APPLICATION NO. : H6 904 92.

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H06/0904/92 Received:03-SEP-92 Type:FULL

Name: Mr M Thacker
102 Halmergate
Spalding
Lincs

Agent: Mr M Thacker
102 Halmergate
Spalding
Lincs

Description: Additional stables and change of use to riding school
Location : Hallgate Gedney
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

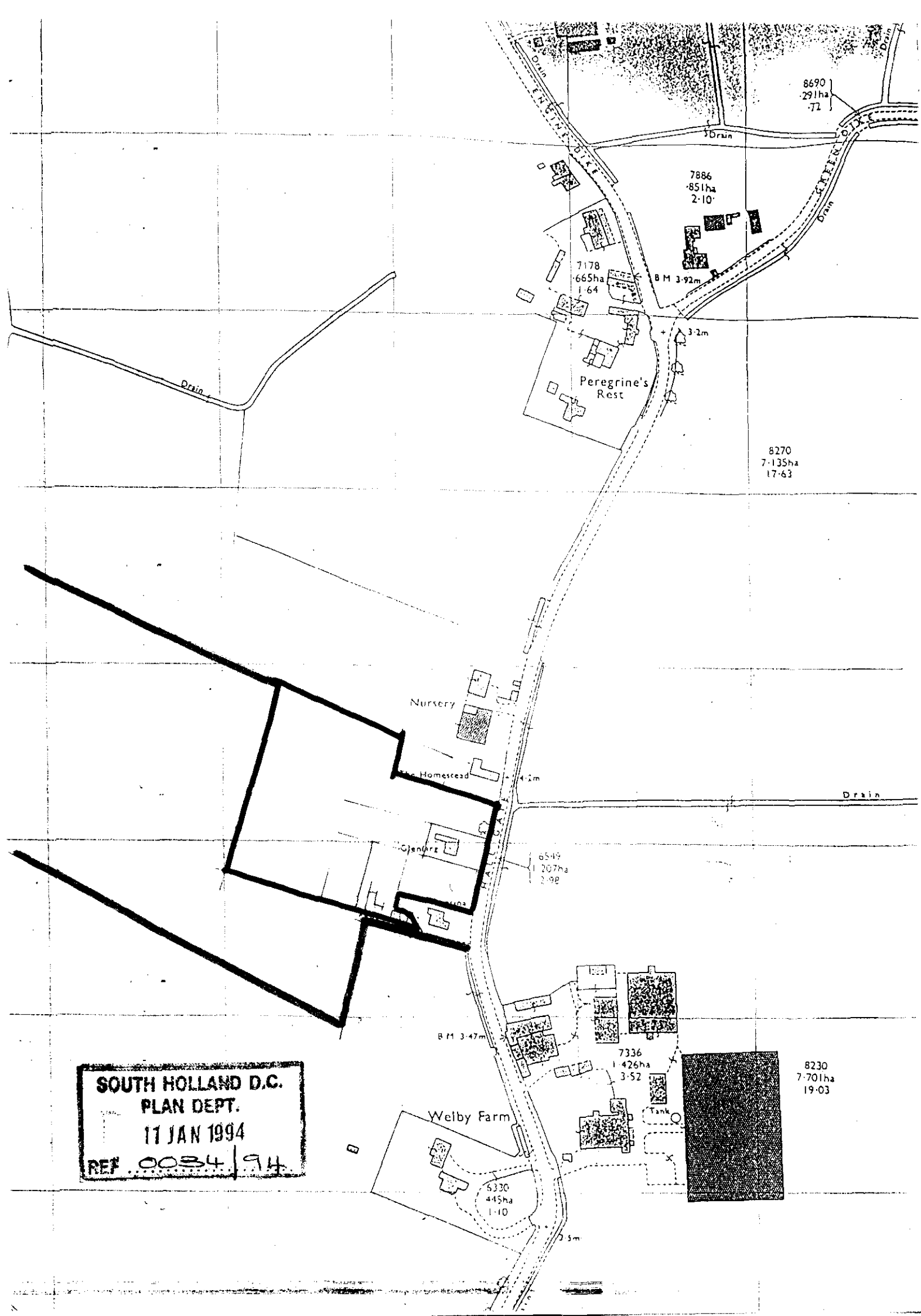
1 In the opinion of the Local Planning Authority the proposal, if permitted, would constitute an unsatisfactory form of development in so far as it would be detrimental to the amenities of neighbouring residential property by virtue of noise, disturbance, vibration and overlooking. As such the proposed development is considered to be contrary to the County Structure Plan which seeks to limit such development in the countryside to circumstances where no detriment to amenity and the environment will arise.

Director of Planning and Building Control Services
23-NOV-92 H06/0904/92

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)




SOUTH HOLLAND D.C.
PLAN DEPT.
11 JAN 1994
REF 0084/94

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H06/0904/92

Date Registered 20 AUG 1992

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mr. M. Thacker,
102 Halmergate,
Spalding,
Lincs.

Tel. No. 0775 762287

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

Tel. No.
(Personal contact name)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Hallgate, Gedney, Spalding, Lincs.

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Additional stables and change of use to riding school.

Please complete

Signed. M. K. Thacker Date. 20/08/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.
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 (Hectares)
Please tick **any** box where you are including details which you wish to be considered as part of this application.
Siting Design External Appearance
Means of Access Landscaping
**Now complete Parts 3 and 5 and an Ownership Certificate.**

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
**Now complete Part 4 only**

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
**Now complete an Ownership Certificate**

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
**Now complete 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:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 65.5 sq. metres

B. Please state size of any new structure:- (a) max. height: 3.5 · metres

(b) max. length: 8.55 metres

(c) max. width: 12.3 metres

C. Please state type and colour of materials for facing external walls: Timber feather edge boarding

D. Please state type and colour of roofing materials. Onduline (impregnated felt)

E. Has a survey of the site been undertaken? State Yes or No

## 5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

**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: extg

Mains sewer ☐ Cesspool ☐ Septic tank ☐

**OTHER MATTERS** Please complete

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | No | → 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. | No | → Date: Consultee(s): |
| Is this application related to a previous submission | No | → Application No.: |

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

Continue on separate sheet if necessary.

# 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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Prospective purchaser

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** 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 ..... (Applicant/Agent) Date .....

**Certificate B** The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Mr.W. Thacker, 'Glenfarg' Hallgate, Gedney 20/08/92

Signed M. W. Thacker (Applicant/Agent) Date 20/08/92

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 M. W. Thacker Applicant/Agent) Date 20/08/92

**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 Hollgate, Gedney, Spalding.

Take notice that application is being made to South Holland District Council by Mr. M. Thacker for planning permission for additional stables and change of use to riding school

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 M. W. Thacker Date 20/08/92

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy

Neighbours

Boundaries

Site features IN USE AS STABLES AND MENAGE WOODEN STABLE/COLE IRON SHED CARAVAN. WOODEN FENCE ON COMMON BOUNDARY WITH MONTINA : RANCH FENCING WITH ON BOUNDARY WITH HALLGATE. FLAT OPEN ASPECT.

Other

NOTIFY C/C of MONTANA CRUNTARGE HALLGATE CROSNEY

OPEN GLASS PADDOCK AT REAR ADJACENT TO TENANTS IS WOODEN STABLES AND ASBESTOS TACK ROOM SITE FENCED IN S NORTH AT FRONT ADJACENT TO ROAD IS OPEN UNFENCED AREA

Inspected by

Date 10/9/92 JAB

Notice posted by

Date 10/9/92

Resident Notices required

Sent

Delivered

Case Officer Conclusions

## RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

# DC RECORD SHEET

APPLICATION REF:

## Directions

Art 7 (Outlines)
RM checklist

| | Siting | Design | Ext app | Access | Landscape |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction: PLEASE INDICATE ON A 1/2500 SCALE PLAN THE ROUTES ALONG WHICH HORSES MAY BE RIDDEN OR EXERCISED.

Senior Officer authorised: ..... Sent: 27/8/87

## Revalidation after Direction

Information satisfactory/unsatisfactory

Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

## Consultation/Publicity Required

| | Requested | Sent |
|---|---|---|
| **Extra Publicity:** | | |
| Departure | ..... | ..... |
| Setting of LB | ..... | ..... |
| Public Right of Way | ..... | ..... |
| Discretionary | ..... | ..... |
| **Extra Consultations:** | | |
| Dept of Transport | ..... | ..... |
| Environmental Serv. | ..... | 4/9/87 |
| LB/Cons. Area - Local | ..... | ..... |
| - Local & National | ..... | ..... |
| - English Heritage | ..... | ..... |
| Consultant: Name..... ..... | | ..... Order No ..... |
| Other: | ..... | ..... |

**Case Officer** JOHN BLACKLOCK **Recorded on board:**

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 110

Receipt Issued PIS 77

Date first Rec'd 20 AUG 1992

## Registration

Reference H06/0904/92

Cross-Ref R

Date 21/8/92

## Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 110

Additional
Refund

Receipt Issued

## Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

| | Siting | Design | Ext app | Access | Landscaping |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |

Index sheets 153

OS No's

Grid ref 541630 359470

Ward E

Parish GEDNEY

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site 753

Ref

Linked to property

Ref

Planning Records:
Earlier apps 457/90 File missing
40/71

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H06/0904/92 DATE RECEIVED: 3 September 1992

APPLICANT: Mr M Thacker
102 Halmergate
Spalding
Lincolnshire

AGENT:

EAST ELLOE DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Full

DESCRIPTION: Additional stables and change of use to riding school

LOCATION: Hallgate, Gedney, Spalding, Lincolnshire

Parish Council: No objection in principle, but concerned about apparent lack of supervision on site.

County Highways: No objection.

Environmental Services: Previous complaints from occupier of adjoining dwelling about odours and smoke from waste disposal.

Any such intensification could undoubtedly have a significant impact on amenity of this dwelling. Suggest site unsuitable for such purpose.

Anglian Water: Foul drainage can be accommodated off site.

National Rivers Authority: No objection subject to pollution control.

Public Objections: Received from adjacent bungalow 'Montina' - summarised:
- As disabled person peace and quiet at a premium.
- Noise and disturbance from visitors, particularly at unsocial hours.
- Mess from horses.
- Rodent infestation, flies and smell.
- Risk of damage to common boundary fence from exercising horses.
- Overlooking from riders on horseback.

Information from Applicant: Summarised:
- Application prompted by redundancy of applicant. Proposed use is a logical extension of applicants hobby of keeping and training horses.
- No hacking on the highways : the horses will remain within application site.
- Strong local demand for tuition in horse riding.
- Applicant has the services of a fully qualified instructor in schooling and training horses.
- Applicant has agreed to erect fence on common boundary with objector's property to safeguard latter.
- Straw, bedding and manure is removed from site on a regular basis.
- Considerable sum of money already spend on venture.

- Members of applicants family occupy property close to the site.
- Would accept temporary permission of 3 or 5 years.

PLANNING POLICIES/DOE ADVICE

Structure Plan Policy 67 "Provision will be made for countryside recreational facilities. Planning permission will normally be forthcoming for such provision subject to environmental amenity traffic and agricultural considerations".
Outside IBD.
Planning Policy Guidance Note 7 - "The Countryside and the Rural Economy".

PREVIOUS DECISIONS

EE 40/71 - Permission granted for two horticultural storage buildings in March 1971.
H06/0457/90 - Permission granted for stables in June 1990. The stables were for private and not commercial use.

PLANNING ISSUES

1 Whether the proposal conforms with the Structure Plan.
2 Whether proposed development would give rise to demonstrable harm either visually, or in terms of an adverse effect upon the amenities of neighbouring residential property.
3 Whether there is a risk to highway safety.
4 There is a metal clad storage shed, a wooden stable (a further wooden stable is proposed) and a caravan stationed on the site. The applicant states the caravan will be removed shortly. There is also a menage area abutting Hallgate. The remainder of the site is open pasture. The site as a whole is fenced in, with ranch fencing around most of the menage area. Access is via a track within the site which extends from Hallgate and runs along the southern boundary of the objector's property. This property fronts Hallgate and lies immediately to the south of the menage area. Another residential property, which is owned by the applicant's family, lies immediately to the north.

CONCLUSIONS

1 The proposed development is a recreational activity appropriate to the countryside, but as detailed below there are amenity considerations arising from the relationship of the site to adjoining property which render it unacceptable.
2 It is not considered there would be a risk to highway safety. Six parking spaces would be provided within the site for the use of patrons and the Bellmouth of the track at its junction with Hallgate would be provided with a concrete surface. As already stated, there would be no hacking on the highway. Nor would there be any visual harm to the locality. Indeed, the existing storage building wooden stable and menage area could legitimately remain as a private facility within the terms of the permissions already granted.
3 However, it is considered the proposed development would adversely affect the amenities of the neighbouring residential properties, particularly that occupied by the objector. The use of the menage area would give rise to noise, disturbance and overlooking - the latter being an important consideration given the proximity of both properties, particularly the southernmost, to this area and the view afforded of them to riders on horseback within the menage area itself.

4 The objector's property will also be affected by the use of the track by patrons and by the intensified use of the stables and storage shed which lie close to the rear of this property - some 8 metre (26') in the case of the existing stable and that envisaged. The storage building, which would be used as a tack/feed room lies hard on this southern boundary.

---

RECOMMENDATION - Refuse planning permission.

1 SCA In the opinion of the Local Planning Authority the proposal, if permitted, would constitute an unsatisfactory form of development in so far as it would be detrimental to the amenities of neighbouring residential property by virtue of noise, disturbance, vibration and overlooking. As such the proposed development is considered to be contrary to the County Structure Plan which seeks to limit such development in the countryside to circumstances where no detriment to amenity and the environment will arise.

IAN 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: H06/0904/92 Type: FULL

Applicant: Mr M Thacker
Tel: 0775 762287

Agent: Mr M Thacker
0775 762287

Description: Additional stables and change of use to riding school

Location: Hallgate
Gedney
Spalding
Lincs

---

Valid date: 03-SEP-92 Terminal date: 29-OCT-92
Target dates: Target Committee: 27-OCT-92
To case officer 08-SEP-92 Report deadline: 13-OCT-92
Inspected by 13-SEP-92
Extra contacts 18-SEP-92 Case Officer:
Report if not clear by 08-OCT-92 J BLACKLOCK

---

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Clerk to Gedney PC | 0775 710451 | 04-SEP-92 | 18-SEP-92 |
| Cllr B Fines | 0406 8 374 | 04-SEP-92 | 18-SEP-92 |
| Dir of Environmental | | 04-SEP-92 | 18-SEP-92 |
| Owner/Occupier 'Mantina' Hallgate | | 14-SEP-92 | 05-OCT-92 |
| Owner/Occupier 'Glenfarge' Hallgate | | " | " |
| Site/Press Advert MIN | | 11-SEP-92 | 02-OCT-92 |

L.C.C - OSs Attached jc 17/9/92.

---

SITE DETAILS

Grid ref: 541630 325470
OS Sheets: 153 Parcel:

**AN 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

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| Site/Press Advert MIN | | 11-SEP-92 | 02-OCT-92 |

L.C.C
plan date 10/9/92

---

SITE DETAILS

Grid ref: 541630 325470
OS Sheets: 153 Parcel:

REF 94492

M. A. THACKER
102 HALMERGATE
SPALDING

26.7.92.

South Holland District Council
Planning Dept.

Dear Sirs,

Please find enclosed copy of planning permission Ref H06/0457/90 for stables on land adjacent "Glenfarg" Hallgate, Gedney.
The land on which "Glenfarg" stables are built and the surrounding paddocks have been in the Thacker family for 200 years and will remain so for many more years.
Having been made redundant from the building trade and not interested in farming we have submitted plans for additional stables and change of use to Riding School application no H06/0704 to extend our hobby and pass time activities to create full time employment for us both.
We have a full size all weather Manege and do not intend to use the public highways for any tuition for the school.

We have Public and Employers Liability insurance with Norwich Union. The British Horse Society are awaiting planning approval before we can become full members of the society.

Since planning application was published in the local press we have been inundated with enquiries for lessons from people in Halkirk, Long Dale, Dale Bridge, and Westhead areas, as there is no other Riding School in this area.

We own three horses and have some on loan, Mrs Forbes who is qualified to B.S.I. standard and is at this time schooling and training the horses for riding and showing at local shows, she is qualified to teach novice riders in the school, we also have a fully qualified instructor who would teach further advanced pupils.

At the time of our first application in 1990 I spoke to Mrs Jenny Sandelent of "Nonlina"

she said they loved animals and would like to see horses around. I have again approached Mr Sandelent regarding a riding school and she has made these comments, a pool and rail fence to the moorage on the boundary with "Montana".

I have agreed to erect same.

Noise last night - We placed a caravan on site for my wife and I to use for changing our clothes and making cups of tea.

About three months ago local dentists and the police asked if Mrs Fisher could be temporarily housed in the van as she had hearing problems. Mrs Fisher has since been rehoused and I have assured Mr Sandelent that there will be no noise after dinner or 6pm in the winter months. We shall be removing the caravan from its site on the ground as required for future planting and grooming areas. I hope we can comply with all of Mr Sandelents objections as she seems to make a living breeding dogs, we feel there should be no problems for us to provide and run a riding school

All used straw, bedding and manure are wanted from sick to a local farm every week.

Mr Forster lives at "Glenfern" and my brother lives at "The Homestead" within 200 yards of the stables, and makes visit during the hours of darkness.

We expect to move into the area in the foreseeable future

As we have spent a lot of money on our allotments, namely we hope our application will be approved if only for a trial period of three or five years with future options.

Yours faithfully,

M. F. Church

Form No. H/A/3J

**Lincolnshire**

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Blacklock SHDC

Planning Reference H22/0963/92

The following are my observations upon the enquiry under the reference quoted above: –

STABLES AT HALLGATE GONERY

I refer to the amended plan No 90/22/a/A showing the amended parking

The application can be cleared in highway terms with the following conditions

(1) F5

(2) B12 - - - 4m - - - 4.5m.

(3) F4

Reasons

(1) F5

(2) B6.

(3) F4.

Date

Signed .....

*Director of Highways and Planning*

LATE OBS: Offr..... Date.....
Salient points highlighted

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 OCT 1992

T8/11 attac

**Anglian Water**

**Anglian Water Services Limited**

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/920097

Your ref H06/0904/92

02-OCT-92

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Dear Sir,

Proposal : ADDITIONAL STABLES
Location : HALLGATE, GEDNEY, SPALDING
Applicant: MR M THACKER

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer, which is 1000 metres from the proposed site. Therefore the applicant will have to carry out some offsite works to enable connection to the sewer.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

If any further information is required concerning the above please contact my Senior Engineer (Development Services) Mr. D. Hellier.

Yours faithfully,

Les Outram
Principal Engineer
Development Services

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

23/9/92

Spoke to Mrs Thacker and advised her of my reservations concerning the use.

Agreed :-

(a) Revised plan incorporating C.S. requirements.

(b) Letter to be sent from applicant giving information on any authorisation of stables; number of horses & ponies; hours of business; type of tuition; owner of existing mobile home.

Jackson

Wight

10/9/92

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

S.H.D.C. PLANNING DEPT.
RECEIVED
17 SEP 1992
Attention of
File Nos.
Acknowledge YES/NO

NRA
*National Rivers Authority*
*Anglian Region*

15 September 1992

Our Ref: GT/92/1/SH/0258/EB

Dear Sir

**PLANNING APPLICATION NO H/06/0904/92**
**FOR PROPOSED ADDITIONAL STABLES AND CHANGE OF USE TO RIDING SCHOOL**
**BY MR M THACKER AT HALLGATE GEDNEY, GEDNEY**

With regard to the above-mentioned application received on 14 September 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Yours faithfully

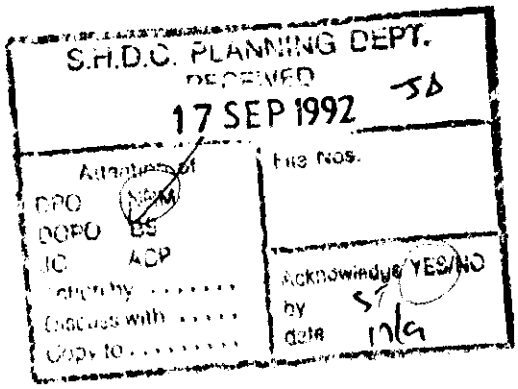
F Morgan
Planning Engineer

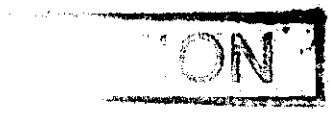
ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

Mrs.P.L & J.M. Candelent,
Montins,
Hallgate,
Gedney,
Spalding,
Lincs,
PE12 0AH
Tel. 0406 362804

15.9.92




Dear Sir

Thank you for your letter dated 14th Sep 92 Re. planning application article 12B. Application no. H06/0904/92. Agent Morris Thacker & Beryle Grimer additional stables & change of use to riding school.

When we moved here over 10 years ago we moved to retire and be left in peace as we are both in very bad health and are both disabled

This bungalow was in a terrible condition and it has taken thousands of pounds to get it as we want it and even now the work go's on. We don't want dozens of cars and horse boxes plus god Knows how many people and kids going up the side of our bungalow plus a car park. We left London because of all that hassle .

As it is now what the Thacker & Grimer have is making us suffer.

1st. noise of many cars large horse boxes slamming of car doors reving engines all reversing up the side of our bungalow. This noise go's on all day evenings and at times after 12.o.clock at night even 5.o.clock in the morning when the Daughter comes home to her Mother who ever they are. Even Jean & Dennis Thacker have complained about the noise at night and they live at the Homestead Hallgate, Gedney, Miss. Joyce Clifton, Frmrs, Bulbs, Welby Farm, Gedney, are also not very happy about the extra traffic and mess on the roads from the horses.

2nd the Mother & Daughter live in a caravan at the bottom of our garden right up against our fence year round. They work for Thacker & Grimer.

3rd will there be control of mice and rats all the year round also flys in the summer not forgetting the smell of the horses when we try and sit in the garden or have a window open.

4th Thacker & Grimer have round their main training paddock the other side of our garden strong ranch style fence and yet our garden side the only thing that keeps those horses in is our own very flimsy 4feet larch lap fence and at the back garden 6feet very flimsy larch lap fence only strong enough to keep our old Chihuahuas dogs in, the oldest being 17½. Some weeks back I was in the garden in my wheelchair when a young lady almost lost control of a 17 hands high horse what ever stopped him crashing through the fence I don't know just luck. As it is our fence is kicked and flying stones hit our fence. Our solicitor has told us unless the correct fence is not out up we could have a serious accident at any time as many of these young riders are not always in control of some very head strong animals.

If you want to visit about this matter please ring first as the gate is locked. Yours faithfully

Miss. J.M. Candelent

J M Candelent

P.S.

I forgot to say we have had terrible trouble over bonfires burning the waste from their horses but so far your environmental gentleman and us also Jean & Dennis Thacker have stopped them as I said before SO FAR. What are they going to do with even more waste. As for grass for the horses theres not enough for the horses they have now in the summer so what happens with even more.

# LINCOLNSHIRE COUNTY COUNCIL
# DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H06/0904/92

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 | | |
|---|---|---|---|---|---|---|
| | A | 1 | 6. | 2 | 5 | 4 |

2. Address or location

HALLGATE, CROWLAND

3. Name, classification and number of road

II

4. Date application referred 10-9-92

5. State whether outline, detailed application etc.

FULL.

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

ADDITIONAL STABLES & CHANGE OF USE TO RIDING STABLES.

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: 17-9-92 Signed: [signature]
Director of Highways and Planning

.1 Dip TP MRTPI
anning & Building Control Services
& Building Control Department,
uncil Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0904/92

Applicant: Mr M Thacker
102 Halmergate
Spalding
Lincs

Agent: Mr M Thacker
102 Halmergate
Spalding
Lincs

Description: Additional stables and change of use to riding school

Location: Hallgate Gedney
Spalding Lincs

Type: FULL

Date received: 03-SEP-92

04-SEP-92

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 19-SEP-92. 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 J BLACKLOCK

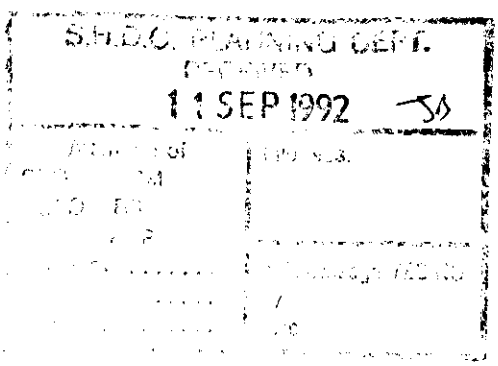
Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

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

FOR PARISH COUNCIL USE ONLY

Comments: The Council has no objection in principal to the proposal, but is concerned about the apparent lack of supervision on site.




Signed: J Bennett

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

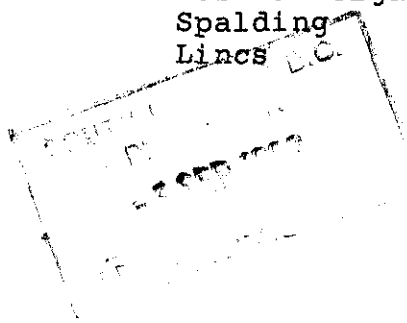
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0904/92

Applicant: Mr M Thacker
102 Halmergate
Spalding
Lincs

Agent: Mr M Thacker
102 Halmergate
Spalding
Lincs



Description: Additional stables and change of use to riding school

Location: Hallgate
Gedney
Spalding
Lincs

Type: FULL

Date received: 20-AUG-92

27-AUG-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please indicate on a 1:2500 scale plan the routes along which horses will be ridden or exercised.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

We do not intend to take horses out on the public highways for leisure or recreation
M. M. Thacker

849. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

| Plan No. and Applicant | | Applicant |
|---|---|---|
| H20/1037/92<br>South Holland District Council | | Installation of package sewage treatment works and control kiosk at Horsemoor Drove/Jarvis Gate, Sutton St James. |
| H01/1041/92<br>Mr B & Mrs L Pearce | | House and garage adjacent to 26 Backgate, Cowbit. |
| H16/1051/92<br>Mr R Rout | | Change of use from residential to residential/taxi business at 27 Goodfellows Road, Spalding. |

(Subject to the Director of Planning and Building Control Services being satisfied that the telephone within the property is suitably located to ensure the least possible nuisance to adjoining occupiers.)

| | | |
|---|---|---|
| H08/1008/92<br>Mr J M Draper | O.A. | Replacement dwelling at Beck Bank, Gosberton Clough. |
| H02/1070/92<br>Mr & Mrs G Barton | O.A. | Two detached bungalows including details of siting and means of access to rear of 78 North Street, Crowland. |

(The Director of Planning and Building Control Services reported that late representations had been received from the Lincolnshire & Humberside Historic Buildings Joint Committee.)

(Councillor B Alcock declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor T Bray took the Chair during consideration of the application.)

(Councillor B J Davies left the meeting following consideration of the above application.)

| | | |
|---|---|---|
| H09/1003/92<br>Mr J Pateman & Mr A Candler | | Pair of two-bedroomed dwellings on land fronting Creewood Close, Holbeach. |

(Councillor A J Biggadike left the meeting following consideration of the above application.)

| | | |
|---|---|---|
| H09/0773/92<br>Holbeach St Marks New Village Hall Committee | O.A. | Village hall, Recreation Field, Holbeach St Marks. |

(Subject to the words "15 minute LAeqT" in condition 6 being amended to read "5 minute LAeqT".)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H06/0904/92<br>Mr M Thacker | | Additional stables and change of use to riding school at Hallgate, Gedney. |
| H14/1039/92<br>Mr M Clark | O.A. | One pair of semi-detached bungalows at Glenside South, Pinchbeck West. |

# PLANNING AMENDMENT

**For office use only**

Application No. H06/0904/92

Date registered 07 [illegible]

Case Officer SD

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mr. M. Thacker,
102 Halmergate,
Spalding,
Lincs.

Tel. No. 0775 762287

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

Tel. No. (Contact)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Hallgate, Gedney, Spalding, Lincs.

Please complete

**EARLIER APPLICATION No.**

This application **cannot be considered** unless the relevant reference is stated

H06/0904/92

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted — If yes, submit two forms and two plans [ ]

or

B. Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. [✓]

State whether amendment has been requested by the Council [✓]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed M. A. Thacker Date 24/09/92

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Additional stables and change of use to riding school

As **NOW PROPOSED**, if different

State details of amendments proposed

*(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)*

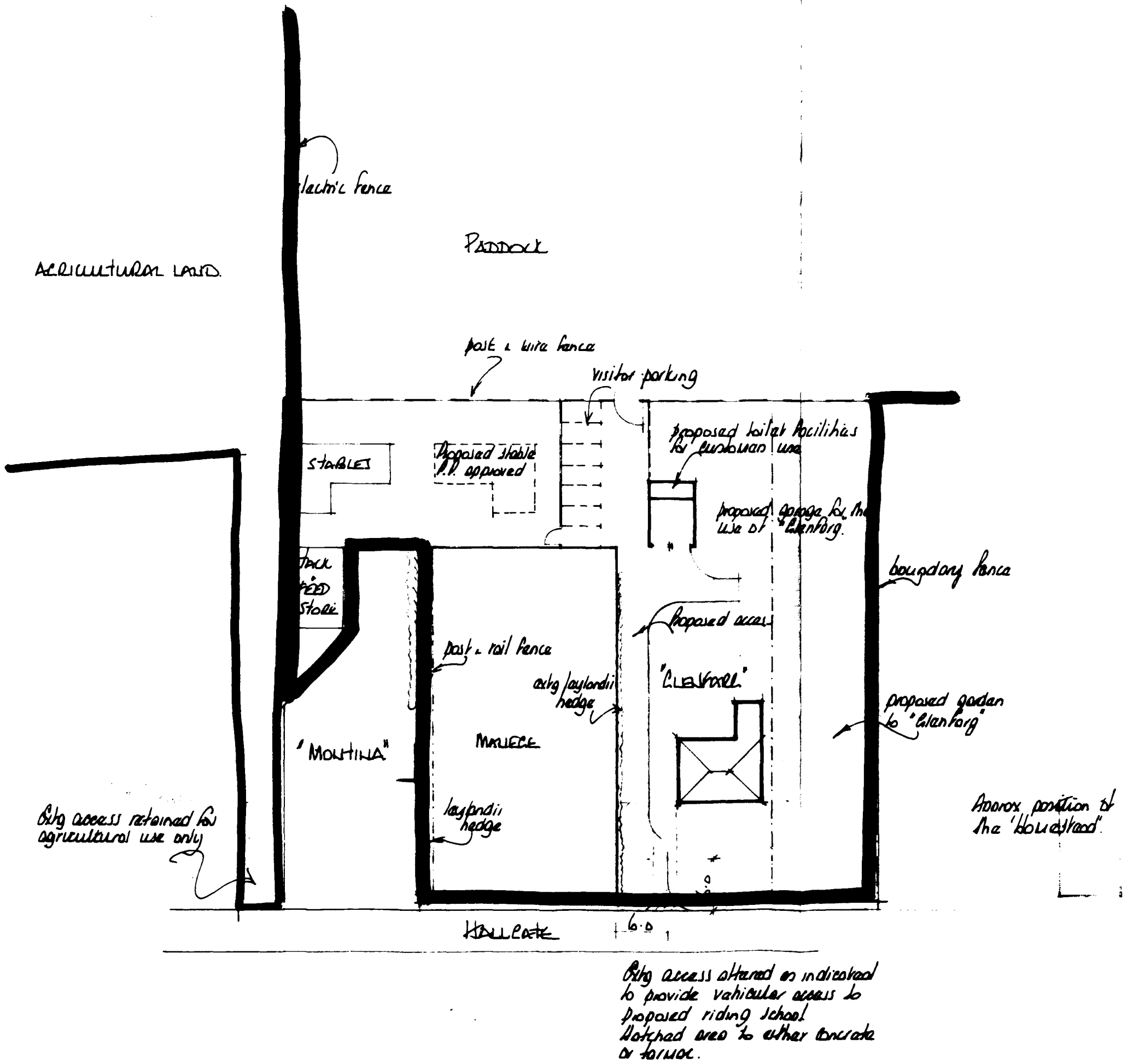
First 6.0m of access from carriageway to be concreted.

*State drawing no's of the current submission*

90/22/01/A

State Officer dealing with the application, if known.

*Describe any part of the original development* which is excluded by virtue of the amendment, and state any alteration to plot numbers




| | | |
|---|---|---|
| | | |
| | | |
| | | |
| A | | |
| | Date | Revisions |

© copyright

East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel Spalding (0775) 767968

Client
MR M. THACKER

Job Title
CHANGE OF USE TO RIDING SCHOOL
AT "GLENFARG"
HALLGATE
CREDNEY.

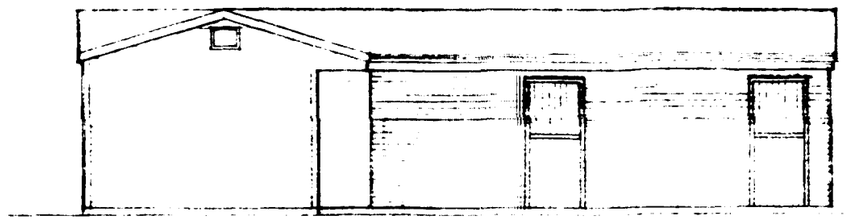
Drawing Title
BLOCK PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
11 JAN 1994
REF .0034./94

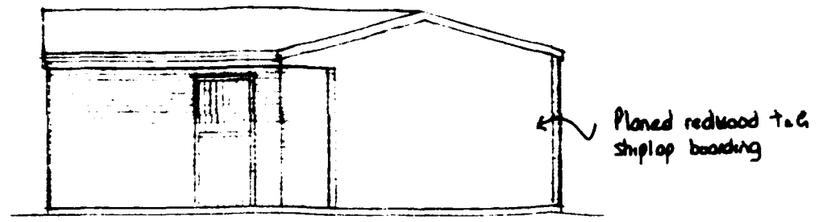
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Date Jan 94 | Drawn by AL

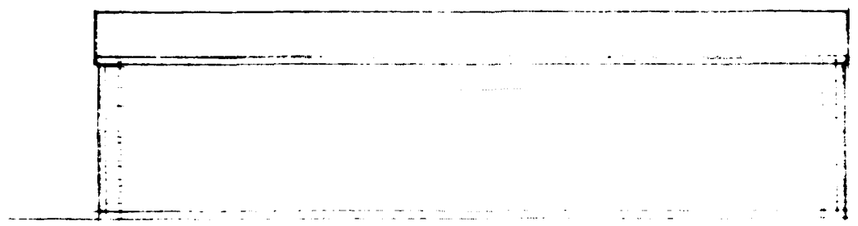
Drg No. 93/154/01 | Rev



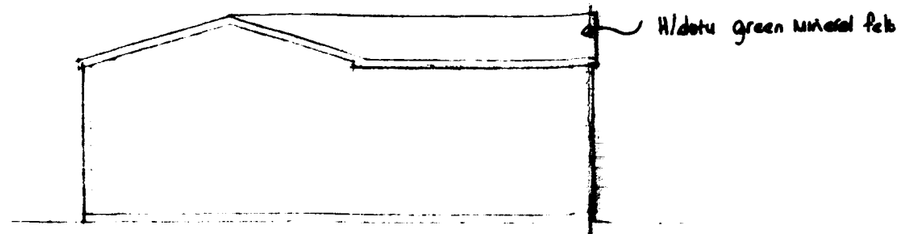
east



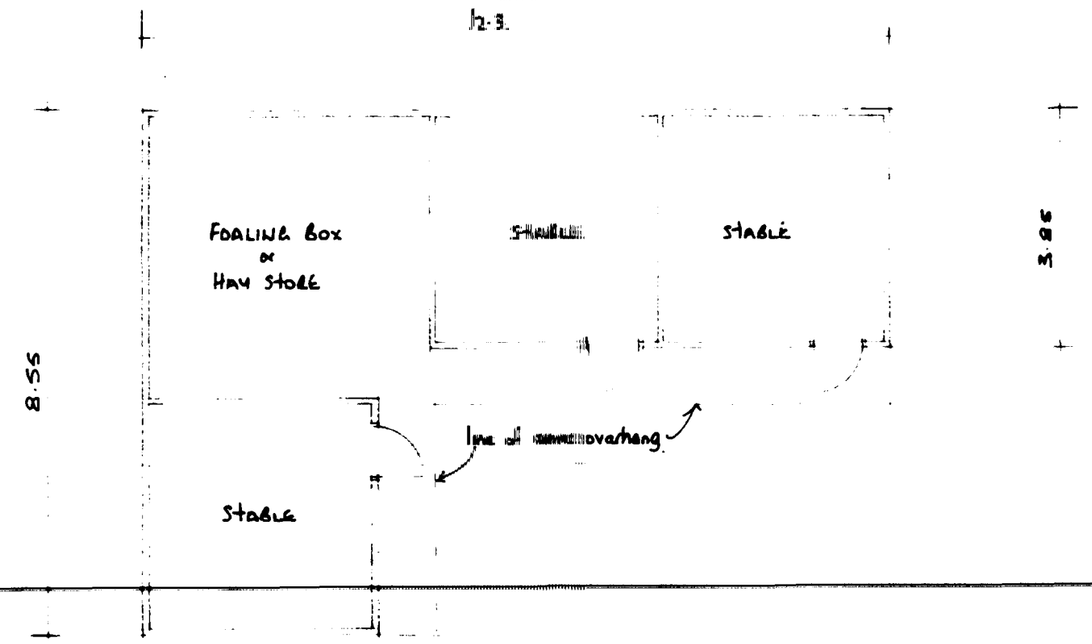

north



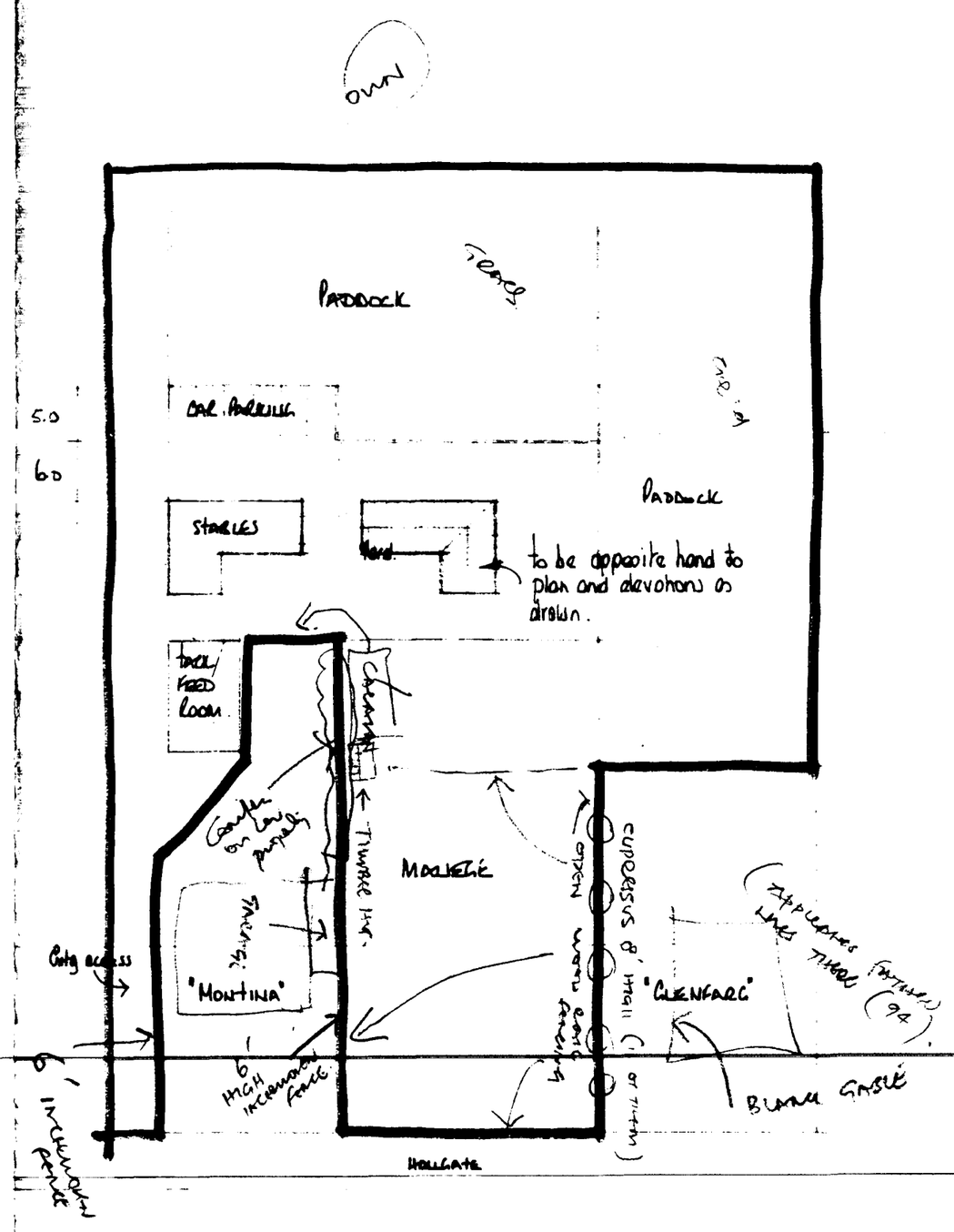
west




south




ground floor plan




block plan

BEDDING IS CHECKED MONTHLY 2 PER WEEK
— NO BURNING OF BEDDING NOW

DATA MANURE & GIVEN/SELL.

SOUTH HOLLAND D.C.
PLANNING DEPT.
20 AUG 1992
REF 0904/92

THIS DRAWING MUST NOT BE SCALED
All dimensions, details, levels etc must be checked prior to commencement and as works proceed.

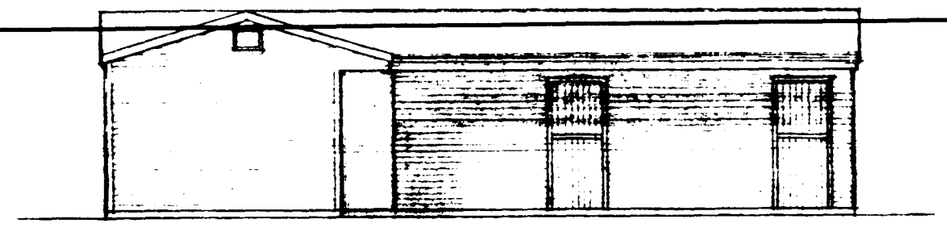
East Midlands Design Associates
73 Pilgrims Way, Spalding, Lincs. PE11 1LJ.
Tel: SPALDING 0775 767968

Project.
ADDITIONAL STABLES & CHANGE OF USE TO RIDING SCHOOL AT HOLLGATE HEDDUM FOR MR M. THACKER.

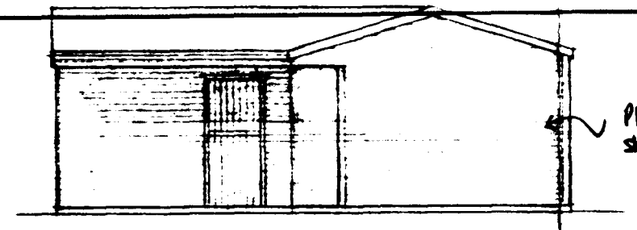
Drawing.
PLAN & ELEVATIONS.

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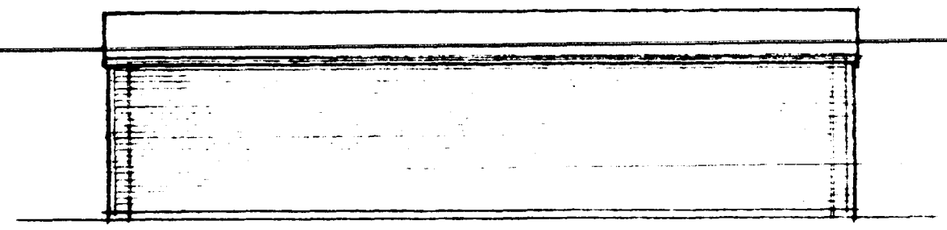
| Project No. | Dwg No. | Revision. |
|---|---|---|
| 90/22/01. | | |



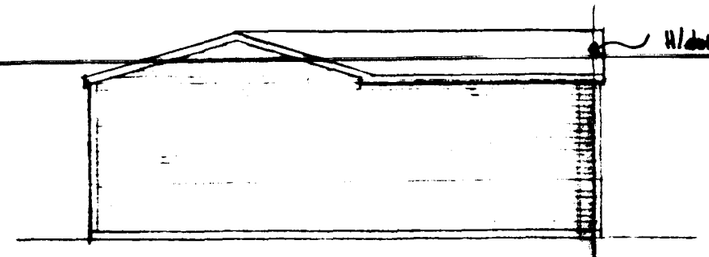
east



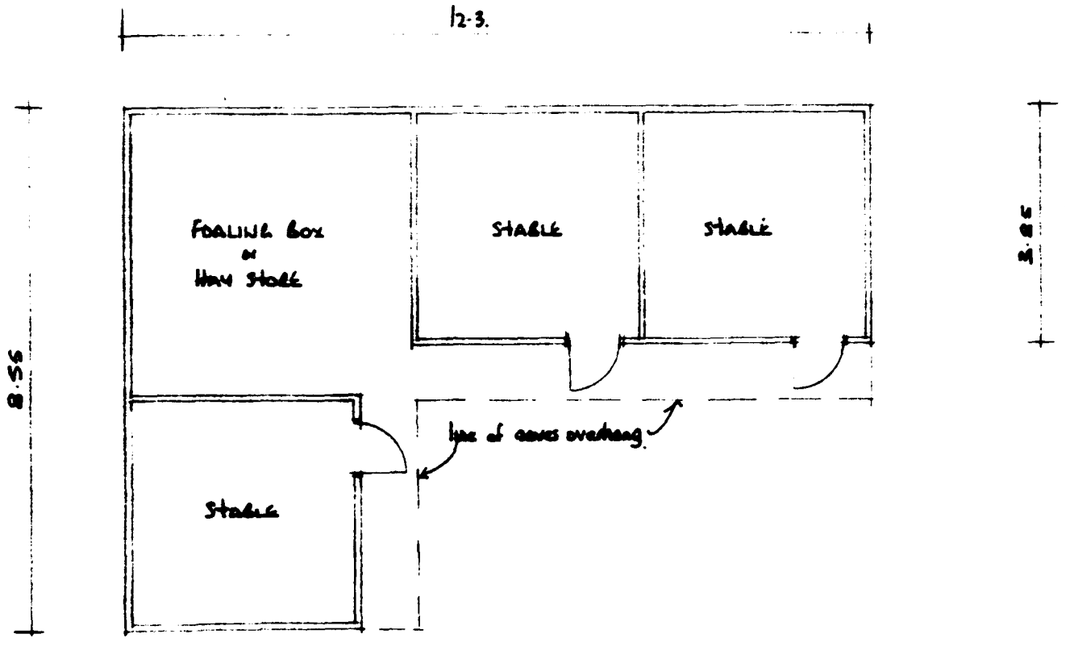

north



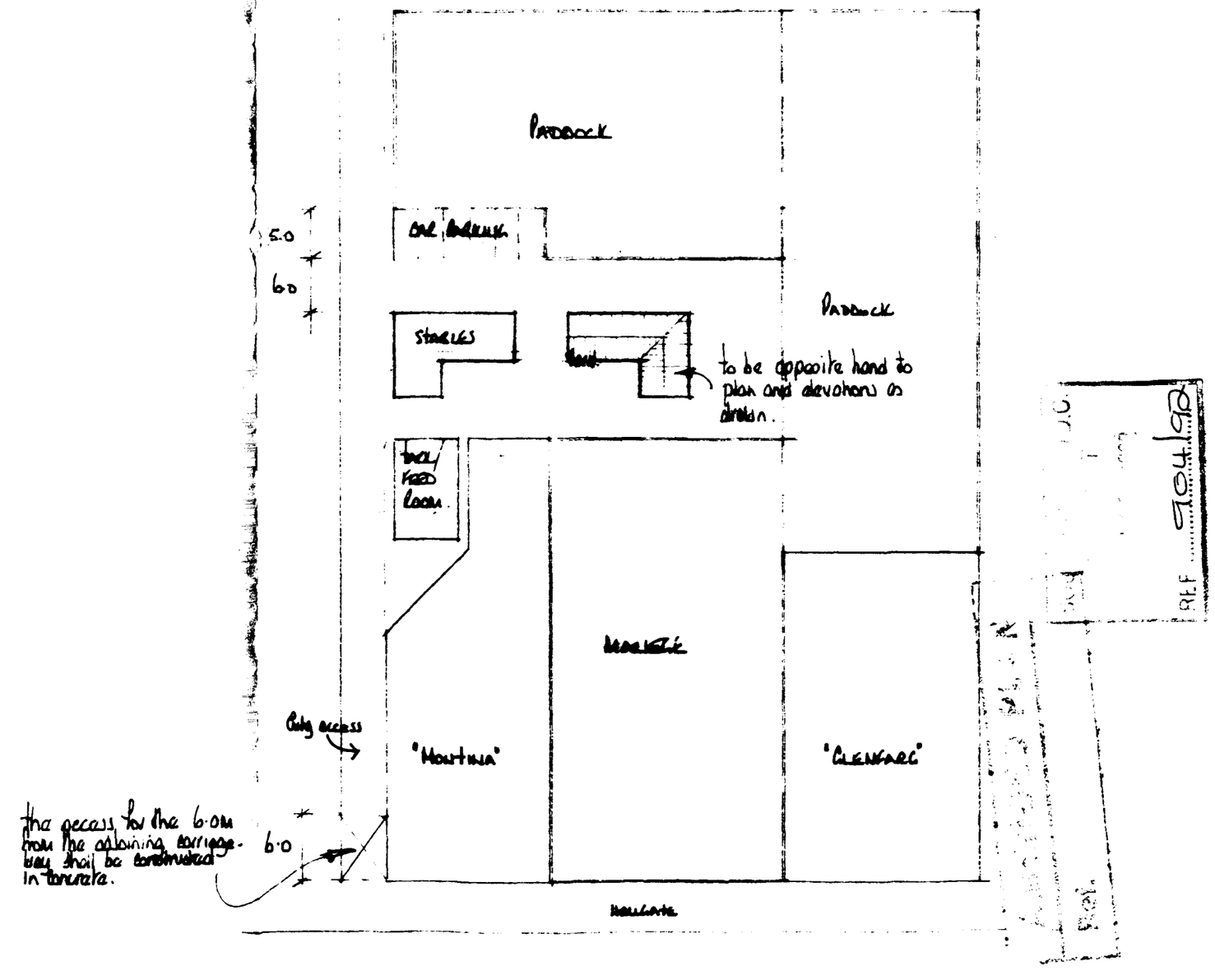
west




south




ground floor plan




block plan

A - Track & access from carriageway to be concrete.

THIS DRAWING MUST NOT BE SCALED
All dimensions, details, levels etc must be checked prior to commencement and as works proceed.

East Midlands Design Associates
73 Pilgrims Way, Spalding, Lincs. PE11 1LJ.
Tel: SPALDING 0775 767968

Project.
ADDITIONAL STABLES & CHANGE OF USE TO RIDING SCHOOL AT HALLGATE HOLLAND RD MR. M. THACKER

Drawing.
PLAN & ELEVATIONS.

| Scale | Date | Drawn |
|---|---|---|
| 1:100 | April 90 | dtk |

Project. No. 90/22/01. Dwg No. Revision. A