

PLANNING APPLICATION

For office use only

Application No. H06/0228/97

Date Registered 05 Nov 1997

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. C. POWELL
8 CHANCERY LANE
HOLBEACH
Lincs PE12 7DS
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Te. No.
Personal contact name

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PIG UNIT, RYEFIELD LANE, GADNEY FEN, PE12 8PS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF FOUR DETACHED DWELLINGS, TOGETHER
WITH DEMOLITION OF EXISTING PIG-UNIT.

Please complete

Signed



Date

5/3/97

OFFICE
COPY

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 worksor This is an **outline** application

Please state Site Area

0.3

(hectares)

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

Streets

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

Re: application for outline planning permission; Ryefield Lane, Gedney Fen.

The application site is of 0.3 Hectare, with a road frontage of 400 ft., being part of an intensive pig farm with a gross site area of 1.52 Hectares (more or less), marked red and blue respectively on the enclosed plans.

The site has been developed and used as an intensive pig rearing and fattening unit for the last 26 years, and is currently unused. Over the years, Ryefield Lane has developed into a predominantly residential area, and this intensive pig farm is now situated in immediate proximity to residential dwellings, at a distance significantly less than the 400 metres controlled under current planning regulations.

The applicant suggests that the presence of an intensive livestock unit of any type is now out of keeping with the general nature of the immediate area, and that an intensive pig unit in particular, is highly undesirable. The applicant is reluctant to re-commence intensive pig-farming operations on this site under the permissions granted in 1971 and 1972, in view of the considerable impact such operations would undoubtedly have upon local residents.

The applicant proposes that the erection of four dwellings be made the subject of a Section 106 agreement, specifically ;

- that land immediately to the rear of each site, extending to the north-western boundary (as per plan attached) be appended to each site.
- that the piggery buildings numbered 1-6, and 10-13 be demolished to a schedule to be agreed.
- that the 3 feed silos (marked with an X on the plan) be demolished before any development is commenced, in the interests of immediate visual improvement.

It is further proposed that the four existing and established road access points (one concrete, three hard-core) be incorporated into the detailed site design.

It is with the welfare of the immediate community in mind, that I would urge the Committee to make an inspection of the site, to ascertain for themselves the impact that this site currently has upon the local environment, and to consider the improvements that this proposed development has to offer.



Colin Powell

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☐

If so, how many: **4.**

4. A. Please state site area (in all cases):

0.3 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;
(b) max. length;
(c) max. width:

metres

metres

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.

INTENSIVE PIG-REARING AND FATTENING UNIT.

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

☒

please see attached letter

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:

GARAGES TO BE INCLUDED ON SITE.

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. How will surface water be disposed of?

B. For surface water run-off, please state how highway surface water will be disposed of

C. Please state whether land drain will be affected

D. Surface water will be disposed of to:

Main drain ()

Cesspool

☐

Septic tank

☒

SOAK-AWAY TO BUILDING REGS.

N/A.

NO.

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

YES

→ If so, please give details in Part 6

The proposal affects a listed building

NO

The proposal affects a public right of way

NO

The proposal is known to affect contaminated or filled land

NO

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes

NO

→ If so, please complete Part 7

In cases where a statutory consultation will be required,

please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

N/A

→

Date:

Consultee(s)

Is this application related to a previous submission?

NO

→

Application No

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

Continue on a separate sheet if necessary.

Letter attached.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please tick relevant box to indicate on the location plan any other land under your control)

PROSP. PURCHASER

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**. (A "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed (Applicant / Agent) Date

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: **JOHN L. POWER**

Address of owner at which notice was served:

State Date notice served:

RYEFIELD HOUSE

RYEFIELD LANE

GEDNEY FEN PER 8PS

Signed  (Applicant / Agent) Date **5/3/97**

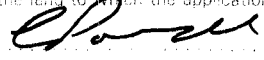
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 relevant details.

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

Signed  (Applicant / Agent) Date **5/3/97**

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