FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0392/96

Date Registered 02 MAY 1996

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

J & T BRENNAN
NURSERY PREMISES
BLAZEGATE
GEDNEY
SPALDING
LINCOLNSHIRE PE12 0AD

Tel. No.

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NURSERY PREMISES. BLAZEGATE. GEDNEY. SPALDING. PE12 0AD

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF ONE DWELLING IN CONNECTION WITH AGRICULTURE HORTICULTURE AND CREATION OF NEW ACCESS. J.B. 18 NOV. 96.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £160.... If you consider no fee is payable include a written explanation instead.

Signed.....

Date 2.5.96.....

Previous application No. H06/0597/91 H06/0525/89

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 (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.***	

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).

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 J. Brennan T. Brennan (Applicant / ~~Agent~~) Date 2-5-96

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.

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

Signed J. Brennan T. Brennan (Applicant / ~~Agent~~) Date 2-5-96

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 .....

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)	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:	8 metres
(b) max. length:	11 metres
(c) max. width:	6.500 metres
D. Please state type and colour of materials for facing external walls:	BLOCKS RENDERED OR TYROLEAN CREAM FINISH
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	✓ CONCRETE ROOFING TILES BUFF REDUND TYPE.

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURE
HORTICULTURE

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: Will there be – Individual access(es) / New estate road

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

RS.18 NOV. 96

GARAGES

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 — SOAKAWAY

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

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	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.	—	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No: H04/0697/93

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

Continue on separate sheet if necessary.

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 ✓ 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) -

TOTAL AREA APPROXIMATELY 2.5 ACRES

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

MAP ENCLOSED

3 Please give details of acreage owned or tenanted -

2.5 ACRES APPROXIMATELY.

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.

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

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

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

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.

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.

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

Full-time
Part-time all year
Seasonal

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

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 -

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

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

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 -

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 -

12 Please give details of any fixed equipment -

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

MAINS WATER, ELECTRICITY & SEPTIC TANK.

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

NONE.

THE PREVIOUS OWNERS STOP TAPS WERE TURNED ON AND LEFT TO RUN BY VANDALS AS HE WASN'T LIVING ON SITE..

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?**

(A) THE PREVIOUS OWNER WAS VANDALIZED WHICH RESULTED IN THE LOSS OF ALL HIS POLYTUNNEL STRUCTURE 21,000 SQ FT. WHICH WERE DESTROYED.
(B) OUR NEIGHBOUR TO THE WEST OF US. HAS HAD HIS CAR DAMAGED BY VANDALS
(C) KINGDOM HALL HAS BEEN VANDALIZED AND ALL WINDOWS HAVE BEEN SHUTTERED. (BOARDED) AGAINST THEM.
(D) THE TELEPHONE BOX HAS BEEN VANDALIZED SO OFTEN THAT THE PARISH COUNCIL HAS ARRANGED WITH BT. TO REMOVE AND RESITE IT.

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 -**

OURSELVES MR & MRS T. BLENMAN

HORTICULTURE

2 **Please state where that person currently resides -**

ON THE LAND TEMPORARY CARAVAN.

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

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

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

6 **Please state why the proposed dwelling is needed -**

(a) New agricultural/horticultural. ✓ (A)
(b) Changes in nature of business.
(c) Changes in management.

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

AREA 71.5 METRES

TO HOUSE OURSELVES AND FAMILY LABOUR WHEN NEEDED AND TO SUPPORT OUR BUSINESS REQUIREMENTS.

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

(A) TO BE AT HAND TO TEND HIGH VALUE PLANTS

(B) THE RISK OF WIND DAMAGE TO GLASSHOUSES & TUNNELS. AS IT'S IMPORTANT IN THIS QUITE WINDSWEPT LOCATION, TO PICK UP AT THE FIRST OPPORTUNITY ANY DEVELOPING DAMAGE OR RISK OF SAME AND REMEDY THE PROBLEM BEFORE IT DEVELOPS AND BEFORE IT CAUSES EXTENSIVE EXPENSIVE DAMAGE. AS HAPPENED TO THE PREVIOUS OWNER.

(C) RISK OF SQUATTERS AND VANDALS.

(D) AS WE HAVE NOWHERE ELSE TO LIVE.

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 -**

PLEASE REFER AS ABOVE (8) AND AS (15) IN PARTICULARS OF EXISTING HOLDING.

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 -**

YES. TEMPORARY CARAVAN OF WHICH WE WERE ADVISED BY YOUR DEPARTMENT TO APPLY FOR, AND HAD APPLICATION REFUSED ON GROUNDS OF CHANGE OF USE
REF. H06/0597/93

Personal Circumstances

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

YES. TAMARA BRENNAN WAS BORN AND BROUGHT UP ON AN AGRICULTURAL HOLDING.

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 ✓ 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) -**

APPROXIMATELY 2-5 ACRES

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

3 Please give details of acreage owned or tenanted -

APPROX. 2-5 ACRES.

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 -

OURSELVES MR J & MRS T. BRENNAN BOTH GROWERS.

~~Full-time~~
Part-time all year FAMILY HELPERS.
~~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 -

PACKING SHED 40FT X 25FT. AS SHOWN ON MAP.

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

WATERING SYSTEMS AND HEATING EQUIPMENT WILL BE INSTALLED.

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

MAINS WATER, ELECTRICITY AND SEPTIC TANK.

NO WASTE STORAGE.

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

THE PROPOSED UNIT WILL TAKE US FROM 1 TO 2 YRS TO COMPLETE.

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

IRRIGATION MAINLY SPRAYLINES. WHICH WE HAVE ON SITE. THERE WILL BE SOME CAPILLARY BEDS. WE ALSO HAVE A BENFORD GROWHEATER. WHICH WILL BE TEMPERATURE CONTROLLED.

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

YES ALL PROTECTED CROPS IN TUNNELS AND ESPECIALLY THOSE UNDER GLASS.

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

NO. WE INTEND TO GROW ORGANICALLY. AND ARE EXPERIMENTING WITH THIS FORM OF GROWING

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 -

ALL OUR FINANCE IS TIED UP IN WHAT WE HAVE BOUGHT AND IS ON SITE. WHEN ERECTED AND PUT TOGETHER IT SHOULD FORM A VIABLE HORTICULTURAL UNIT.

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