APPLICATION No. H06/0861/93

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SOUTH HOLLAND DISTRICT COUNCIL

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.

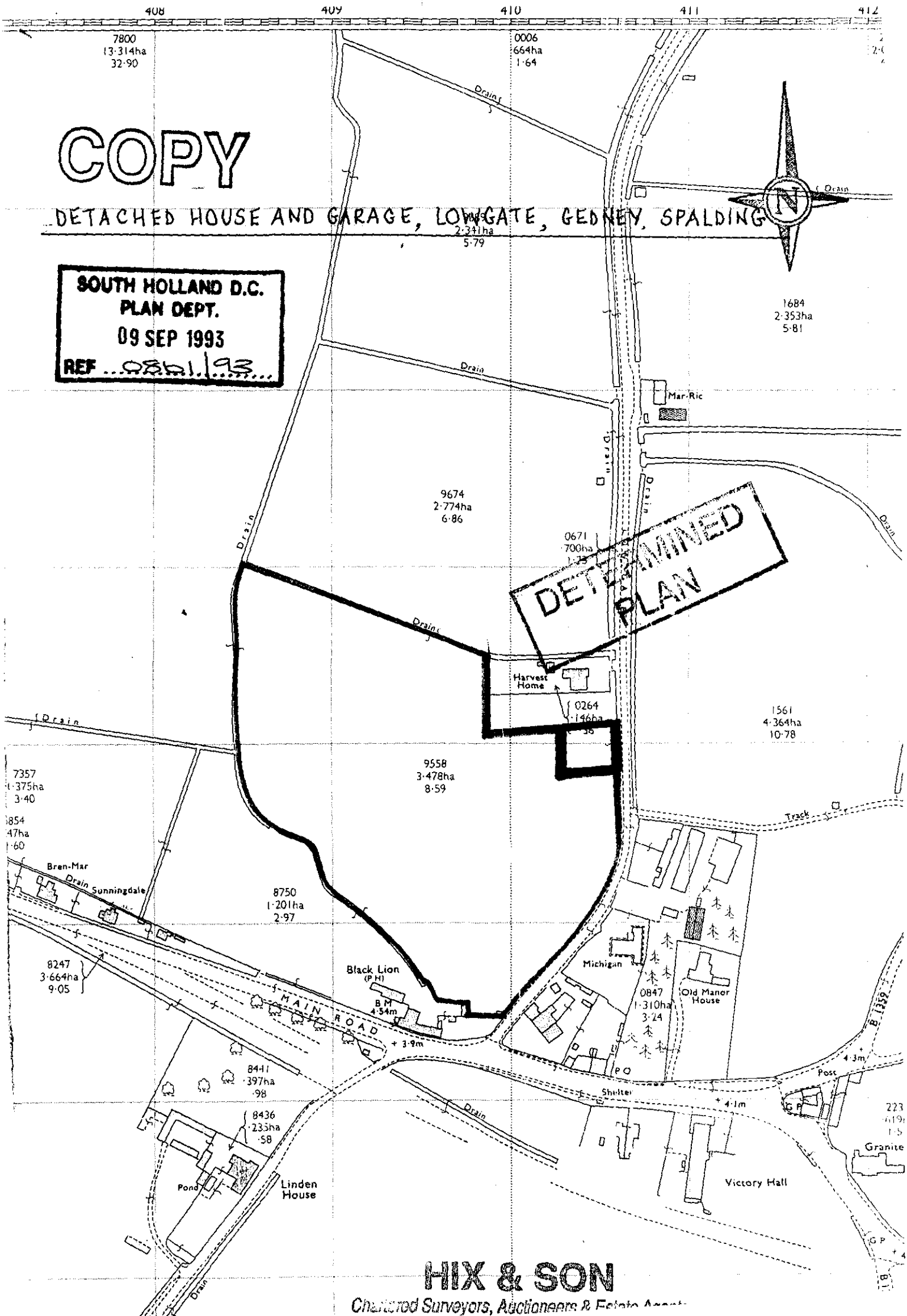
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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.

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)


408
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COPY
DETACHED HOUSE AND GARAGE, LOWGATE, GEDNEY, SPALDING
SOUTH HOLLAND D.C.
PLAN DEPT.
09 SEP 1993
REF ...08b1/93...
DETERMINED PLAN
7800
13·314ha
32·90
0006
664ha
1·64
2·341ha
5·79
1684
2·353ha
5·81
Mar-Ric
9674
2·774ha
6·86
0671
700ha
Harvest Home
0264
146ha
1561
4·364ha
10·78
9558
3·478ha
8·59
7357
·375ha
3·40
Bren-Mar
Drain Sunningdale
8750
1·201ha
2·97
8247
3·664ha
9·05
Black Lion
(P.H)
B.M
4·54m
MAIN ROAD
+ 3·9m
Michigan
0847
1·310ha
3·24
Old Manor House
P.O
Shelter
+ 4·1m
Poss
+ 4·3m
8441
·397ha
·98
8436
·233ha
·58
Pond
Linden House
Victory Hall
Granite
Track
Drain
HIX & SON
Chartered Surveyors, Auctioneers & Estate Agents

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06|0861|93

Date Registered 09 SEP 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 AND 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. 9958, LOWGATE, GEDNEY, NR. SPALDING, LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

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

Please complete / attach
p.p. MESSRS R. AND D. WRIGHT
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120.00 ... If you consider no fee is payable include a written explanation instead.

Signed ..... Date. 8TH SEPTEMBER 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 Certificate**

or 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

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:	OUTLINE APPLICATION ONLY — sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	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** 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: LOWGATE; Will there be — Individual access(es) YES; New estate road [ ]

C. What provision will be made for garages or parking within the 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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	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 [ ]

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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): 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 complete

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 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 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 ☐		
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.

Signed p.p. MESSRS R. AND D. WRIGHT (~~Applicant~~/Agent) Date 8TH SEPTEMBER 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.

Signed p.p. MESSRS R. AND D. WRIGHT ~~Applicant~~/Agent) Date 8TH SEPTEMBER 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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

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.

Signed ..... Date .....

'acy :
bours :
laries :
eatures :

Currently agricultural. Bungalow to North
Trees/shrubs on boundary. Drain along frontage.

Inspected by DMG
23/9

Notice posted by

✗ FS 22/9.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

"Harvest Home, Lowgate.

Officer Conclusions

:OMMENDATION/DECISION

-DETERMINATION

itted Dev (or equiv) .....
Development (or equiv) .....
Response after Direction .....

r Officer confirmed .....

lrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed DMG. Date 16/2

MITTEE

lrmed as agenda .....

COMMITTEE

irmed as agenda .....

DPBCS AUTHORISED DME 16/2

ion Issue confirmed .....

~~Notes:~~

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons:~~ (cont overleaf)

1 TL2
2 (1) SC8. Reason Standard.
3 (2) SC27 — " —
4 (3) SC39(Ag Hab) Reason standard.

Notes
5 (1) SN9 (Planning obligation).

Use restricted ✓

DC INSTRUCTION SHEET

APPLICATION REF: H06 | 0861 | 93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

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	Specify:
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:

Press
PC
WM
Residents

Case Officer: Dana Gedney

Senior Officer Confirmed ..... Date..15/9

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3236

Date first Rec'd 09 SEP 1993

Registration

Reference H06/0861/93

Cross-Ref

Date 10/93

Validation

TYPE OUTLINE

Site area 0.095
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of Dwelling in connection with Nursery

Invalid
- Site plans ☐
- Certificate ☐
- Fee ☐
- Fee (not free) ☐
- Inaccurate ☐
- Incomplete ☐
- Unclear ☐

Fees
- Correct fee £ 120 .
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 172 OS Plots
Grid ref 541090 324600

Ward E Parish GEDNEY

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 1639 ☐ Dist Bound

Linked to property Ref ☐ Other:

Planning Records:
Earlier apps 943/93

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

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H06/0861/93

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H06/0264/94 Received:29-MAR-94 Type:RESERVED MATTERS

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

Agent: Architectural Design Services
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech, Cambs PE13 5LH

Description: Proposed four bedroomed dwelling with an integral double garage

Location : Lowgate Gedney
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

This permission is granted in accordance with the application submitted as revised by the amended details (Drawing No. 159/G/94) received by the Local Planning Authority on 19 April 1994.

Your attention is drawn to condition 4 of outline permission H06/0861/93 dated 18 February 1994.

sgd B SMITH
Director of Planning and Building Control Services

06-JUN-94 H06/0264/94

OFFICE COPY

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.

SOUTH HOLLAND D.C.
PLANNING
13 JUN
REF
861/93

QUESTIONNAIRE

A. Particulars of Existing Holding

1 Please specify type of holding -

Arable
Horticulture
Intensive Livestock
Fish Farming
Any other

ARABLE

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) -

210.257 ACRES (85.090 HECTARES)

SEE ENCLOSED PLANS

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

SEE ENCLOSED PLANS

3 Please give details of acreage owned or tenanted -

ALL OWNED BY MESSRS R. AND D. WRIGHT

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.

WHEAT	105.932 ACRES	(42.870 HECTARES)	
POTATOES	23.598 ACRES	(9.550 HECTARES)	TOTAL :
BARLEY	6.968 ACRES	(2.820 HECTARES)	210.257 ACRES
SUGAR BEET	43.539 ACRES	(17.620 HECTARES)	
VINING PEAS	30.220 ACRES	(12.230 HECTARES)	85.090 HCTS

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

BASIC POTATO AREA QUOTA 18.500 ACRES (7.500 HECTARES)
SUGAR BEET QUOTA TONNAGE (A+B) 1007 TONNES

THE FARM IS ENTERED FOR THE I.A.C.S. SIMPLIFIED SCHEME AND NO LAND HAS BEEN SET ASIDE.

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

WHEAT	FOR MILLING AND FOR ANIMAL FEED.
BARLEY	FOR MALTING AND ANIMAL FEED.
POTATOES	FOR HUMAN CONSUMPTION
SUGAR BEET	FOR PROCESSING INTO GRANULAR SUGAR FOR HUMAN CONSUMPTION
VINING PEAS	FOR FREEZING AND HUMAN CONSUMPTION

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

N/A

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.

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 -

FULL TIME — MESSRS RICHARD AND DOUGLAS WRIGHT - SELF EMPLOYED PARTNERS IN FARMING BUSINESS CARRYING OUT ALL THE USUAL WORK ASSOCIATED WITH THE FARMING OF A MIXED ARABLE HOLDING INCLUDING TRACTOR WORK AND MANAGERIAL DUTIES.

PART TIME — MRS. RICHARD WRIGHT AND MRS. DOUGLAS WRIGHT. ASSISTING THEIR HUSBANDS DURING BUSY TIMES ON THE FARM PARTICULARLY AT HARVEST TIME.

SEASONAL — LOCAL LABOUR (2 MEN) AT POTATO PICKING TIME.

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 -

450 TONNES OF GRAIN STORED ON THE FARM USING 'IN BIN' AND 'ON THE FLOOR STORAGE'. INTENSIVE USE OF GRADE I ARABLE LAND TO PRODUCE HIGH QUALITY/HIGH YIELDING CROPS.

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 -

CHECKING PROPER OPERATION OF CORN STORES DURING AUTUMN AND WINTER MONTHS DURING THE EVENINGS.

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 -

a) MR. RICHARD WRIGHT OWNS THE FREEHOLD OF THE FARMHOUSE ON THE CEDAR HOUSE FARM PERSONALLY AND LIVES THERE WITH THIS WIFE.
b) MR. DOUGLAS WRIGHT OWNS THE FREEHOLD OF A HOUSE IN NEARBY GEDNEY DYKE AND LIVES THERE WITH HIS WIFE.

NEITHER HAS BEEN SOLD SEPARATELY FROM THE HOLDING IN THE LAST FIVE (5) 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 -

a) D.A. GREEN AND SON GENERAL PURPOSE STORE 75FT X 60FT USED FOR 'ON FLOOR' STORAGE OF CORN AND POTATOES.
b) GENERAL PURPOSE SHED 55FT X 24FT USED FOR 'IN BIN' STORAGE OF CORN
c) LEAN TO WORKSHOP 55FT X 24FT USED FOR MAINTAINING TRACTORS AND FARMING MACHINERY.
d) OPEN FRONTED IMPLEMENT HOVEL 60FT X 35FT USED FOR STORAGE OF FARMING MACHINERY.
e) TRADITIONAL CHITTING HOUSE 45FT X 20FT USED FOR CHITTING POTATOES.
f) OPEN FRONTED IMPLEMENT HOVEL 90FT X 12FT USED FOR STORAGE OF FARMING MACHINERY.

12 Please give details of any fixed equipment -

FAN HOUSE AND 3 PHASE ELECTRICAL FAN TO MAIN GENERAL PURPOSE STORE.

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

MAINS ELECTRICITY (3 PHASE AND SINGLE PHASE)

MAINS WATER

SEPTIC TANK DRAINAGE

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

YES. FERTILISER IS STORED FOR SHORT PERIODS ON THE FARM.

N.B. SPRAYS, PESTICIDES AND HERBICIDES ARE NOT STORED ON THE FARM BUT PURCHASED FROM LOCAL SUPPLIERS AS AND WHEN THEY ARE REQUIRED.

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?**

NONE.

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 AT THE PRESENT TIME

B **Particulars of Proposal**

The Proposed Dwelling

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

MR. DAVID GUEST (AGED 29 YEARS) SELF EMPLOYED CARPENTER
MRS. YVONNE LORRAINE GUEST (AGED 28 YEARS) HOUSEWIFE/ PART TIME HORTICULTURIST

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

TEMPORARILY RESIDENT AT GROVE FARM, BRIDGE ROAD, LONG SUTTON, SPALDING, LINCOLNSHIRE

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

NO

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

N/A

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

N/A

6 Please state why the proposed dwelling is needed -

(a) New ~~agricultural~~/horticultural. ENTERPRISE
(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 -
130 SQUARE METRES. A DWELLING OF THIS SIZE IS REQUIRED TO ADEQUATELY HOUSE MR. AND MRS. GUEST AND THEIR TWO (2) CHILDREN.

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

a) TO COMPLEMENT THE RUNNING OF THE NEW HORTICULTURAL ENTERPRISE WHERE, FOR THE GENERAL MANAGEMENT OF THE BUSINESS, IT IS ESSENTIAL FOR SOMEONE TO LIVE ON THE NURSERY.

b) FOR THE SECURITY OF THE FIXED AND MOVABLE EQUIPMENT AND STOCK-IN-TRADE TO BE FOUND ON THE NURSERY.

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 -

IT IS HOPED THAT SECURITY WILL NOT BE A PROBLEM BUT THE PROPOSED NURSERY LIES FAIRLY CLOSE TO THE MAIN A.17 NEWARK - KINGS LYNN TRUNK ROAD AND, AT CERTAIN TIMES OF THE YEAR, THERE WILL BE SIGNIFICANT QUANTITIES OF HIGH VALUE PLANT, CONTAINER AND FLOWER STOCKS IN THE POLYTHENE TUNNELS AND IN OUTSIDE SHEDS.

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. CONSIDERATION WAS GIVEN TO THE SITING OF TEMPORARY ACCOMMODATION BUT THIS WAS REJECTED BECAUSE THE APPLICANTS WILL BE WORKING QUITE LONG HOURS IN ESTABLISHING THE BUSINESS AND THEY NEED A PERMANENT HOME SO THEY CAN LIVE COMFORTABLY WITH THEIR CHILDREN.

Personal Circumstances

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

a) YES. BOTH MESSRS R. AND D. WRIGHT HAVE ALMOST 40 YEARS "HANDS ON" EXPERIENCE WITH THE DAY TO DAY RUNNING OF AN INTENSIVE SILT LAND FARM. THEY ARE ALSO BOTH MEMBERS OF THE HOLBEACH AGRICULTURAL TRAINING GROUP.

b) MRS. GUEST HAS PASSED PHASE 3 CITY AND GUILDS' FARM BUSINESS AND BOOK-KEEPING AND HAS WORKED PART TIME ON HER PARENT'S NURSERY AT LONG SUTTON.

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) -

YES. THE REPORT FROM A.D.A.S. HAS ALREADY BEEN SUBMITTED TO YOU.

The Proposed Agricultural Holding

1 Please state type of holding -

Arable
Horticulture
Intensive Livestock HORTICULTURAL
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 FOUR (4) ACRES - NORTH PART OF FIELD

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

3 **Please give details of acreage owned or tenanted -**

AS DETAILED IN QUESTIONS A 2 AND 3

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 -**

SEE ATTACHED

Please indicate intended markets for the crops -

RETAIL STALL (3 TIMES WEEKLY); PRODUCE MARKETS; HOME SALES FROM NURSERY; WHOLESALE SUPPLIES TO GARDEN CENTRES AND SHOPS.

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

N/A

Please indicate intended areas of woodland -

N/A

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 -**

N/A

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 -

MR. AND MRS. GUEST WILL WORK FULL TIME ON THE NURSERY HOLDING AND BE RESPONSIBLE FOR THE DAY TO DAY MANAGEMENT OF ALL THE NURSERY STOCK AND MARKETS. MESSRS R. AND D. WRIGHT WILL WORK PART TIME ON THE NURSERY WHEN REQUIRED.
MR. AND MRS. GUEST AT PRESENT LIVE IN TEMPORARY ACCOMMODATION AT GROVE FARM, FARM HOUSE, BRIDGE ROAD, LONG SUTTON, SPALDING, LINCOLNSHIRE.

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

THE PROPOSED INTENSIVE CROPPING ON THE NURSERY WILL INCLUDE MUCH HAND WORK, DETAILED SPRAYING PROGRAMMES AND INTRICATE HARVESTING PROCEDURES.

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

N/A

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

MR. AND MRS. GUEST WILL MOST LIKELY HAVE TO WORK ON THE NURSERY IN THE SUMMER EVENINGS AND AT WEEKENDS WATERING THE GROWING STOCKS BUT, OTHER THAN THAT, NO UNSOCIAL HOURS WORKING IS ENVISAGED.

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 - SEE ATTACHED PLAN

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

a) PACKING SHED 20FT X 10FT - FOR PACKING PRODUCE AND STOCK

b) 6 POLYTHENE TUNNELS (4 HEATED) EACH 64FT X 21FT - FOR CROP PRODUCTION

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

WARM AIR BLOWERS IN THE FOUR (4) HEATED POLYTUNNELS

OVERHEAD IRRIGATION IN ALL SIX (6) POLYTUNNELS

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

a) MAINS WATER, ELECTRICITY AND DRAINAGE.

b) THE NURSERY WASTE WILL BE COMPOSTED AND RETURNED TO THE LAND.

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

a) IT IS INTENDED THAT THE SIX (6) POYTUNNELS WILL BE ERECTED AS SOON AS PLANNING PERMISSION FOR THE NURSERY HAS BEEN GRANTED.

b) THE DETACHED HOUSE WILL BE STARTED IN THE AUTUMN OF 1993 AND BE READY FOR OCCUPATION IN THE SPRING OF 1994.

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

a) WARM AIR BLOWERS TO THE FOUR (4) HEATED POLYTUNNELS.

b) OVERHEAD IRRIGATION IN ALL SIX (6) POLYTUNNELS.

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

YES. THE NURSERY STOCKS WILL REQUIRE REGULAR WATERING,

VENTILATION AND INTRICATE CROPPING PROCEDURES.

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

SMALL AMOUNTS WILL BE STORED IN A SPECIALIST LOCKED STEEL CABINET.

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 -

a) FORTY TWO THOUSAND POUNDS (£42,000) FAMILY RESOURCES AVAILABLE.

b) DISCUSSIONS HAVE ALREADY TAKEN PLACE WITH THE FIRM'S BANKERS AND A COMMERCIAL MORTGAGE HAS BEEN AGREED IN PRINCIPLE.

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

THE FINANCIAL INSTITUTION HAS BEEN MADE AWARE OF THE OVERALL BUSINESS PLAN PRIOR TO THE APPROVAL IN PRINCIPLE OF THE COMMERCIAL MORTGAGE.

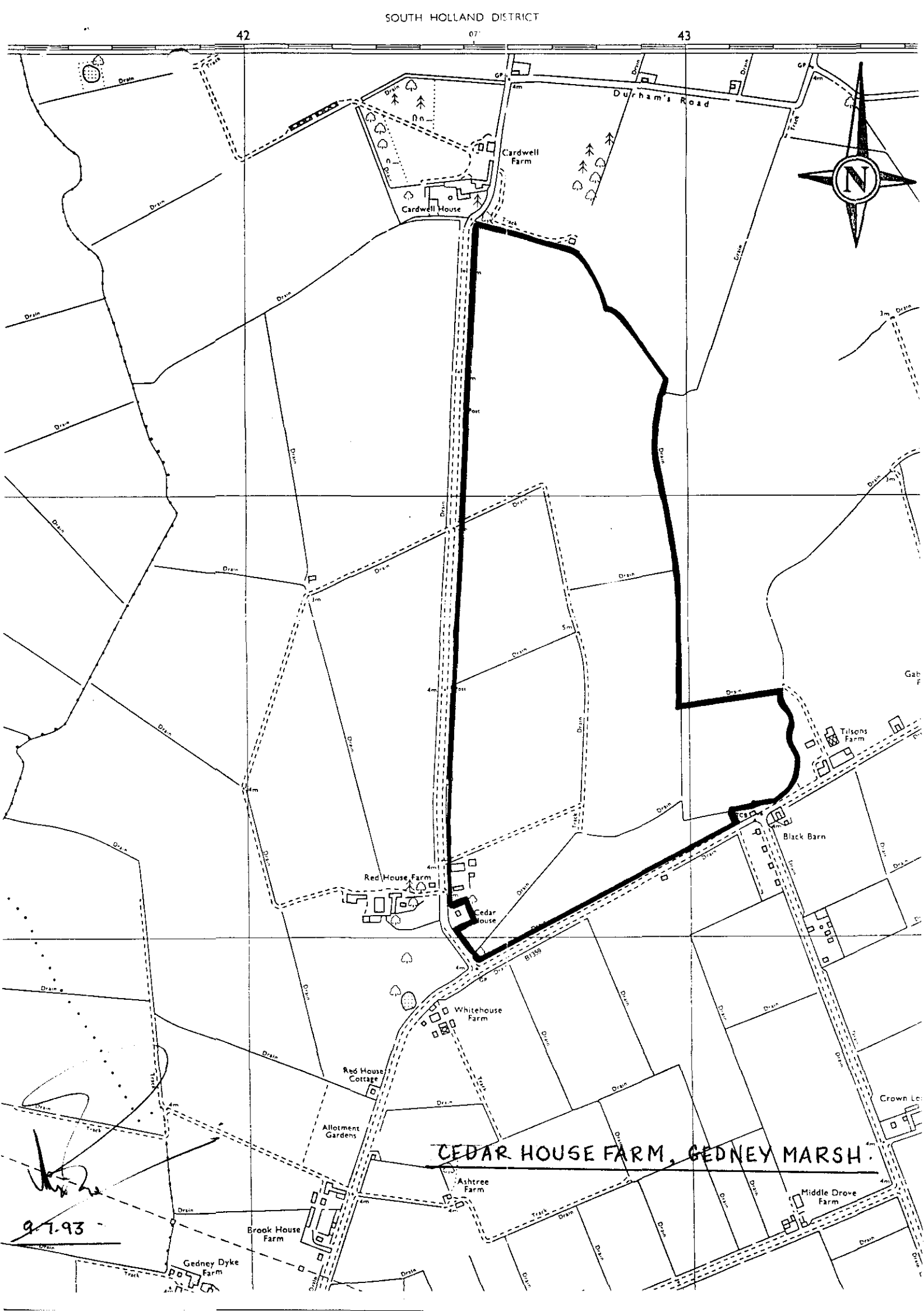
4 It is normal practice for the Local Planning Authority in granting planning permission for an agricultural dwelling to oblige the applicant to enter into a Section 106 Obligation - a legal agreement or contract limiting the occupation of the dwelling to a person employed in agriculture or forestry 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.

NOTED. THE FINANCIAL INSTITUTION IS AWARE THAT A SECTION 106 OBLIGATION WILL BE REQUIRED AND SUBJECT TO A SATISFACTORY VALUATION OF THE PROPOSED SECURITY THIS IS AN ACCEPTABLE CONDITION.

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


SOUTH HOLLAND DISTRICT
42
43
Durham's Road
Cardwell Farm
Cardwell House
Tilsons Farm
Black Barn
Red House Farm
Cedar House
B1359
Whitehouse Farm
Red House Cottage
Allotment Gardens
Ashtree Farm
Middle Drove Farm
Brook House Farm
Gedney Dyke Farm
CEDAR HOUSE FARM, GEDNEY MARSH.
9.7.93

APPLICATION REFERENCE: H06/0861/93 DATE RECEIVED: 09-SEP-93

TYPE: Outline

DESCRIPTION: Erection of dwelling in connection with nursery

LOCATION: Part O.S. 9958, Lowgate, Gedney

APPLICANT: Messrs R & D Wright AGENT: Messrs Hix & Son

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REFERRED TO PLANNING COMMITTEE
Date 17 NOV 1993

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 there is 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.*

2 *The proposed dwelling is located along a narrow section of rural road where the carriageway is inadequate for two vehicles to pass in safety. To allow this proposal would lead to an increase in private, service and delivery vehicles along this road, which when meeting, would lead to either long reversing manoeuvres (to the detriment of highway safety) or vehicles overrunning the carriageway edges and adjoining verge (to the detriment of both). Also the proposal, if permitted, would make it difficult to resist further applications along this narrow road.*

COMMENTS

1 te of proposed dwelling outside Gedney IBD. However, approximately half of the associated 8 acres of land is within (although outside Draft South Holland District Local Plan Boundary) and it presently has permission for residential development (H06/1318/91) approved 16 December 1992.

2 The Council's agricultural consultant considers there to be a need for someone to be readily available on the holding at all times for managerial and operational reasons. He also considers that such a holding would maintain full viability in approximately 3 to 4 years time.

3 Despite the above, however, it is considered that the circumstances are not such as to justify a new dwelling on this particular site. Half of the associated 8 acres of land has planning permission for residential development and a dwelling could be accommodated within the north eastern corner, ie, within the IBD, and still be adjacent to the nursery.

REPRESENTATIONS

Parish Council: Concern regarding the following: -

Not seen detailed information but consider 4 acres is not a large acreage on which to earn a living.

Application mentions Mrs Guest and her husband. However, application is not in their name and are we therefore to assume that the property built will be "a nursery managers house" and an agricultural habitation condition will be imposed accordingly.

In favour of encouraging business growth, but consider that applications should not slip through as just a means to erect a dwelling.

County Highways: Request refusal.

A.D.A.S: Summarised:
Applicants own/occupy 82.6 hectares at Cedar House Farm, including farm buildings. Labour force comprises applicants with additional casual labour.

Dwellings owned by business consist of farmhouse at Cedar House Farm (Mr R Wright) and a private house in Gedney Dyke (Mr D Wright).

Proposed horticultural business to be established at Lowgate by applicants under the management of Mr R Wright's daughter (Mrs Y Guest) and her husband. Propose to establish horticultural unit on part of 8 acre field (half of which has Outline planning permission for housing). On remaining 4 acres propose to operate a

business generating plants, flowers, shrubs, fruit and vegetables for sale on a market stall. This provides a more secure outlook for produce at a price between wholesale and retail prices.

Initially six polytunnels (64' x 20') will be erected, four of which will be heated.

Labour will be provided by Mr & Mrs Guest with additional casual help. Mrs Guest has experience in horticultural production.

Need to reside on site for managerial, operational, security reasons. At present living in rented property some 3¼ miles away.

Agricultural Consultant:

Summarised:
Details of applicants existing agricultural business show there is the ability and expertise to establish the proposed nursery holding. For proper functioning on proposed nursery business, essential for experienced person to be readily available at all times.

Financial details contained in business plan reasonable and should result in a viable business, but expected to be 3-4 years before the business maintains full viability.

Public:

Received from Harvest Home - summarised:

- Applicant not indicated what type of nursery is planned. Purely speculative and no horticultural need.
- Lowgate is a narrow lane and any intensification of use would be undesirable.
- We will be affected by development of this nature on our boundary. Will interfere with good environment we currently enjoy.
- If granted, request condition tying development to applicant.

---

752. PLANNING APPLICATIONS (Continued)

(d) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the under-mentioned development, in accordance with his recommendation:-

Plan No. and Applicant		Proposal
H16/0715/93 British Railways Board	O.A.	Residential development on land off Park Road, Spalding.

(e) Application approved subject to Planning Obligation

Subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to ensure that the proposed dwelling is permanently retained as part of the nursery and is not occupied except by the owner, manager or an employee of the adjoining nursery, the Director of Planning and Building Control Services be authorised to grant planning permission for the under-mentioned development contrary to his recommendations:-

Plan No. and Applicant		Proposal
H06/0861/93 Messrs R & D Wright	O.A.	Dwelling in connection with nursery in part O.S. 9958, Lowgate, Gedney.

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

(O.A denotes outline application)

(End of Minutes)

17th NOVEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0109/93 J T Biggadike	NRM	Sub-Committee minutes accepted as accurate as recommended. Meeting arranged for 1130am on 6 Dec between Cllr Alcock, DPBCS, Dr D Gyte, and applicant/agent. Mrs Kerr and NRM to attend if available.
5	H09/0483/93 Mr Allard	JB	Grant as recommended.
7	H05/0689/93 Temples Transport	JB	Deferred for negotiations as recommendation B.
10	H16/0700/93 Allison Homes	DJR	Deferred for Site Visit.
12	H14/0701/93 Mr J E Nickols	PJU	Mindfull to Grant. Back to committee with conditions. Only data block and conditions required on report.
17	H14/0712/93 D J Fisher	PJU	Deferred to allow us to explore widening of conditional relationship. Ltr required from lending institute to explain why applicant turned down. Applicant to supply additional information regarding valuation then back to district valuer for assessment.
19	H16/0715/93 British Railways Board	DJR	DBPCS Authorised as recommended. Meeting arranged for 2.15pm on 6 Dec between DPBCS, RJS, JC, Chris Briggs and DJR to discuss matter. NRM to attend if available.
21	H23/0749/93 Mr T Harris	JB	Grant as recommended.
23	H09/0844/93 Kings Quality Homes	JB	Grant as recommended. Add note to decision notice drawing attention to condition on previous application ref time scale.
24	H09/0850/93 Mr N Revill	JB	Grant as recommended.
26	H09/0916/93 Mr N Revill	JB	Grant as recommended.
27	H06/0861/93 Messrs R & D Wright	DMG	DPBCS Auth subject to section 106 agreement against recommendation.
30	H09/0865/93 He & Croft	JB	Deferred to sub-committee as recommendation A. Back to full committee for decision.
35	H11/0869/93 Land and Buildings Consultancy	DMG	Refused as recommended.
37	H23/0880/93 P G & C L Frith	DMG	Deferred for site visit.

39.	H11/0896/93 Cowpers Gate Devl	JB	Grant as recommended.
41	H05/0901/93 Mr D J Lynn	JB	Deferred for site visit.
43	H01/0910/93 Mr & Mrs S W Sewell	DJR	Deferred for site visit. Obtain confirmation of location of sewer.
44	H05/0911/93 Mr W Jordan	JB	Refused as recommended.
47	H23/0915/93 Laburnahm Estates	DMG	Deferred for site visit.
49	H09/0918/93 R English esq	DMG	Deferred for site visit.
51	H01/0958/93 B Johnson	PJU	Deferred for site visit. Addendum to report required outlining late comments from applicant and our response.
53	H02/0993/93 Miss P Steele	PJU	Deferred for site visit.

19th Nov 93

Signed: .....

N Midlen
Principal Planning 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

H06/0861/93

OUTLINE

Applicant: Messrs R & D Wright
Tel: Gedney Drove End 237

Agent: Messrs Hix & Son
0406 22777 R H Frisby

Description: Erection of dwelling in connection with nursery

Location: Part OS 9958
Lowgate
Gedney
Spalding, Lincs

Valid date:	09-SEP-93	Terminal date:	04-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	16-SEP-93	Report deadline:	12-OCT-93
Inspected by	23-SEP-93	Agreed TD Ext:	
Extra contacts	30-SEP-93	Case Officer:	
Report if not clear by	14-OCT-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner/Occupier, "Harvest Home", Lowgate.		05-OCT-93	26-OCT-93
Site/Press Advert MIN		22 SEP-93	13 OCT-93
Clerk to Gedney PC	0775 710451	21-SEP-93	05-OCT-93
Cllr B Fines	0406 8 374	21-SEP-93	28-SEP-93

SITE RECORD

Grid ref: 541050 324600
OS Sheet: 172 Parcel:

L.C.C. - OS Attached to OS

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

COM

H06/0861/93

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Applicant: Messrs R & D Wright
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Report if not clear by 14-OCT-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

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Cllr B Fines	0406 8 374	21-SEP-93	28-SEP-93

SITE RECORD

Grid ref: 541050 324600
OS Sheet: 172 Parcel:

L.C.C – Dps Attached /o CS 23/9/93

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: H06/0861/93

Applicant: 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

Type: OUTLINE

23-FEB-94

Dear Sir/Madam,

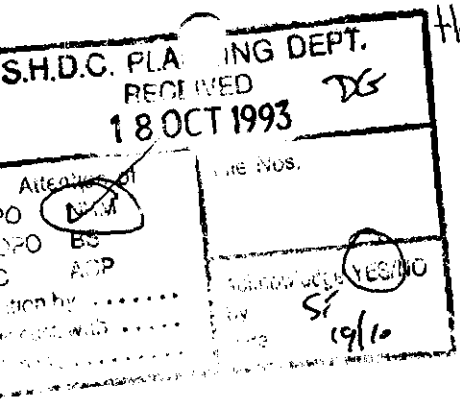
PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

F W P Lilley
"Harvest Home"
Lowgate
Gedney
Spalding, Lincs



Harvest Home
Lowgate
Pinchbeck
Spalding
Lincs

15. Oct. 1993

Application No H06/0861/93.

OBJECTION

Dear Sir,

We are writing to object regarding the above planning Application as the applicant has not indicated what type of Nursery is planned.

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.

We would like our objection to be considered by the planning Committee one hundred per cent.

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.

I feel any enterprise of this nature will interfer with the good environment we currently enjoy, and fail to see any horticultural need.

Yours faithfully

F W P Tilley

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/LST/PL.

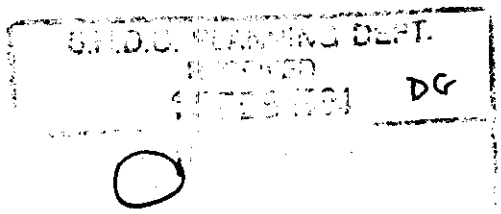
YOUR REF:

DATE: 11th February, 1994

SUBJECT: PLANNING APPLICATION NO. H06/0861/93
DWELLING IN CONNECTION WITH NURSERY - PART OS 9958, LOWGATE, GEDNEY

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

RICHARD WRIGHT

and

DOUGLAS WRIGHT

re

the erection of a dwelling in
connection with Nursery at
Part OS 9958 Lowgate, Gedney

I hereby certify that this is a true copy
of the planning obligation relating to
the erection of a dwelling in connection
with a nursery at Part OS 9958,
Lowgate, Gedney

.....
Director of Administration

THIS DEED is made the Eleventh day of February One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and RICHARD WRIGHT of Cedar House Gedney Marsh Spalding in the County of Lincoln and DOUGLAS WRIGHT of Wilden House 36 Roman Bank Gedney Marsh Spalding in the County of Lincoln trading as MESSRS R & D WRIGHT of Cedar House Gedney Marsh in the County of Lincoln (hereinafter called the "Owners") of the other part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owner in fee simple in possession free from incumbrances of the Land

(3) The Owners have by application by their agents dated the eighth day of September One thousand nine hundred and ninety three applied to the Council for planning permission for a dwelling on the land shown edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H06/0861/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owners" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land situate at Lowgate, Gedney shown edged blue on the plan annexed hereto

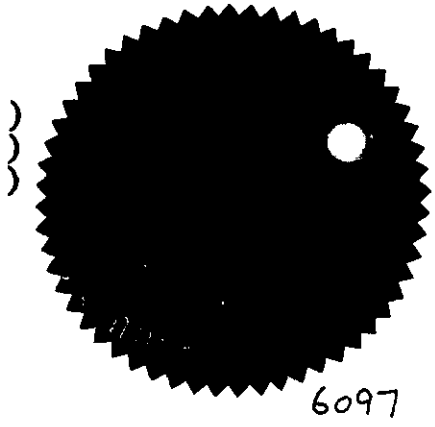
SECOND SCHEDULE
(The Planning Obligation)

The Owners hereby covenant that the Development shall permanently remain part of the nursery comprising the Land of which it forms an integral part and shall not be occupied except by the owner manager or an employee of that nursery unit

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of

Chairman of the Council

Deputy Director of Administration



6097

SIGNED AS A DEED by the said RICHARD WRIGHT in the presence of

Witness

Address No. 28, Church Street, Holbeach, Spalding, Lincolnshire

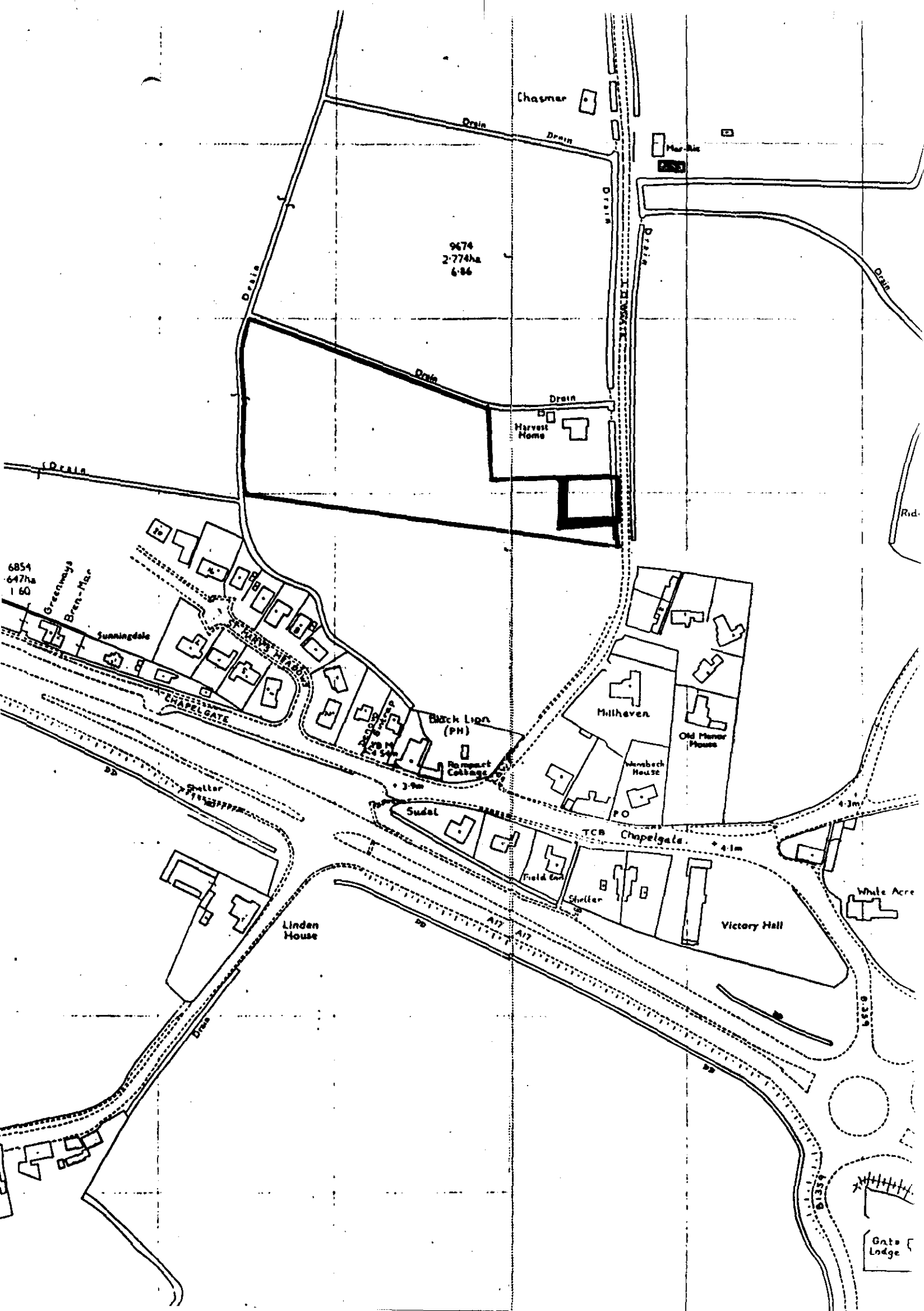
Occupation Chartered Surveyor

SIGNED AS A DEED by the said DOUGLAS WRIGHT in the presence of

Witness

Address No. 28, Church Street, Holbeach, Spalding, Lincolnshire.

Occupation Chartered Surveyor.


Chasmer
Drain
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9674
2·774ha
6·86
Harvest Home
6854
·647ha
1·60
Greenways
Bren-Mar
Sunningdale
ST HARRY'S MEADOW
CHAPELGATE
Black Lion (PH)
Millhaven
Old Manor House
Hambeck House
PO
Sudal
TCB
Chapelgate
Field End
Shelter
Victory Hall
White Acre
Linden House
A17
A17
B1359
Gate Lodge
Shelter
3·9m
4·1m
4·1m

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning & Building Control Services

TO: Director of Administration

OUR REF: DMG/SJS H06/0861/93

YOUR REF:

DATE: 7 January 1994

SUBJECT: Planning Application H06/0861/93 - Erection of dwelling in connection with Nursery - Part OS 9958, Lowgate, Gedney - For Messrs R & D Wright

Further to my memorandum, dated 9 December 1993, I hereby enclose a copy letter from the applicants' agent stipulating that they are prepared to enter into a Section 106 Planning Obligation, tying the proposed new dwelling to the associated four acres of adjacent agricultural land.

Director of Planning & Building Control Services

Enclosure

HIX & SON

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) 26142

Our Ref: RHF/6225/SEC Date 29th December 1993 Your Ref: DMG/SJS/ HO6/0861/93

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 13th December and, having spoken to our clients, we can now confirm that they are happy to enter into a Planning Obligation under Section 106 of The Town and Country Planning Act 1991 tying the proposed new dwelling to the associated four (4) acres of adjacent agricultural land. We look forward to receiving the draft deed for consideration as soon as possible.

A Happy New Year to you all at Spalding.

Yours sincerely

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
30 DEC 1993

FIMBRA MEMBER

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

D M Gedney

DMG/SJS
H06/0861/93
RHF/6225/SEC

13 December 1993

Dear Sirs

Planning Application H06/0861/93 - Erection of dwelling in connection with nursery - Part OS 9958, Lowgate, Gedney - For Messrs R & D Wright

I refer to the above planning application submitted by yourselves.

At the Planning Committee Meeting held on the 17 November 1993 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to a Section 106 Planning Obligation tying the dwelling to the associated 4 acres of land.

Pursuant to the above, therefore, could you please confirm (or otherwise) that your client would be prepared to enter into such a Planning Obligation.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

OUR REF: DMG/SJS H06/0861/93

YOUR REF:

DATE: 9 December 1993

SUBJECT: Planning Application H06/0861/93 - Erection of dwelling in connection of nursery - Part OS 9958, Lowgate, Gedney - For Messrs R & D Wright

As you are no doubt aware, at the Planning Committee Meeting held on the 17 November, 1993, it was resolved that the Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to the applicants first entering into a Planning Obligation to ensure that the proposed dwelling is permanently retained as part of the nursery and is not occupied except by the owner, manager or an employee of it.

Accordingly, I enclose a copy of the planning application form, along with six copies of the relevant plan. Confirmation from the applicants will be forwarded when received.

DMG

~~Director~~ of Planning and Building Control Services

Enclosures

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: JMB/PK/PL.

YOUR REF:

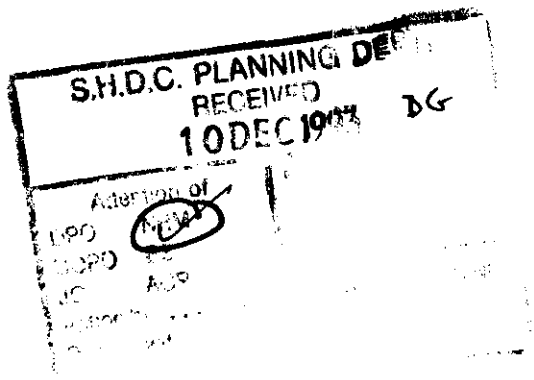
Date: 9th December, 1993

SUBJECT: PLANNING APPLICATION NO. H06/0861/93
DWELLING IN CONNECTION WITH NURSERY IN PART OS.9958 LOWGATE, GEDNEY.

Referring to the Planning Committee's decision under Minute 752(e)/93 to grant planning permission for the above development subject to a Planning Obligation, to enable the Obligation to be prepared would you please let me have the following information:-

(a) 4 plans showing the land the subject of the application eged red, and the nursery unit edged blue.
(b) A copy of the planning application form relating to the above development.
(c) Confirmation that the applicant is prepared to enter into an Obligation.

Director of Administration



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/0861/93

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		
	5	4	1	2	4	6

2. Address or location

A 05 9958, Long Sutton County

3. Name, classification and number of road

4. Date application referred 23-9-93

5. State whether outline, detailed application etc.

02.

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: 14-10-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

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

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposed dwelling is located along a narrow section of rural road where the carriageway is inadequate for 2 vehicles to pass in safety. To allow this proposal would lead to an increase in private, service and delivery vehicles along this narrow road which when meeting will lead to either; long reversing manoeuvres, to the detriment of highway safety or, vehicles crossing the carriageway edges and adjoining verge to the detriment of both.

Also, if permitted it would make it difficult to resist further applications along this narrow road.

Note:— use continuation sheet(s) as necessary.

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

50

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 OCT 1993 DG

Application no: H06/0861/93

Applicant: 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

Type: OUTLINE

Date received: 09-SEP-93

21-SEP-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 05-OCT-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: As tel. conversation
As per those we made on the originally submitted application (which we understood was wrongly marked on the plan).

Signed:

Chairman Gedney Parish Council

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Elsey

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. JTE/PA-K/0861/93 **Your Ref.** **Date** 27 September 1993

Dear Sir,

OUTLINE PLANNING APPLICATION - MESSRS. R. & D. WRIGHT
ERECTION OF DWELLING, LOWGATE, GEDNEY.

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T., although these figures are subject to periodic review.

Should your project involve 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.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

pp ENGINEER TO THE BOARD

Hix and Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

S.H.D.C. PLANNING DEPT.
RECEIVED DC
- 4 OCT 1993

Kenneth J Herring. ASVA. FAAV.

Land Management Consultant.

29 The Avenue, March, Cambs PE15 9PS.
phone: 0354 54111.

S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1993
Attention of
DPO
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

South Holland District Council.
Council Offices,
Planning Dept,
Priory Road,
Spalding PE11 2XE.

20/9/93.
ref: H06/0543/93.

Dear Mr Blacklock,

Planning application for an agricltual Dwelling.
Messrs R. and D.Wright. Cedar House Gedney Marsh, Spalding. Lincs.

I have studied the following documents ,
a) application.
b) questionare.
c) business plan and A.D.A.S. report.
d) site plans.

The details of Messrs Wright's existing agricultural business show there is the ability and expertise to establish the proposed nursery holding.
For the proper functioning of the proposed Nursery business it is essential for an experience person to be readily available at all times.
I consider the functional test will be satisfied

The financial details contained in the business plan are in my opinion reasonable and should result in a viable business, but I would expect it to be 3 to 4 years before to business can maintain full viability.
I consider the financial test will also be satisfied.

Yours sincerely.

K.J.Herring.

Mr K J Herring
29 The Avenue
March
Cambridgeshire

D M Gedney

DMG/SJS H06/0861/93

20 September 1993

Dear Sir

Planning Application H06/0861/93 - Erection of detached dwelling and garage, associated with Nursery - Part OS 9558, Lowgate, Gedney - Messrs R D Wright

I write to advise you that the applicants have altered the position of the site in respect of the above, and I therefore enclose a copy of a revised plan for your information.

The agricultural circumstances remain the same and I look forward to your comments in respect thereof in due course.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosure

HIX & SON

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) 26142

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

SOUTH HOLLAND D.C.
PLAN DEPT.
09 SEP 1993
REF 0561/93

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

A FIMBRA MEMBER

REPORT TO ACCOMPANY A PLANNING APPLICATION FOR A DWELLING IN CONNECTION WITH AGRICULTURE

AT

GEDNEY
SPALDING
LINCOLNSHIRE

REPORT PREPARED FOR
MESSRS R & D WRIGHT

Report prepared by

J W Barlow HND (Agric) Dip Ag Eng ARICS
ADAS
Ceres House
2 Searby Road
Lincoln
LN2 4DW

Tel: 0522 535151

May 1993

ADAS

1.0 INTRODUCTION

This report has been written at the request of Messrs R & D Wright of Cedar House Farm, Gedney Marsh concerning the development of a horticultural business at Lowgate, Gedney.

This report is not a MAFF technical appraisal written in accordance with paragraph E19 of PPG 7. It is only intended to be a statement of facts concerning the proposed horticultural business to be established at Lowgate, Gedney by Messrs R & D Wright under the management of Mr R Wright's daughter, Mrs Y Guest and her husband.

2.0 SITE VISIT AND INSPECTION

A site visit and inspection was undertaken on 28 April when Messrs R & D Wright and Mrs Guest were interviewed regarding the horticultural business to be run from the site.

The information contained in this report was as supplied during that meeting supplemented with personal observations where appropriate.

3.0 EXISTING BUSINESS

3.1 Whilst the existing business is not entirely relevant to the proposal, information is provided by way of background to show that the proposed horticultural enterprise is backed up by an existing sound agricultural business.

3.2 Messrs R & D Wright occupy a total of 82.6 hectares (204 acres) at Cedar House Farm, all of which is owned. Cropping on the holding includes cereals (106 acres), sugar beet (44 acres), potatoes (24 acres) and vining peas (30 acres).

3.3 Buildings at Cedar House Farm comprise an in-bin grain store, general purpose stores and a glasshouse for potato chitting.

3.4 The labour force comprises Messrs R & D Wright only with additional casual labour for the potato crop.

3.5 Dwellings owned by the business consist of the farmhouse at Cedar House Farm, occupied by Mr R Wright and a private house in Gedney Dyke, occupied by Mr D Wright.

4.0 PROPOSED BUSINESS

The proposal is to establish a horticultural unit on part of an 8 acre field at Lowgate, Gedney, half of which has been granted outline planning permission for housing. From the remaining 4 acres, it is proposed to operate a business generating plants, flowers and shrubs together with some fruit and vegetables for sale at various markets by way of a market stall.

It is felt by the applicants, that this provides a more secure outlet for produce at a price somewhere between wholesale and retail prices, therefore cutting out the "middle man" who often takes a considerable proportion of the output price.

From the information supplied by Mrs Guest, the following crops will be grown including protected cropping under the initial establishment of 6 no. polytunnels of 64' x 20', 4 of which will be heated.

a) Outdoor cut flowers:

Wirrel Supreme - one-third acre
Pinks - one-third acre
Delphiniums - one-third acre

b) Fruit and vegetables:

Asparagus - three-quarters acre
Strawberries - half an acre

c) Shrubs etc:

Outdoor beds for growing on bought-in and home-grown cuttings such as hydranga, leylandi, castlewelland, laurels, pieris, azalea etc.

d) Protected cropping:

Plant propagation including alpines, shrubs, primrose, lupins, bedding plants etc. Winter flower production including chrysanthemums, bulb forcing of daffodils and tulips.

It is also proposed to produce hanging baskets and tubs for sale on the market stall probably in the order of 200 hanging baskets and 50 tubs per annum.

4.1 Market Outlets

The produce is proposed to be sold predominantly through a market stall operated by the applicants and sited at the following locations and times:

Tuesday -	Kings Lynn
Thursday -	Bourne
Friday -	Stamford or Peterborough
Saturday -	Norwich, Kings Lynn, Grantham or Northwields
Sunday -	Grantham

Additional produce will be marketed through auctions or local trade.

4.2 Proposed Labour

This will be provided by Mr and Mrs Guest initially with additional casual help as required. Mrs Guest has experience in horticultural production and is qualified in business studies.

5.0 REASONS FOR THE PROPOSED DWELLING

Mrs Guest stated that they need to reside on site to organise production and provide security for the valuable produce. At present, she and her husband live in a rented property at Long Sutton some 3½ miles from the proposed business.

6.0 ADAS COMMENTS

6.1 Mrs Guest proposes to grow a wide range of plants in relatively small volumes which will increase the workload but will minimise any risk involved.

6.2 The main problem areas for a business of this type is damage from frost in winter and watering in summer. Both of these can involve work outside normal working hours. Theft is also a potential problem for a business on the urban fringe.

6.3 The proposal to sell the majority of produce through a self-run market stall means that the returns will be higher than for produce marketed wholly through agencies or auctions.

6.4 It is understood that there is considerable capital available to establish the business, and while full production may not be achieved in the first year, the second and third years should produce the necessary income, particularly when crops such as asparagus and strawberries come into full production.

6.5 The siting of the proposed business and dwelling, whilst outside the development boundary for Gedney is adjacent to a site for which outline planning permission has been granted and between an existing dwelling. In other words, the dwelling would not constitute a dwelling in completely open countryside.

HIX & SON

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.
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28 CHURCH STREET, HOLBEACH,
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TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: RHF/6225/SEC Date 14th July 1993 Your Ref: HO6/0543/93

Reg 4

S.H.D.C. PLANNING DEPT
RECEIVED
15 JUL 1993
DPO
DOPO
JC
Answered
Discussed with
Copy to

B. Smith Esq
The District Planning Office
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 letter and questionnaire enclosure of the 19th July we now attach hereto the annual budget summary which we unfortunately omitted to enclose with our other letter.

Yours sincerely

Copies of application, questionnaire, business plan, ADAS assessment given to Mr Hennig.
15/9/93

Encl

A FIMBRA MEMBER

Applicants : Messrs R. and D. Wright
Estimated Annual Market and Retail Sales

Plants from Cuttings

1.	Purchased Mixed Shrubs		£10,000.
2.	1 Year Old Laurels	(200 @ £0.75)	£ 150.
3.	1 Year Old Pieris	(500 @ £3)	£ 1,500.
4.	Leylandii	(1,000 @ £1.50)	£ 1,500.
5.	Castle Welland	(1,500 @ £1.50)	£ 2,250.
6.	Fuschias	(2,000 @ £0.75)	£ 1,500.
7.	Ivy Geraniums	(300 @ £1)	£ 300.
			£17,200.

Plants from Seed

8.	Lavender	(1,000 @ £0.75)	£ 750.
9.	Lupins	(200 @ £0.95)	£ 190.
10.	Potted Delphiniums	(200 @ £0.95)	£ 190.
11.	Auricula and Cowslips	(1,000 @ £0.75)	£ 750.
12.	Primroses	(2,500 @ £0.25)	£ 625.
13.	Pansies	(2,000 @ £0.25)	£ 500.
14.	Geraniums	(1,000 @ £0.50)	£ 500.
15.	Bedding Plants	(1,500 @ £2.50 per tray)	£ 3,750.
16.	Impatiens	(2,000 @ £0.25)	£ 500.
17.	Begonias	(2,000 @ £0.20)	£ 400.
18.	Alpines	(3,000 @ £0.30)	£ 900.
			£ 9,055.

Miscellaneous

19.	Hanging Baskets	(220 @ £10)	£ 2,200.
20.	Planted Tubs	(50 @ £5)	£ 250.
21.	Daffodil Flowers	(3,000 Bunches @ £0.40 average)	£ 1,200.
22.	Spray Chrysanthemums	(3,600 @ £0.75 average)	£ 2,700.
			£ 6,350

SOUTH HOLLAND D.C.
PLAN DEPT
15 JUN 1988
REF

Nett Commission Market Sales

23.	Forced Daffodil Bulbs, Strawberries, Asparagus and Outdoor Flowers	£ 6,500.

£39,105.

Estimated Annual Expenditure

1.	Market Stall Rents (4 Days per week @ £20 per day average)		£ 4,160.	
2.	Rates		£ 1,200.	
3.	Vehicle Repairs, Fuel and Insurance		£ 2,000.	
4.	Other Insurances		£ 650.	
5.	Heating Costs		£ 1,500.	
6.	Sprays and Chemicals		£ 300.	
7.	Pots, Baskets etc		£ 500.	
8.	Seed Trays etc		£ 375.	
9.	Compost	(300 Bags @ £3.50 per bag)	£ 1,050.	
10.	National Insurance and Sundries		£ 1,200.	
11.	Casual Labour		£ 1,000.	
12.	Accountancy Fees and Bank Charges		£ 2,980.	
13.	Packing, Materials and Stationery		£ 820.	
				£17,735.
14.	Laurels	(200 @ £0.10)	£ 20.	
15.	Pieris	(500 @ £0.80)	£ 400.	
16.	Leylandii	(1,000 @ £0.15)	£ 150.	
17.	Miscellaneous Shrubs (Spirea, Clematis, Rhododendrums, Hostas, Hydrangeas, Azaleas, Conifers etc)		£ 4,500.	
				£ 5,070.
18.	Indoor Chrysanthemum Cuttings		£ 330.	
19.	Ivy Geranium Cuttings		£ 90.	
20.	Fuschia Cuttings	(2,000 @ £0.10)	£ 200.	
21.	Daffodil Bulbs for Forcing (4 Tonnes @ £250 per tonne)		£ 1,000.	
				£ 1,620.
				£24,425.

SOUTH HOLLAND D.C.
PLAN DEPT
15 JUL 1983

SUMMARY

Overall Annual Sales	£39,105.
Overall Annual Expenses	£24,425.
First Year Reward for Management before payment of Income Tax.	£14,680.

NOTES

1. The annual expenditure does not include amounts for the purchase of the Polythene Tunnels, Heaters, Irrigation Equipment and the outdoor perennial stocks as these are being bought as capital items from cash funds.

2. The amounts for annual sales and expenses are based upon current figures obtained from other local Nurseries and local Suppliers.

Your Ref : H6/0543/93

Our Ref : RHF/6225/SEC

HIX & SON

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) 26142

Our Ref: RHF/6225/SEC Date 10th July 1993 Your Ref: HO||6/0543/93

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 letting us have a copy of your Questionnaire and we now return this duly completed together with plans of the holding. Should you require further information or clarification of any matter please let us know.

Yours sincerely

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUL 1993
Attention of
DPO
SDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
861/93

Encl

FIMBRA MEMBER

Proposed Nursery, Lowgate, GEDNEY, Nr. Long Sutton, Spalding

Overall Outdoor Plan

Description/Crop			Acreage
House, Garden etc			0.500
Polytunnels			0.750
Outdoor Trees and Shrubs			0.500
Outdoor Flowers :	a) Wirral Supreme	0.333)	
	b) Pinks	0.333)	1.000
	c) Delphiniums	0.334)	
Asparagus Beds			0.750
Strawberries			0.500
	TOTAL		**4.000 Acres**

Proposed Nursery, Lowgate, GEDNEY, Nr. Long Sutton, Spalding

POLYTUNNEL NO.	FEBRUARY/MARCH	APRIL/MAY/JUNE	JULY/AUGUST	SEPTEMBER/OCTOBER /NOVEMBER	DECEMBER/JANUARY
1.	POTTING ON OF ALIPNES, PERENNIALS, PRIMROSES ETC. AFTER OVER-WINTERING FROM SUMMER SOWINGS.	TAKING CUTTINGS FROM SHRUBS	SOWING OF ALPINES, AND PERENNIALS FOR FOLLOWING YEAR	PRICKING OUT ALPINES AND PERENNIALS FOR OVER-WITNERING	-
2.	DITTO FROM WINTER SOWINGS	SETTING INDOOR SPRAY CHRYSANTHEMUMS	SETTING INDOOR SPRAY CHRYSANTHEMUMS	CROPPING INDOOR SPRAY CHRYSANTHEMUMS	BRINGING IN BOXED BULBS FOR FORCING AND CROPPING
3.	PACKING OUT BEDDING PLANTS	GROWING ON BEDDING PLANTS	SETTING INDOOR SPRAY OR BLOOM CHRYSANTHEMUMS	-	CROPPING INDOOR SPRAY OR BLOOM CHRYSANTHEMUMS
4.	FUSCHIAS, GERANIUMS AND BEDDING PLANTS	HANGING BASKETS	HANGING BASKETS	HANGING BASKETS	BRINGING IN BOXED BULBS FOR FORCING AND CROPPING
5.	SHRUB PRODUCTION				
6.	LEYLANDII PRODUCTION				

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 : P3236
Date received : 09-SEP-93

Received from

Hix & Son

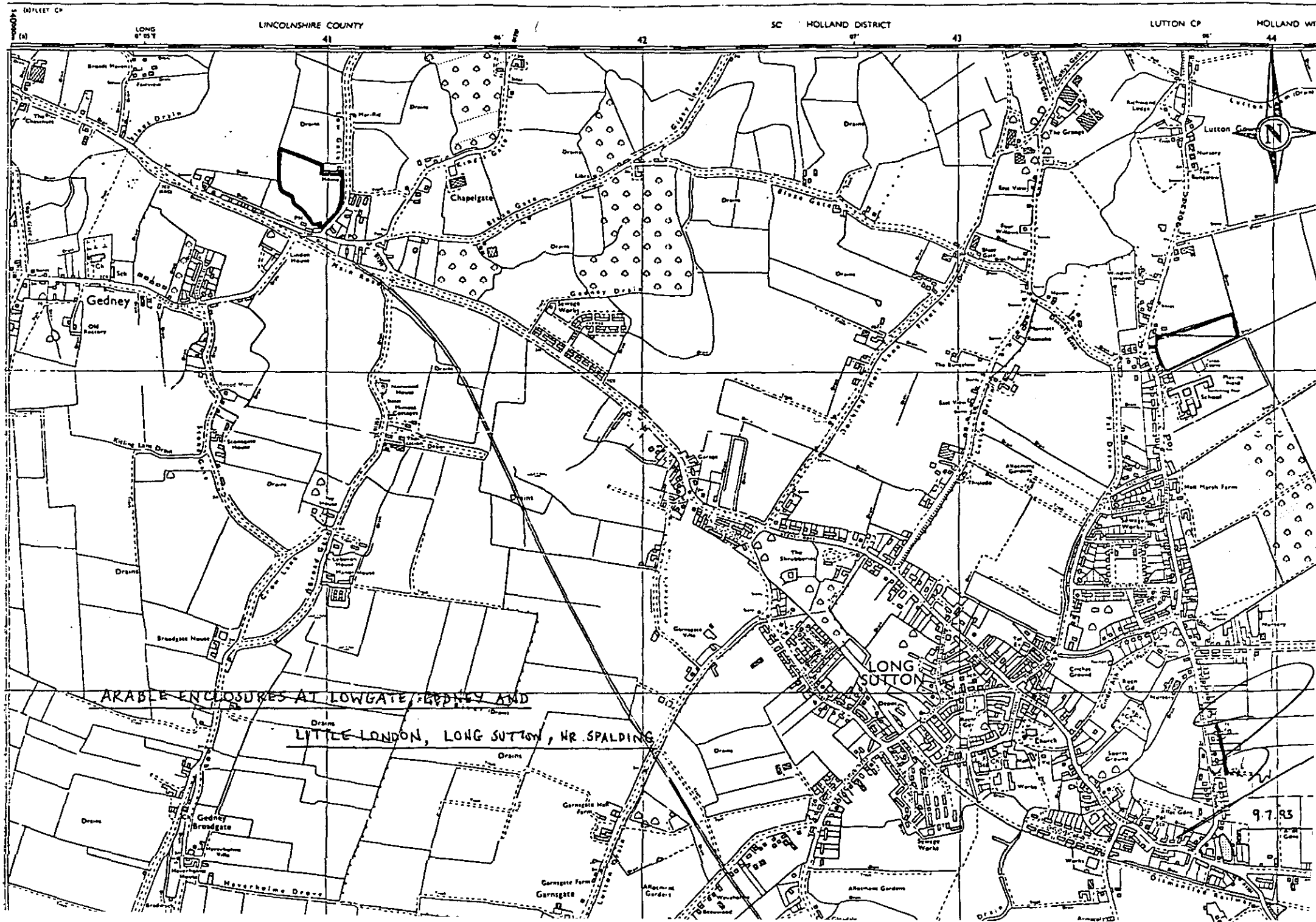
Address

28 Church Street
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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



ARABLE ENCLOSURES AT LOWGATE, GEDNEY AND LITTLE LONDON, LONG SUTTON, NR. SPALDING

ORDNANCE SURVEY

ARABLE ENCLOSURES AT LOWGATE, GEDNEY AND LITTLE LONDON, LONG SUTTON, NR. SPALDING

9.7.93