Planning Application Ref: H07-1243-21 Additional Information and reply to Local objections

Location: Lionsbridge Stables, Station Road, Gedney Hill, Spalding, PE12 0NP

Applicant: Rebeca Zdroba

Date of purchase of the land: front / PLOT A 29th July 2021 then rear plot B 28th September 2021

Services present and conditions present on site on the date of purchase:

1. **Postal Address:** The land has its own postal address as mentioned the above location.
2. **POWER** Single phase 230v . Western power has been contacted as early as June 2021 even before we purchased and occupied the land
3. **Main Gas** PIPE. The Gas Board / Cadent has been contacted via email on 23/07/2021 before we completed on the purchase and occupied the land. They have sent a team to install some added gas line identification poles once we took position and started to use a digger to clear the ground.
4. **Water connection:** The plot had running mains water connection.
5. **BT Phone** line : A telephone pole has been present on site and Openreach has installed a new phone connection on 04/08/2021
6. **Road frontage and gates:** There was a bridge of aprox 4M with an iron gate. On the first day after completion we secured the sides of the bridge increasing it to 6M frontage and later added some secure front gates and CCTV.
7. Both plots have had **fencing all around** and this is in place, we only cleared the dike and replaced some fencing on the North side.
8. **Hard standing area**: The land was used for equine/ horse training and most of it had hardcore and bricks. The front has had a concrete slab and hardcore with tarmac blinding. More tarmac has been added July 2021 when the local authority has been undergoing some roadworks.
9. **Septic tank**: A large treatment plant has been on the plot for many years, apparently there were some caravans lodging on this site several years ago, This septic tank is still in position.
10. **Trees and Hedges**: these are present and have been retained.

Existing Building materials on site: Most of the building materials, ie blocks, roof tiles and bricks were for the use for our own development in Gedney Hill, which is soon coming to completion and for a new built house on South Eau Bank PE12 0QW. The planning approval for this is H19-0415-19 which is starting soon and will be completed Spring 2023.

Amenity Land: The area at the rear has had a green house built in February 2022 and a poly tunnel with additional vegetable garden occupying almost half of the entire area. There is a log house on rear and some shelter for livestock.

Storage Containers: The council officers have seen inside the containers; the items stored are almost all personal household items. There is a tractor, a mini digger and some other agricultural machinery stored inside. There are several trailers stored outside on the land.

Container office: Green Contractors owns this container office and was previously positioned at our leased commercial premised in Thorney PE6 0QH. We honestly explained honestly to the council that we worked with the Government backed Green Home Grants scheme during 2021 and they have not paid us on time forcing the closure of the scheme. As a result, the only option was to move the container plus some number of materials to this location for a short amount of time. The container has never been in use to any commercial activity. These containers will be moved shortly, they are there temporarily. Back in October 2021 my business was forced to move from Thorney. We worked with the GHGVS and the Government pulled out the funding. I filled the employment side on the application. However, we have never had any commercial opening hours or any number of employees around. To clarify we still operated from our Watford location.

Parking: Between November2021 until January 2022 several company vans have been in and out temporarily, these have been permanently removed. For the past 6 months I did park there one SORN commercial van and a small car. If we must have planning for this then we will certainly make an application and pay the fee accordingly.

Hardstanding area: The front storage container sits on a concrete slab, all around this it has had hardcore and blinding. The area on the left passing the main gas pipe has had hardcore for previous equine use.

Accessing the land and daily use: We do enter several times daily as we have a vegetable garden to maintain and livestock to feed. We are driving either my own van or the family car. For the whole duration of 2022, so far nobody can say that has seen any commercial vans or workers going in or out, apart from myself with some help getting materials related to my self-built home at 32 Hillgate. The only building works we have done at lionsbridge are front gates and fencing and agricultural use at the back facilitated by the construction of a green house and poly tunnel. The log house is for amenity use and storage of livestock food and a little play area on the side of it.

The land at the rear is also accessed daily by two other people, walking their dogs. This might cause some noise, but is not excessive. There is parking space and a gated area for this.

Deliveries: To make sure we are not misunderstood we only had a number of 2 deliveries to Lionbridge stables over the past 10 months. On both occasions these came via full articulated lorries and carried tile adhesive, windows, floor and wall insulation. Mainly all the materials have been used at our own development at 32 Hillgate, Gedney hill.

Chemicals and environmental concerns: All the materials seen on the ground or stacked temporarily on the front racking around the front container are water based, environmentally friendly and manufactured to Iso standards. There is nothing hazardous or a fire brake danger. The gas company has sent their manager on site and he has investigated this in detail.

Retrospective application: Most of the area at the front and around the container was hard standing, this is how we purchased the land. The plot had on it, long before our move, a derelict stable, a large storage container positioned on a concrete slab and a smaller shed. The council has informed us, soon after we took occupation, that there was no planning whatsoever for the container that has been on site for several years before we moved, therefore we had to seek a retrospective application to include this aspect. All the area where the temporary containers are positioned now has hardcore under. This has been in place for years and can be seen as such.

Council officer's site visits: Ms Sally Pusey from South Holland came to see the land on 04/08/2021 and took photos. We had further site visits by the planning officer and enforcement department in Dec 2021.

Planning application process:

1 We have contacted South Holland departments via email before completion / July 2021.

2. Days after completion we cleared the land especially the overgrown area at the rear.

3. We have paid the planning application fee for the agricultural building in October 2021. Plans have been sent to the planning office for consideration / advice.

4. The elevations, services, flood management and environmental aspects have been addressed on the plans.

5. A separate application has been submitted for the temporarily use of storage containers until Apr2023. This has been under consideration since February 2022.

6 The application for the Agricultural Building has been submitted and we are awaiting is outcome in due course.

Reply to Written Objections received my the planning office: (in no particular order)

1. Mainly the main concern is the keeping of Agricultural land and views. We, the owners of Lionsbridge Stables would like to maintain the agricultural land and improve it.
2. The street views. We do apologise that, at the beginning, the view was upsetting and we have made progress to improve this. As well as the agricultural side the frontage has been keep clean, by cutting the gras at the front and planting several trees. The wildlife and vegetation has been maintained as well as some pets and domestic animals.
3. Advice has been sought from the council and the utilities, more important the Gas network
4. There was no issue for chemical or pollution or fire as the materials have been designed for domestic use and are water based, not a fire hazard.
5. Security. Indeed, on the night of 04/12/2021 we had a brake in causing noise and a lot of damage and losses. The police has been informed. Since that we had to introduce CCTV and have replaced the front gates. The place is also accessed by other users for the purpose of walking their dogs.
6. Planning laws and processes. We uphold the rules and regulations. Therefore two planning applications have been made one for the storage containers which are temporarily and retrospective to incorporate the stables present on the land at the time of purchase, and the other application which is for the erection of an agricultural building which is going to be demolished outside Spalding.
7. Traffic. We have observed all traffic politely, reversing and turning inside our area not causing any issues for the local village or residents.
8. Hazzard and Fire issues, as stated previously the materials stored are environmental Friendly, they are approved by Government Trustmark Scheme, and simply are water based and breathable. We have not used most of them on our house. There is nothing that can catch fire or spread a fire hazard. Certificates can be sent upon request, but the council's visit should be sufficient.
   The Comments about USA and foam spray insulation are not relevant and will not consider we need to reply to these allegations.
9. Trees and flooding. We have retained all the mature trees, also plated over 50 fruit trees all around the fence as well as almost a hundred arbores and other trees all around.
10. Noise. Apart from ocassiona driving and kids playing over the hot summer days there was no other noise. We never used a generator, the power jet wash was used occasionally during the day or the tyre inflator rarely. We used our manitou forklift for two days when we levelled the ground early march and the Tractor in April when we worked the vegetable garden. The only other noise was at a very minimum and on only a hand full of days when we done the fending on the North elevation.
11. Comments by next door occupier, I am sorry I will not reply to these. It is enough for anyone driving thru the village and looking at the frontage of Lionsbridge or the coming appearance of 32 Hillgate that we are hardworking, polite and we look after the aesthetic appearance of our properties.
12. The building materials stored now at Lioonsbridge will soon be moved to South Eau bank, contents one storage container will soon be moved to our own dwelling. Therefore the are temporarily and subject to change within few months.

Any further comments please do not hesitate to contact me should you request any further clarification.