

Application no: H06/0543/93

Applicant: M/s R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: M/s Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Erection of detached dwelling
house and garage associated
with a nursery holding

Location: Pt. O.S. No. 9558, Lowgate
Gedney
Spalding
Lincs

Type: OUTLINE

Date received: 13-JUL-93

23-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

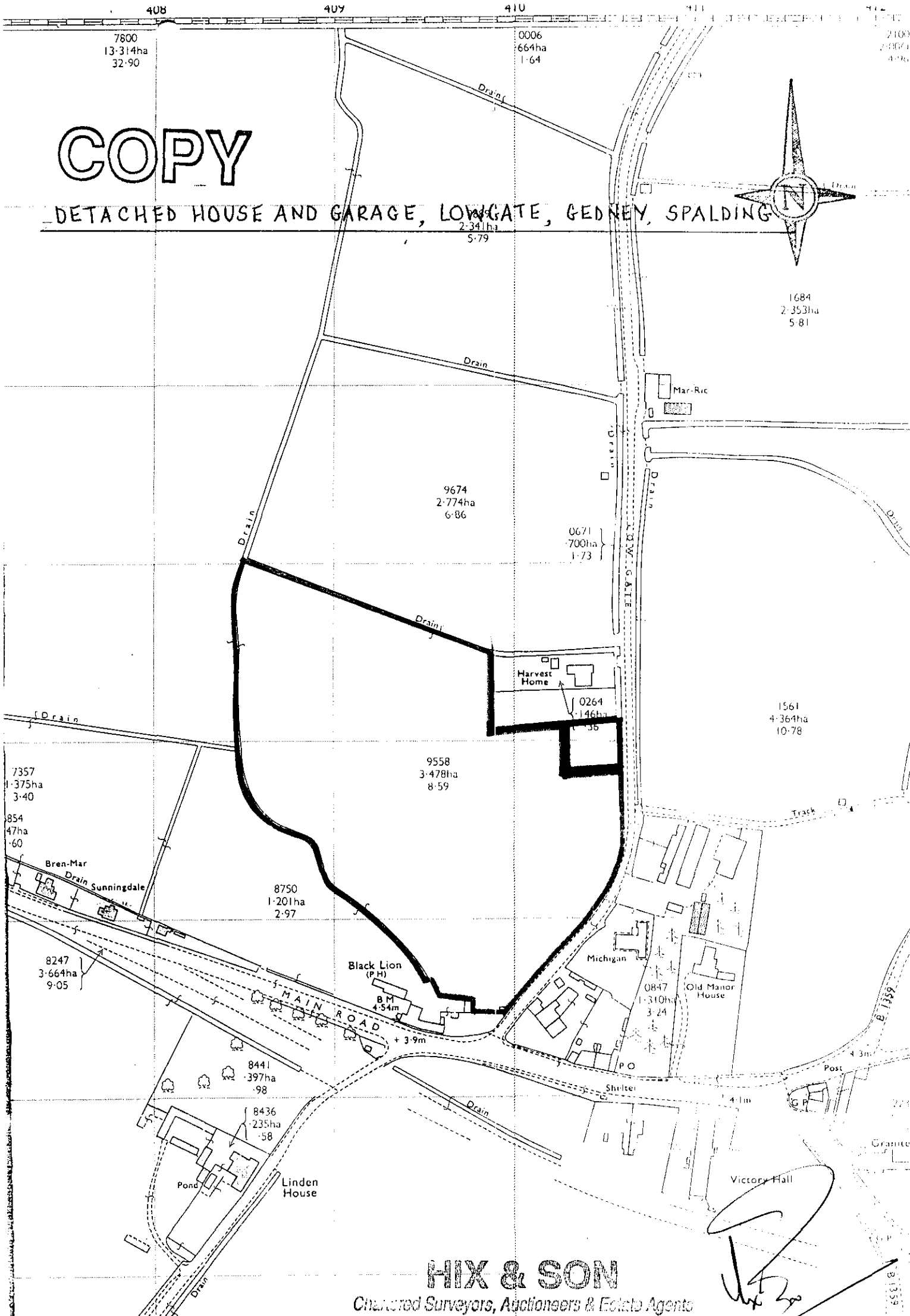
Following your withdrawal of the above application, I confirm that no
further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

COPY

DETACHED HOUSE AND GARAGE, LOWGATE, GEDNEY, SPALDING



HIX & SON

Chartered Surveyors, Auctioneers & Estate Agents

PLANNING APPLICATION

For office use only

Application No. H06/0543/93

Date Registered 6 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MESSRS R. AND D. WRIGHT
CEDAR HOUSE
GEDNEY MARSH
NR. SPALDING, LINCOLNSHIRE

Tel. No. GEDNEY DROVE END 237

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MESSRS HIX & SON
NO. 28 CHURCH STREET
HOLBEACH
SPALDING, LINCOLNSHIRE, PE12 7LL

Tel. No. HOLBEACH 0406) 22777

(Personal contact name) R.H. FRISBY ESQ

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PT. O.S. NO. 9558, LOWGATE, GEDNEY, NR. SPALDING, LINCOLNSHIRE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF DETACHED DWELLINGHOUSE AND GARAGE ASSOCIATED WITH A NURSERY HOLDING.

Please complete

p.p. MESSRS R. AND D. WRIGHT

I attach * Four copies of all plans

* Ownership certificate (see back page)

* a fee of £120.00....

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

Signed.....

Date... 9TH JUNE 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 worksor This is an **outline** application

Please state Site Area

0.095 (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

N/A

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

N/A

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

N/A

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

TYPE OF DEVELOPMENT

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

(Tick one or more boxes)

(i) New building(s)

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many:

ONE (1)

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

OUTLINE

sq. metres

APPLICATION

metres

metres

ONLY

metres

OUTLINE APPLICATION ONLY

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

ARABLE LAND

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** boxA. 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

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

If so, name of road: LOWGATE

Will there be -- Individual access(es)

YES

New estate road

TREES Please tick **one** boxA. The proposal does **not** involve the felling of any trees

B. The proposal does involve the felling of one of more trees

If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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:

SOAKAWAYS

N/A

NO

Mains sewer

Cesspool

Septic tank

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

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

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.

YES

NO

NO

NO

NO

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s):

N/A

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 completePlease tick **one** box and complete B if necessaryA. 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 floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.Office sq. m.Industrial 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 processes 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? If so, please explain the relationship	State Yes or No 		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No 		
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 		
What provision is being made for access to the premises for the disabled?			

The Nursery Business is to be established initially upon approximately four (4) acres of Grade I silt land at Lowgate although the whole of the field is owned and occupied by the Applicants. Mrs. Guest, Mr. R. Wright's daughter, and her husband will be responsible for the day to day running of the Nursery. Full cropping and capital outlay programmes have been prepared and discussed with A.D.A.S. and the capital is available for the provision of the Nursery Buildings and the new house and garage.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

OWNER/OCCUPIERS

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
p.p. MESSRS R. AND D. WRIGHT
Signed (Applicant/Agent) Date .. 9TH JUNE 1993

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
State Name and address of owner: State Date notice served:
Signed (Applicant/Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.
p.p. MESSRS R. AND D. WRIGHT
Signed (Applicant/Agent) Date .. 9TH JUNE 1993

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
State Name and address of tenant: State Date notice served:
Signed (Applicant/Agent) Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : *currently a Whitefield Bungalow to N.*
Boundaries :
Site Features : *Trees/shrubs on boundary. Drain along frontage.*

Inspected by *DMG*
Date *22/7*
Site Notice posted by
Date *DMG*
Expiry *22/7*

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

*"Harvest Home", Longgate. ✓ DONE
26 JUL-93*

Case Officer Conclusions *DMG 21/9*

*Application withdrawn
New application submitted (861/93)*

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Withdrawn

Approve
(or equiv)

Refuse
(or equiv)

Signed *DMG* Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	 G* T15
TRA	D/Transp A18	.....
	B Rail	.....

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

Environment/	Env Services	.....
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	 G ENV Specify:

Conservation	LB Demolish	 G* DEM
LB	Archaeology	 G ARC Specify:
	Eng Heritage	.....
	Consultant	.....
	Other	.....

Order No:
Specify:

Hazards	HSC Group	 G* HAZ
	Specific	.....
Other PLA		.....

Specify:
Specify:**Case Officer**

Senior Officer Confirmed

DAVID GEDNEY

Date 12/7...

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 100

Receipt No P2806

Date first Rec'd 10 JUN 1993

Registration

Reference H06/0543/93

Cross-Ref N/A

Date 11/6/93

Validation

TYPE OUTLINE

Site area 0.095

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 £ 100

Nil fee

--

Previous app - ref:

Type of app

Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 172 OS Plots
Grid ref 541050 324620

Ward E Parish GEDNEY

Inside IBD N Inside LP area N

--

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 1399

Linked to property

Ref

--

Dist Bound

Other:

Planning Records:
Earlier apps

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

BEN 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



H06/0543/93

OUTLINE

Applicant: M/s R & D Wright
Tel: Gedney Drove End 237

Agent: M/s Hix & Son
0406 22777 R H Frisby

Description: Erection of detached dwelling
house and garage associated
with a nursery holding

Location: Pt. O.S. No. 9558, Lowgate
Gedney
Spalding
Lincs

Valid date:	13-JUL-93	Terminal date:	07-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	20-JUL-93	Report deadline:	11-AUG-93
Inspected by	27-JUL-93		
Extra contacts	03-AUG-93	Case Officer:	
Report if not clear by	17-AUG-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .1 HA
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier "Harvest Home", Lowgate	16-JUL-93	16-AUG-93
Site/Press Advert MIN	22-JUL-93	12-AUG-93
Clerk to Gedney PC 0775 710451	19-JUL-93	02-AUG-93
Cllr B Fines 0406 8 374	19-JUL-93	26-JUL-93

SITE RECORD

Grid ref: 541050 324620
OS Sheet: 172

Parcel:

Obs Attached JCB 28/7/93
plus notes

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



H06/0543/93

OUTLINE

Applicant: M/s R & D Wright
Tel: Gedney Drove End 237

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0406 22777 R H Frisby

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CONSULTATIONS CARRIED OUT

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Cllr B Fines	0406 8 374	19-JUL-93	26-JUL-93

SITE RECORD

Grid ref: 541050 324620
OS Sheet: 172 **Parcel:**

L.C.C. - plan later CB 22/7/93

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

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



Application no: H06/0543/93

Applicant: M/s R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: M/s Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Erection of detached dwelling house and garage associated
with a nursery holding

Location: Pt. O. S. No. 9558, Lowgate Gedney
Spalding Lincs

Type: OUTLINE

29-SEP-93

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

F W P Lilley
Harvest Home
Lowgate
Gedney
Spalding Lincs PE12 OBL

*B D Lilley
Harvest Home
etc.*

OK

S.H.D.C. PLANNING DEPT.	
RECEIVED	
31 AUG 1993	
ATTENTION	DATE
DPO	1/1
DCPO	1/1
IC	1/1
ALP	1/1
1/1	1/1
1/1	1/1
1/1	1/1

Harvest Home

Lowgate

GEDNEY

SPALDING

LINCOLN PE12 0BL

27th August 1993

Application No. H06/0543/93.

OBJECTION

Dear Sir,

We are writing to object regarding the above planning application

We feel it will interfere with the good environment we currently enjoy and we fail to see Agricultural / Horticultural need.

Lowgate is a narrow lane and any intensification of use

would be undesirable.

Since we are the only people seriously affected by any development of this nature on our boundary (one would not expect objection from any other) so we would like our objection to be considered by the Committee 100%.

if in the unfortunate event the Committee see fit to pass the application can we request that there be a condition tying the application to the applicant. As information has reached us that the whole nature of the enterprise is pure speculation.

Yours faithfully
JWP Miller

OBJECTION

Harvest Home.

S.H.D.C. PLANNING DEPT. RECEIVED - 5 AUG 1993	
Attention of DPO POPO JC Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by ST date 5/8

Kowloon

Goodman

Spalding

Letter PE12036

Re - Planning Application
No H06/0543/93

Dear Sir.

We inspected the plans and
other documents at the Planning
Department which we most
strongly object to as it is
situated on our property

Yours faithfully

XWP Tilley

B D Tilley

Our Ref: GT/93/1/SH/0201/LMT

Your Ref: H06/0543/93

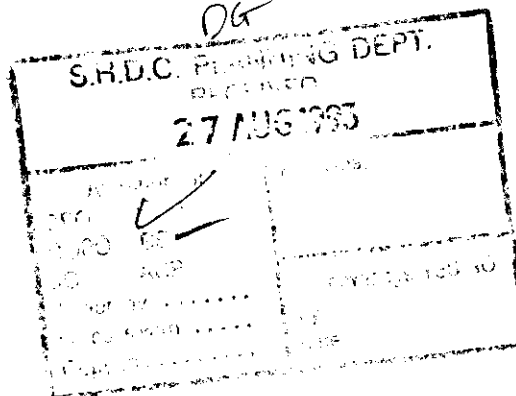


NRA

Date: 24 August 1993

*National Rivers Authority
Anglian Region*

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



Dear Sir,

PLANNING APPLICATION NO. H06/0543/93

**PROPOSAL: ERECTION OF DWELLING & GARAGE WITH NURSERY
HOLDING**
LOCATION: LOWGATE, GEDNEY
APPLICANT: M/S R & D WRIGHT

I refer to your consultation received on 21 July 1993.

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. F. 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



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

 Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 28142

Our Ref: RHF/6225/SEC

Date 8th September 1993 Your Ref: ACP/SJS

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



Dear Mr. Smith

Application for Outline Planning Permission
Detached House and Garage
Lowgate. GEDNEY, Nr. Spalding
Messrs R. and D. Wright

Thank you for your letter of the 20th August and, although we are disappointed at your decision with regard to the substituted plans, we can understand the position. Accordingly we attach hereto a new application together with the correct plans and a cheque value

ONE HUNDRED AND TWENTY POUNDS (£120)

in respect of the planning fee. Presumably you will allow all the information and completed Questionnaire from the original application to be transferred into the new file, but we should be grateful if you would confirm this.

Yours sincerely

Encl



Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire
PE12 7LL

A C Pickering

ACE/SJS
H06/0543/93
RHE/6225/SEC

20 August 1993

Dear Sirs

Proposed dwelling - Lowgate, Gedney (Messrs R & D Wright)

Thank you for your letter of 18 August 1993 explaining the position regarding the ownership of the land.

Unfortunately, application on the correct site amounts to a wholly fresh application, and I cannot accept your amended plans simply as substitutions for the original. The only option that I can see is for the original to be withdrawn and a new application be submitted in its place. Unfortunately a further fee will be required, with no reimbursement of the original fee.

I am sorry if this approach might appear somewhat heavy-handed, but the original application was a valid one and merely incorrect as far as your clients land is concerned.

Yours faithfully


A C Pickering
Principal Administrative Officer

27/8. ADVISED CONSUMER TYLEE
THAT IF ME + MRS LILIE OF
'HARVEST HOME' WERE IN
A LETTER OF OBJECTION WITHIN
NEXT 7 - 10 DAYS IT WOULD
BE CONSIDERED. JAF.



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

 Richard H. Friaby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6225/SEC

Date 18th August 1993

Your Ref: DMG/SJS/
HO6/0543/93

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

Dear Sirs

Application for Outline Planning Permission
Detached House and Garage, Lowgate, GEDNEY, Nr. Spalding
Messrs R. and D. Wright

Thank you for your letter of the 10th August. We have now been able to meet with Mr. and Mrs. Lilley, the Owners of the bungalow 'Harvest Home' immediately to the North of the proposed plot, and they have shown us the boundaries of their property. From what Mr. and Mrs. Lilley tell us they acquired some extra garden to the South of their bungalow from the previous Owners to Messrs R. and D. Wright and we are afraid we were not aware of this when we submitted our original plan. We apologise for our error and now attach hereto four (4) copies of the amended plan showing Mr. and Mrs. Lilley's enlarged plot and Messrs R. and D. Wright's re-sited plot and we should be grateful if you would substitute these for the incorrect plans. We have sent a copy of the amended plan to Mr. and Mrs. Lilley for their information.

Yours faithfully

S.H.D.C. PLANNING DEPT.	
RECEIVED	
19 AUG 1993	
Attention of	Initials
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincolnshire
PE12 7OL

D M Gedney

DMG/SJS
H06/0543/93
RHF/6225/SEC

10 August 1993

Dear Sir

Planning Application H06/0543/93 - Erection of detached dwelling
house and garage associated with Nursery holding - Part OS 9558,
Lowgate, Gedney

I refer to the above application recently submitted by yourselves
on behalf of Messrs R and D Wright.

Representations have now been received by the owners of "Harvest
Home" immediately to the north. In particular, they have
expressed concern on the basis that "it is sited on our property".

Pursuant to the above, therefore, could you please confirm whether
or not this is the case. If it is, then a new ownership
certificate will need to be submitted and notice will also need to
be served on the owners.

I look forward to your response in respect of the above within the
next 10 days, so that I am in a position to proceed with the
application.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Clerk to Gedney Parish Council
Mrs J Bennett
522 Broadgate
Weston Hills
Spalding
Lines PE12 6DA

Mr D M Gedney

DMG/JP/H06/0543/93

5 August, 1993

Dear Madam

Planning Application H06/0543/93 - Erection of Detached
Dwelling House and Garage Associated with a Nursery Holding
Part O.S. No: 558, Lowgate, Gedney

I refer to the Parish Council's recent comments in respect of the above application.

Whilst noting that the Parish Council wish to see further information, this is not normally provided as part of the consultation. Reasons for this include the fact that some of the information (e.g. financial reports, etc.) is somewhat personal and is not initially made readily available for inspection by interested parties.

I hope the above information is of assistance to you.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

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



Application no: H06/0543/93

Applicant: M/s R & D Wright
Cedar House
Gedney Marsh
Spalding
Lincs

Agent: M/s Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Erection of detached dwelling house and garage associated with a nursery holding

Location: Pt. O.S. No. 9558, Lowgate Gedney
Spalding Lincs

Type: OUTLINE

Date received: 13-JUL-93

19-JUL-93

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 02-AUG-93. 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 M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments: *See overlay*

S.H.D.C. PLANNING DEPT.	
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29 JUL 1993 DG	
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Signed:

Shirley Chapman
Gedney Parish Council

This Parish Council is concerned regarding the following:-

1. We have not seen a report by ADAS or any information as to what sort of nursery is to be run on the site, as 4 acres is not a large acreage on which to earn a living. No mention is made as to whether glasshouses or poly. tunnels are to be erected. We feel that without this additional information it is difficult for us to comment on this application.
2. The application mentions Mrs. Guest and her husband, who we assume will be the occupiers of the property. However the application is not in their name, are we, therefore, to assume that the property if built will be 'a nursery managers house' i.e. as a condition of employment as it were, and will a condition be imposed that it can only be occupied by someone so employed.
3. If your committee is minded to grant permission we assume that an Agricultural Habitation Clause will be one of the conditions imposed, as the property will be outside the I.B.D.

4. This parish council is very much in favour of encouraging business growth in our area, but are concerned that applications such as this, do not slip through as just a means to erect a dwelling in an area that would otherwise not be allowed.

In conclusion we feel that more information should be provided to us to enable us to reach a decision.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H 06/0543/93

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. Address or location

OS NO 9558, HOW GATE, GEDNEY

3. Name, classification and number of road

T1

4. Date application referred

22-7-93

5. State whether outline, detailed application etc.

OL

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

ERECTION OF DWELLING IN
ASSOCIATION WITH NURSERY.

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:

28/7/93

Signed:

[Signature]
Director of Highways and Planning

CONDITIONS: —

Subject to Agricultural justification

Delete as appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) B3 - - - southern - - - Leungate.

(2) B21

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B1

(2) B21.

SOUTH HOLLAND Internal Drainage Board

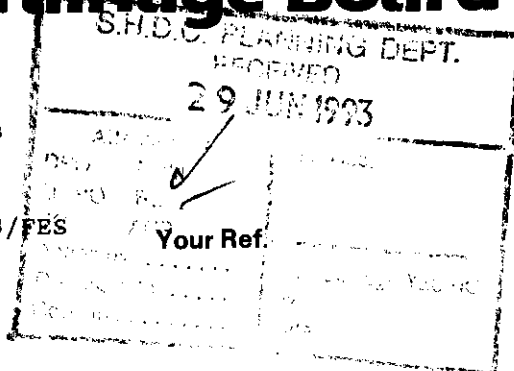
DFO

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Our Ref. RS/PA-K/543/93/FES

Dear Sirs,



Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 24 June, 1993

OUTLINE PLANNING APPLICATION - M/S R & D WRIGHT
DWELLING HOUSE AND GARAGE ASSOCIATED WITH A NURSERY HOLDING -
AT LOWGATE, GEDNEY

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via privately owned and maintained dykes to my Board's Priestfields system situated some 500 metres to the North.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

Should the project include the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for the surface water disposal will be required for my prior approval.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant should be advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £7,040 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref:- RS/PA-K/543/93/FES

24 June, 1993

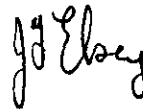
The Engineering & Administration Fees are:-

	<u>Contribution</u>	<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully



ENGINEER TO THE BOARD

Messrs. Hix and Son
Chartered Surveyors
28 Church Street
Holbeach
Spalding
Lincolnshire PE12 7LL

BRIAN SMITH Dip TP MRTPI
Director Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2806
Date received : 10-JUN-93

Received from

D & Y L Guest

Address

Lowgate
Gedney
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.



Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shellice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6225/SEC

Date 9th June 1993

Your Ref:

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

Dear Mr. Smith

Application for Outline Planning Permission
Detached House and Garage, Lowgate, GEDNEY, Nr. Spalding
Messrs R. and D. Wright

Further to our Mr. Frisby's telephone discussion with your office in May we now enclose herewith the completed application forms and plans on behalf of our above clients together with a cheque value

ONE HUNDRED AND TWENTY POUNDS (£120)

in respect of the Planning Fee.

We also enclose for your information and consideration a Report that our clients have had prepared by A.D.A.S. at Lincoln which deals with the establishment of the Nursery at Gedney.

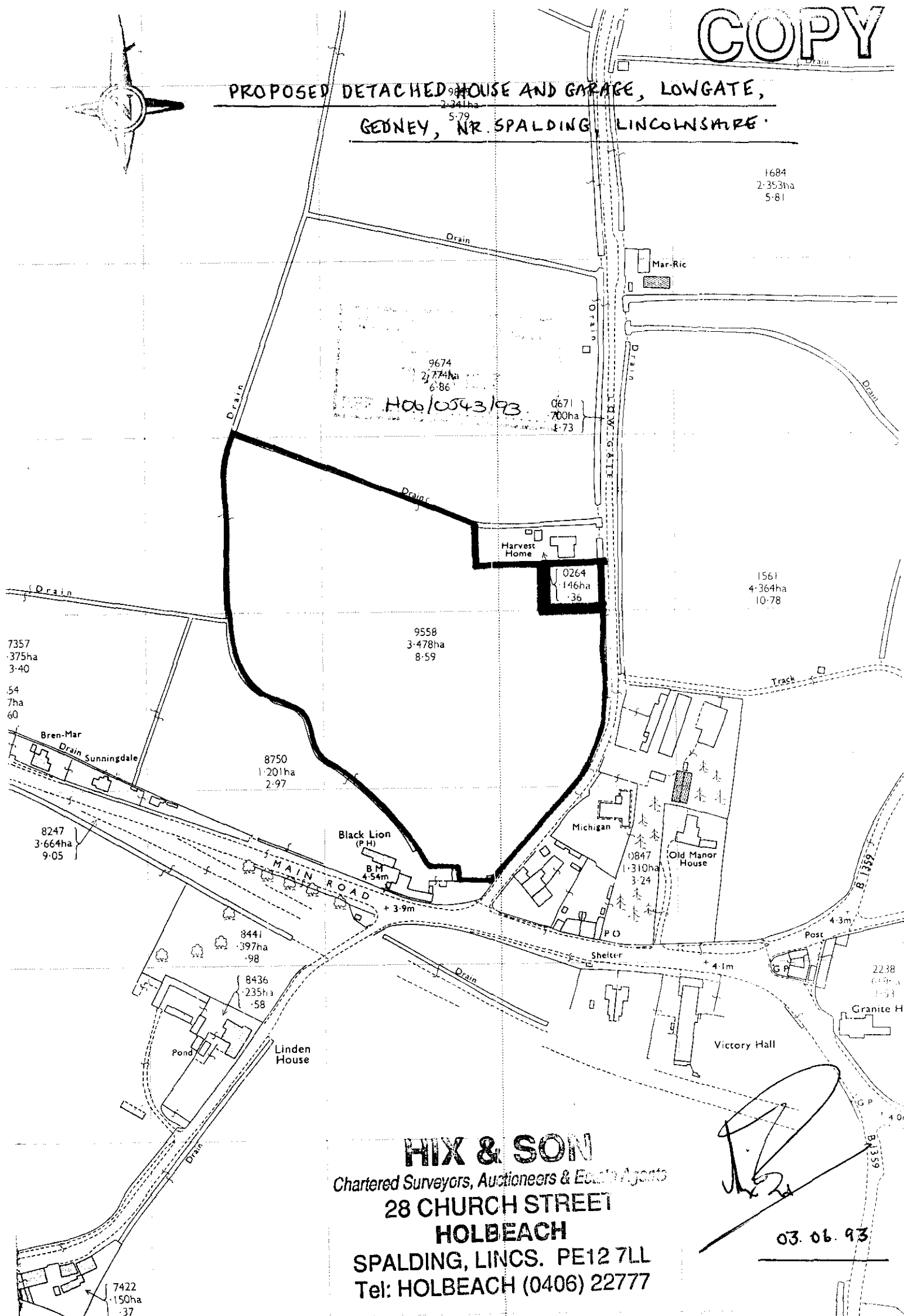
Should you require any further information please let us know.

Yours sincerely

Encl



1684
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5.81



03.06.93

03. 06. 93