54424
Fax (0780) 481451

3rd December, 1993

Our Ref: HSS/DFS

Your Ref:

The Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING
Lincolnshire,
PE11 2XE

Dear Sir,

J. A. Speechley - Outline Planning Application
NG No. 0028 Crowland Common

We enclose application for outline planning permission for the erection of a house with detached double garage to be erected in field NG. 0028 adjoining Common Drove, Crowland Common for occupation by the applicants son and family. We also enclose cheque for £120 fee.

Yours faithfully,

Scorer Clay Richardson

Enc

H S Scorer FRICS FAAV
G H Clay BSc(Est Man) FRICS FAAV
C P Richardson BLE(Hons) ARICS FAAV

372. PLANNING APPLICATIONS (Continued)

a) Applications Granted (Continued)

(Councillor C J T H Brewis requested that his abstention from voting on the above application be recorded.)

(Councillor N.H. Pepper declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

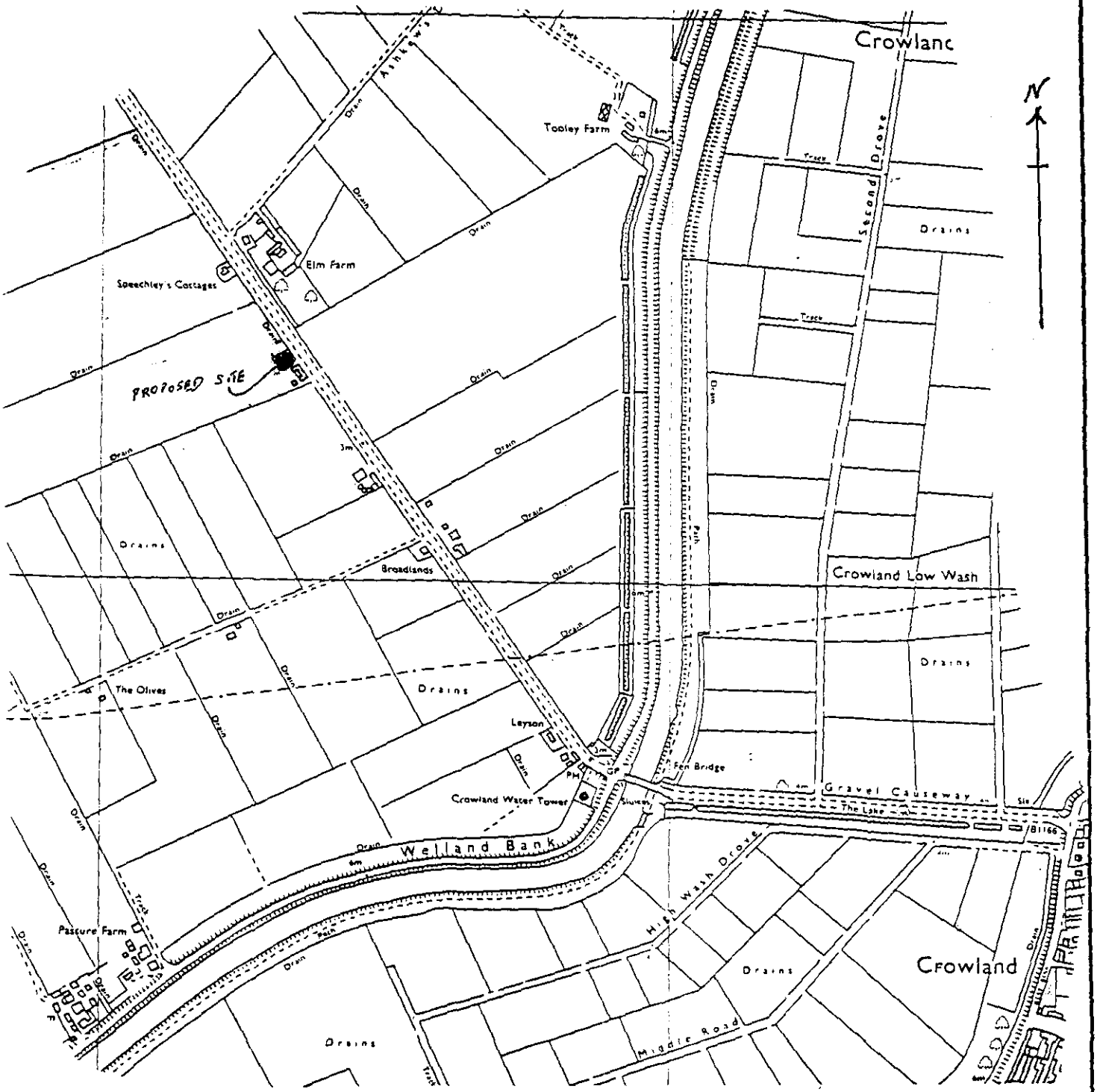
H05/0319/94 Mr I J Dack		Bungalow for disabled persons use on land off Branches Lane, Holbeach.
H09/0328/94 Mr & Mrs T McKenna		Bungalow and garage with access at Foxes Low Road, Holbeach.
H23/0338/94 Mr & Mrs Fretwell	O.A.	Two dwellings including siting and means of access adjacent Holly House, Mill Lane, Whaplode.
H23/0339/94 Mr & Mrs Fretwell		Access for existing dwelling at Holly House, Mill Lane, Whaplode.
H13/0352/94 Mr & Mrs A J Holbrook		Dwelling at 12/14/16 High Street, Moulton.
H02/0445/94 Mr N H Pepper		Bricks and roof details (Condition 2 of application H02/0273/91) at Albion Street, Crowland.

(Councillor N.H. Pepper declared an interest in the above application, and left the Council Chamber during consideration thereof.)

b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H02/1156/93 J A Speechley	O.A.	Dwelling and garage including siting and means of access at O.S. 0028, fronting Common Drove, Crowland Common.
H16/0278/94 A R Bennett	O.A.	Four two-bedroomed houses and three one-bedroomed houses at 49 St Thomas Road, Spalding.
H09/0326/94 J Naylor	O.A.	Residential development including access at Bank Farm, Holbeach Bank.
H02/0365/94 P Leo		Demolition of existing dwelling and construction of three terraced houses at 36 East Street, Crowland.
H08/0369/94 Mr & Mrs J T Pike	O.A.	Bungalow and garage at Part O.S. 109, Cheal Road, Gosberton Cheal.



TITLE : PROPOSED DWELLING
COMMON DROVE, CROWLAND

SCALE: 1/10,000

DATE : REVISED 12 DEC. 1993

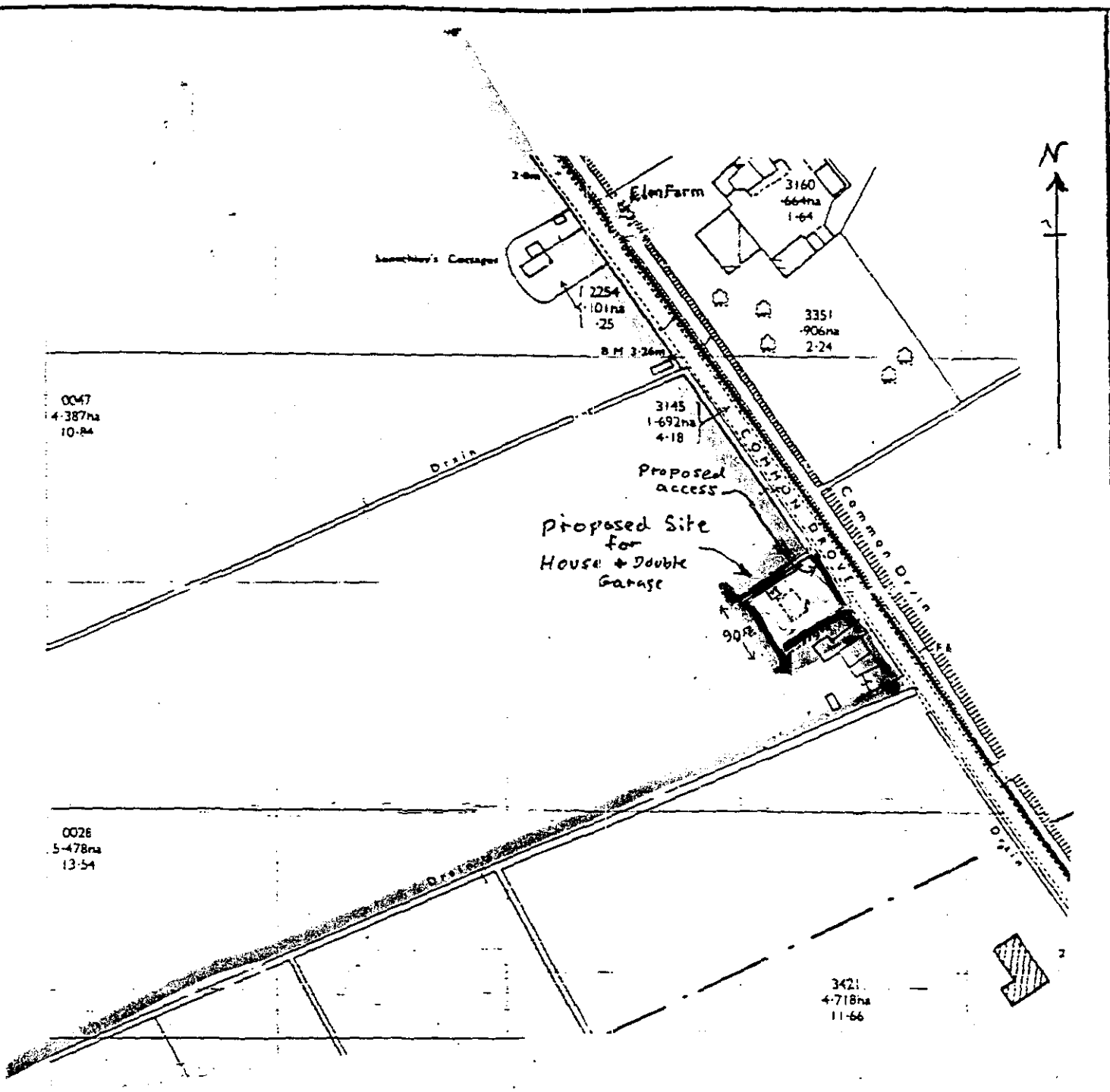
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Scorer Clay

Richardson

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Telephone (0780) 62433, 54424
Fax (0780) 481451



TITLE : PROPOSED DWELLING. COMMON DROVE, CROWLAND

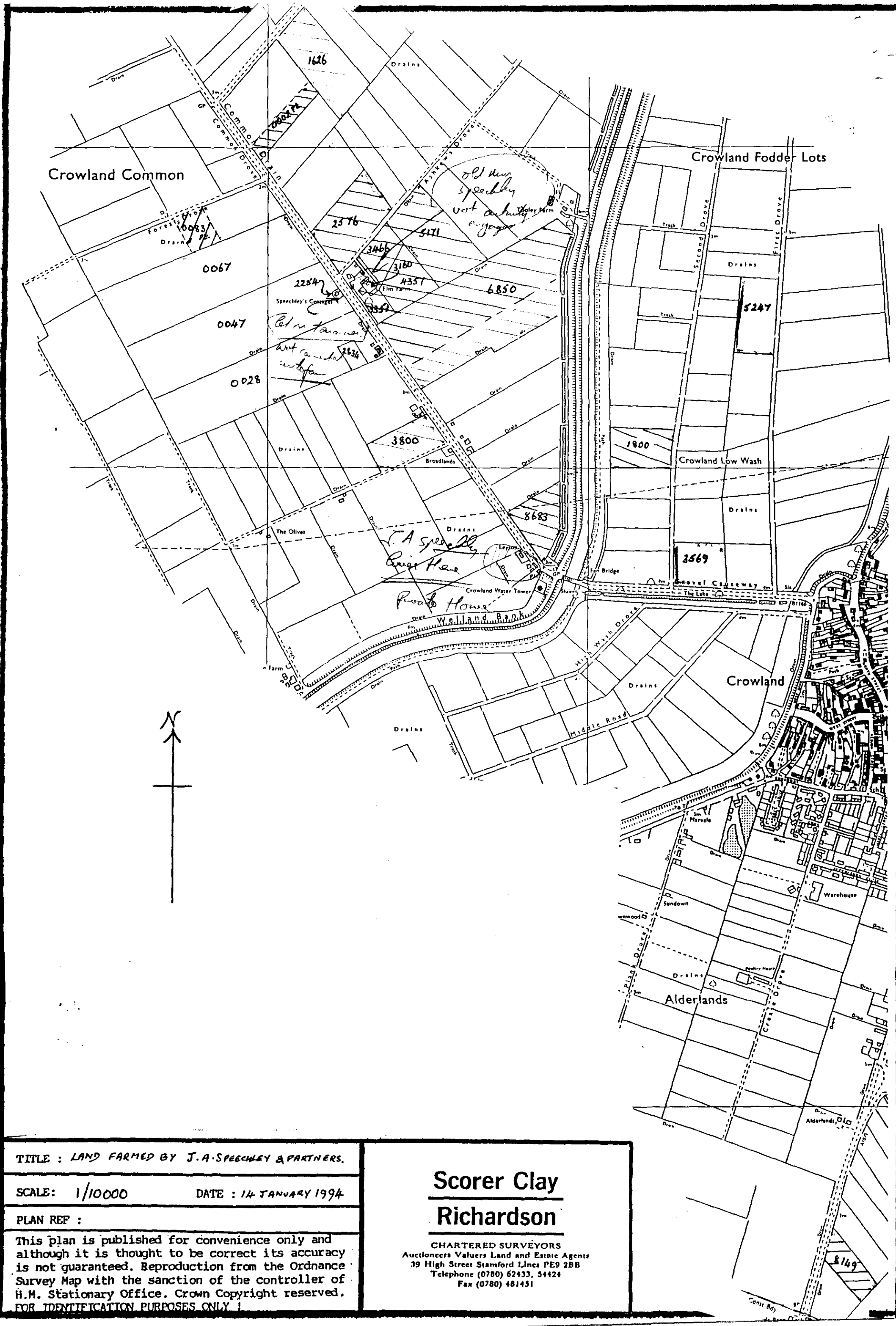
SCALE: 1/2500 DATE : REVISED 17 DEC. 1993

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Fax (0780) 481451



TITLE : LAND FARMED BY J.A. SPEECHLEY & PARTNERS.

SCALE: 1/10000 DATE : 14 JANUARY 1994

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