



G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Tel: 01406 490800 • Fax: 01406 425744
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Our ref GRM/JJM/1884/08

27 January 15

Mr David Grant
SHDC
Planning Dept
Priory Road
Spalding
Lincs

Dear David

PRIOR NOTIFICATION APPLICATION
CHANGE OF USE OF BARN TO RESIDENTIAL
THE BARN, WEST DROVE NORTH, GEDNEY HILL – S KENNALLY.

Further to the refusal of prior notification application H07-0685-14 for the following reason:

The proposal is refused in accordance with Par 3, Classes MB and N of the Town & Country Planning (General Permitted Development) Order 1995 (as amended). This is because insufficient information has been submitted to determine whether the site was used solely for an agricultural use, as part of an established agricultural unit, either on 20 March 2013 or if the site was not in use on that date, when it was last in use. As such, under the provisions of MB.1 (a) and N.2 (A) it cannot be established whether the proposal is permitted development,
and our e-mails and recent telephone conversation regarding justification of agricultural use and various circumstances, please see attached re-application which includes the following:

- Letter from Lincolnshire Fire & Rescue confirming incidents
- Letter from J Pell & Son – former owner
- Letter from Coles Bros current tenants
- Letter from Flogas Britain Ltd regarding gas bottles.

I trust the re-application and enclosures enable the application to be favourably re-assessed.

If you require any further information, please do not hesitate to contact me.

Regards

G R Merchant

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Town and Country Planning Act 1990 Prior Notification Application

Reference: H07-0685-14 Received: 10th September 2014 Type: Prior Approval App

Name: Mr S Kennally
North View Lakes
North Road
Gedney Hill
Spalding
PE12 0NS

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Change of use of brick built barn and out-buildings into 3 bedroom residential unit

Location : The Barn West Drove North
Gedney Hill Spalding

South Holland District Council give notice that PRIOR APPROVAL IS REFUSED as objection(s) have been received and it is considered that the development would have an unacceptable impact on the amenity of the adjoining properties by reason of :

- 1 This proposal is refused in accordance with Part 3, Classes MB and N of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This is because insufficient information has been submitted to determine whether the site was used solely for an agricultural use, as part of an established agricultural unit, either on 20th March 2013 or if the site was not in use on that date, when it was last in use. As such, under the provisions of MB.1 (a) and N.2(A) it cannot be established whether the proposal is permitted development.

Note(s):

The determined plans are:

Dwg. Nos. 1884-08-01, 1884-08-02A, 1884-08-02B, 1884-08-03, 1884-08-03A

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Paul Jackson
Planning Manager

7th October 2014

H07-0685-14

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.



G R MERCHANT <grmerchant.arch.cons@gmail.com>

H07-0685-14

Grant, David <dgrant@sholland.gov.uk>

Tue, Oct 14, 2014 at 3:51 PM

To: G R MERCHANT <gr.merchant@btconnect.com>

Hi Bob,

If Mr Kennally wishes to resubmit his class mb application as a free go then we would need to see substantial evidence to show that the building has an agricultural use. This could be tenancy agreements, invoices, photos and any other evidence you deem appropriate. In discussion with other officers, their previous visits to the site have failed to see an established agricultural use. You may wish to submit a full application but I can advise that it would be unlikely to receive a favourable decision as the building is not deemed to be of historic or architectural significance.

Yours sincerely,

David Grant.

David Grant | Planning Officer | South Holland District Council

DDI: 01775 764472

www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [<mailto:grmerchant.arch.cons@gmail.com>] **On Behalf Of** G R MERCHANT**Sent:** 14 October 2014 11:31**To:** Grant, David**Subject:** H07-0685-14

Dear David

CHANGE OF USE OF BARN TO RESIDENTIAL, WEST DROVE NORTH, GEDNEY HILL
S KENNALLY (PRIOR NOTIFICATION APPLICATION).

Following the refusal of the Prior Notification application, I have been in contact with my client who informs me that he acquired the land and barn approximately 5 years ago, and since then it has been tenanted to a local farmer for hay including use of the barn for storage of hay and equipment.

Over the last 3 years 'fly-tipping' has occurred on several occasions. The sofa, tyres etc that you saw on your site visit was one of these occasions. The fire brigade has also had to visit the site at least twice when squatters have been in residence!

Unfortunately you have refused the application. Could you inform of the way forward now, or should I make a normal barn conversion change of use application.

Regards
Bob Merchant

Chief Fire Officer: Dave Ramscar

14 January 2015
Ref: The Barn rear of Cuckoo Lodge /KB

**Headquarters – South Park Avenue
Lincoln LN5 8EL**

Mr Adrian Smith
Cuckoo Lodge,
Northview Lakes,
North Road,
Gedney Hill,
Spalding PE12 0NS

Please reply to :

Lincolnshire Fire & Rescue
Grantham Fire Station
Harlaxton Road
GRANTHAM
Lincs NG31 7SG

Dear Sir

Tel: 01476 565441

I have been requested by Mr Adrian Smith to provide information concerning a number of fires that have occurred at the following location due to fly-tipping and malicious/deliberate ignition:-

West Drove North,
Gedney Hill,
Spalding.

From our records we are able to confirm that there was an incident that was attended by a crew from Crowland on Wednesday 14 May 2014 at 21:50 hrs (Incident No 005905) which took approximately one hour to extinguish.

Control were unable to find any additional incidents for this location, but, it is believed that additional incidents have occurred in the past.

If I can be of any further assistance in this matter please do not hesitate in contacting me.

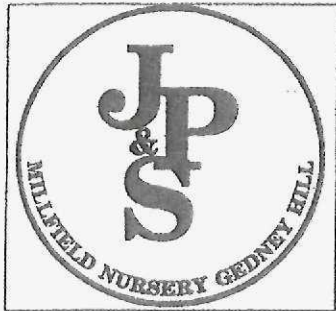
Yours Sincerely



LINCOLNSHIRE FIRE & RESCUE

Station Manager Kev Baker
Fire Safety Officer
Email: fire.safety@lincoln.fire-uk.org





J PELL & SON
MILLFIELD NURSERY
GEDNEY HILL
SPALDING
LINCS
PE12 OPW

TELEPHONE : 01406 330239
MOBILE : 07780855782

28-10-2014

To the Planning Committee.
S.R.D.C.

Dear Sirs,

I have been requested by Mr. Smith to clarify the history of the premises in West Drive North, Gedney Hill which he hopes to develop into a Barn Conversion.

I have lived in Gedney Hill since 1957. The premises in question were farm buildings belonging to the Pell Brothers from 1945 onwards and more probably from the mid 1930s.

The buildings housed a grain store, a grain dryer, housed pigs and a work shop in which farm implements were stored and repaired. The buildings and area were sold by the late Mr. R. Pell some years ago; possibly ten years.

I trust this information will clarify the position.

Yours truly

Mrs. J. Pell.

COLES BROS.
CONTRACTORS
*CLOUGH CROSS FARM, THE BANK,
PARSON DROVE, WISBECH, CAMBS
PE13 4JD
TEL. 07940 579313 OR 07788 586454*

3/11/2014

Dear sir/madam,

We can confirm that for the last 3 years we have farmed the land opposite North View Lakes belonging to Mr Smith and Mr Kennally. The field has been used to grow grass to be cropped as hay and haylage. We also had use of the brick barn for storage of the crop when necessary and agricultural equipment when working in that area.

Yours Sincerely



J. Coles



Proof that our gas bottles are delivered and any empty bottles taken away by flogas on the same day. Therefore we have no reason to put empty bottles in the barn they had been left by Flytippers -

Driver