

**Background to this application to remove Condition 4 of the Planning Permission ref;
HO6/0861/93 dated 18th Feb 1994**

Planning Permission for the construction of New House, Lowgate, Gedney was granted as above and for many years the nursery business has been run very successfully and the Applicants have resided happily in the property.

The business continues to be financially sound, but efforts to sell it as a going concern, which commenced on 3rd Feb 2020, have been unsuccessful. The property has been marketed at a figure of £525,000 a sum which reflects the agricultural tie placed on the house itself. Despite this in all that time only two viewings have taken place. Some 13,562 "browsings" have taken place on line and 1,841 people have actually looked at the detailed particulars.

The reason for contemplating sale is that Mrs Guest has severe arthritis and is finding it increasingly difficult to continue working and going up and down stairs is proving painful. The preferred option is to sell the business as a going concern (the Applicants are proud of the standing of the business they have created) and to move in retirement to a bungalow somewhere nearby.

Having been on the market for over a year with no offers to purchase, it has been necessary to examine the expressed reasons why this is the case, because many people commented favourably on the house, the location and the grounds and have wanted to purchase. Those interested in purchase have largely wanted to use the property for equine pursuits - which of course they cannot do if they are to comply with both Condition 4 and the terms of the Sn 106 Agreement (Second Schedule) dated 11th Feb 1994.

The reasons why no-one has sought purchase to continue the nursery business relate mostly to the structure of the industry. Some 30 years ago when this business was being planned South Lincolnshire was the epicentre of small horticultural businesses, often family-based, but that has all changed. Price and supply pressures from (mostly) continental Europe have forced increasing productivity improvements on the small businesses and many found decreasing margins too tight to live with and larger firms bought them out as they achieved benefits of scale in purchase and sale. Horticulture is obviously a key enterprise in the area, but it has a different structure nowadays and this business has been left behind - seemingly there being no-one who has the finance or the inclination to take the business on at the size and structure it has.

The fact also is that there are apparently no retired or retiring farmers able to comply with the residency condition - they have had ample opportunity to inspect and express interest and none have appeared.

The CONCLUSION is that the purpose for which the residency condition was imposed has served well for nearly three decades, but has now outlived its usefulness and has become an obstruction. If the condition is removed (and the Sn 106 Agreement rescinded) the property can, in the light of interest expressed for equine and other ideas, at last find a new owner.

It is also worthwhile pointing out that when originally granted and constructed, New House was in the countryside - with the construction of the new houses south of the site it would appear that New House and Harvest Home are actually part of the built footprint of the village and should be treated as such. Plans NHG 1 and 2 show this change of circumstance.

Provided with this application are the following;

- Copy of the Planning Permission HO6/0861/93
- Profit and Loss Accounts for the last three years, which confirm the financial health of the enterprise and make it all the more surprising that no buyer has come forward. PLEASE KEEP THE ACCOUNTS CONFIDENTIAL. (Accounts provided by Bulley Davey Accountants).
- Plans NHG 1 and 2 which show how the house has now grown into being part of the village.
- Copies of the marketing history provided by the Selling Agents Bruce Mather Ltd.
- This brief explanation paper. All the docs are collected together in one file attachment with the exception of the Accounts which are a separate document for CONFIDENTIALITY.

amh/15.02.2021



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0861/93

Received: 09-SEP-93 Type: OUTLINE

Name: Messrs R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Erection of dwelling in connection with nursery

Location : Part OS 9958 Lowgate
Gedney Spalding, Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

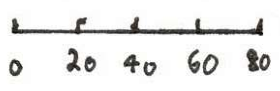
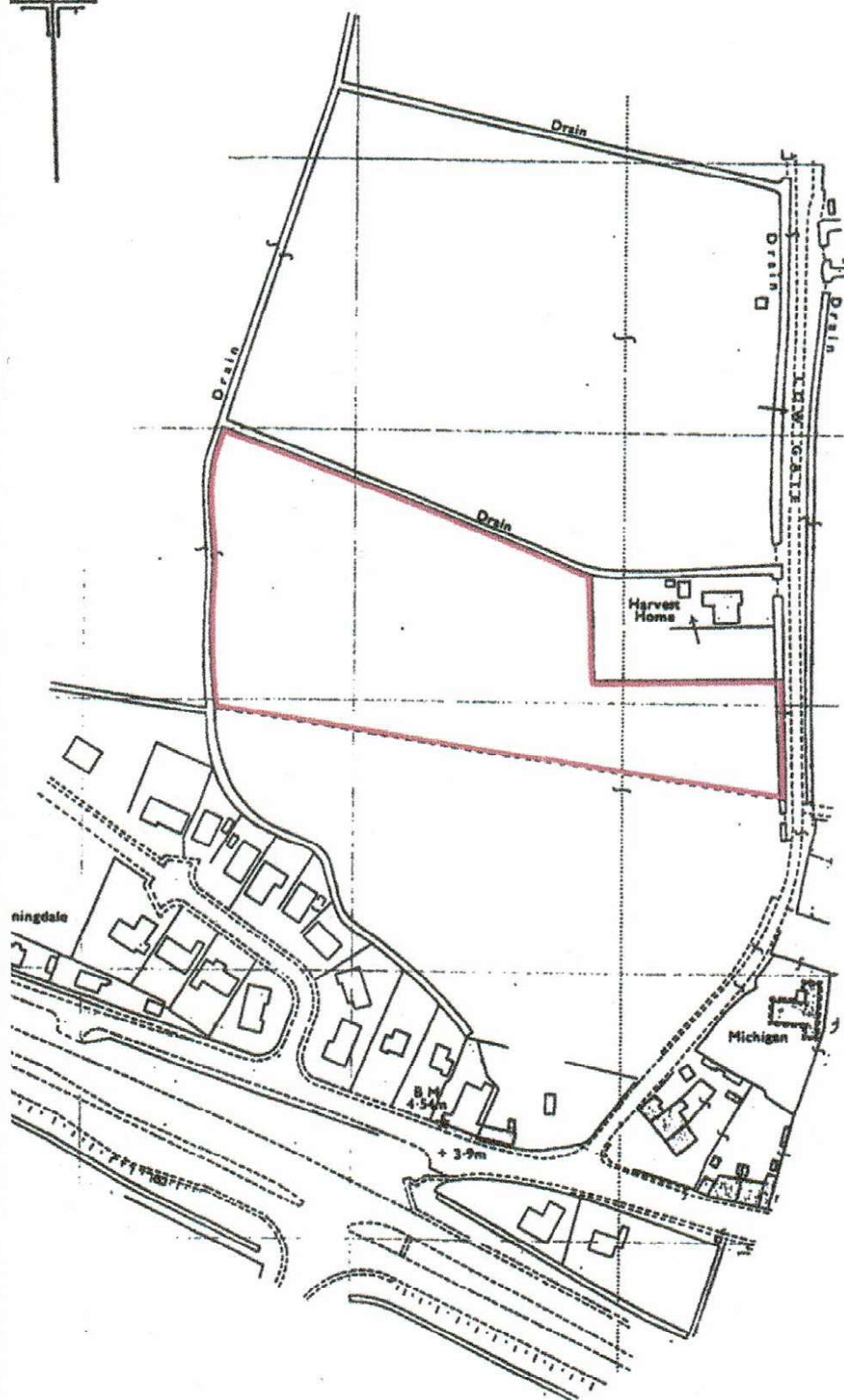
- 4 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
18-FEB-94 H06/0861/93

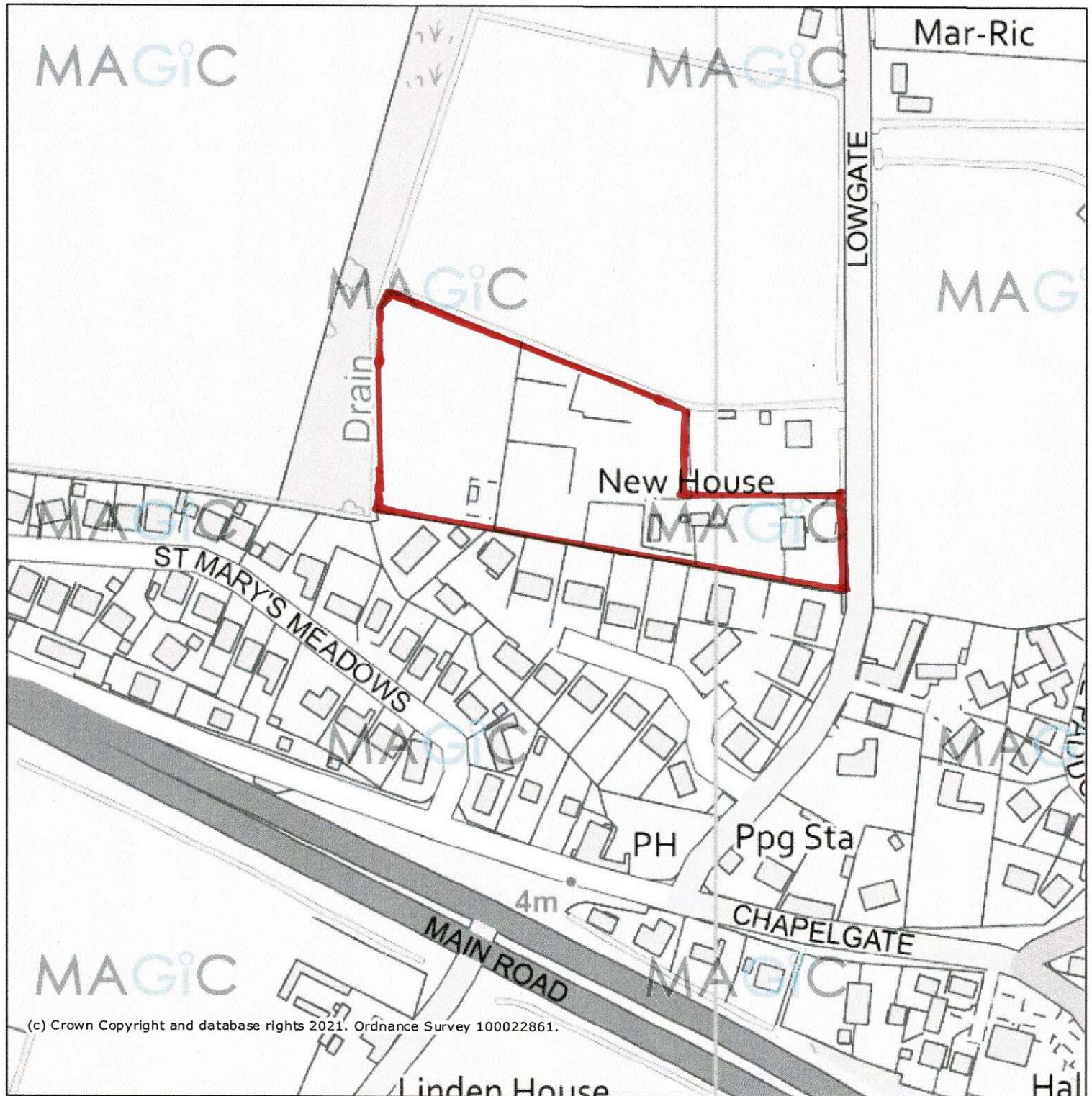
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.



Scale. 1:2500

Plan ref: NHG 1





0 0.07 0.14
km

Projection = OSGB36

xmin = 540500

ymin = 324300

xmax = 541300

ymax = 324800

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Scale. 1 : 2500

Plan ref: NHG 2