SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/0097/93 Received:08-FEB-93 Type:OUTLINE

Name: Mr & Mrs J T Pike
The Old Packing Shed
Gosberton Cheal
Spalding
Lincs PE11 4JF

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of residential bungalow and garage

Location : Part OS No 109 Cheal Road
Gosberton Cheal Spalding

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

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 a 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 set out 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.

Director of Planning and Building Control Services
07-MAY-93 H08/0097/93

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

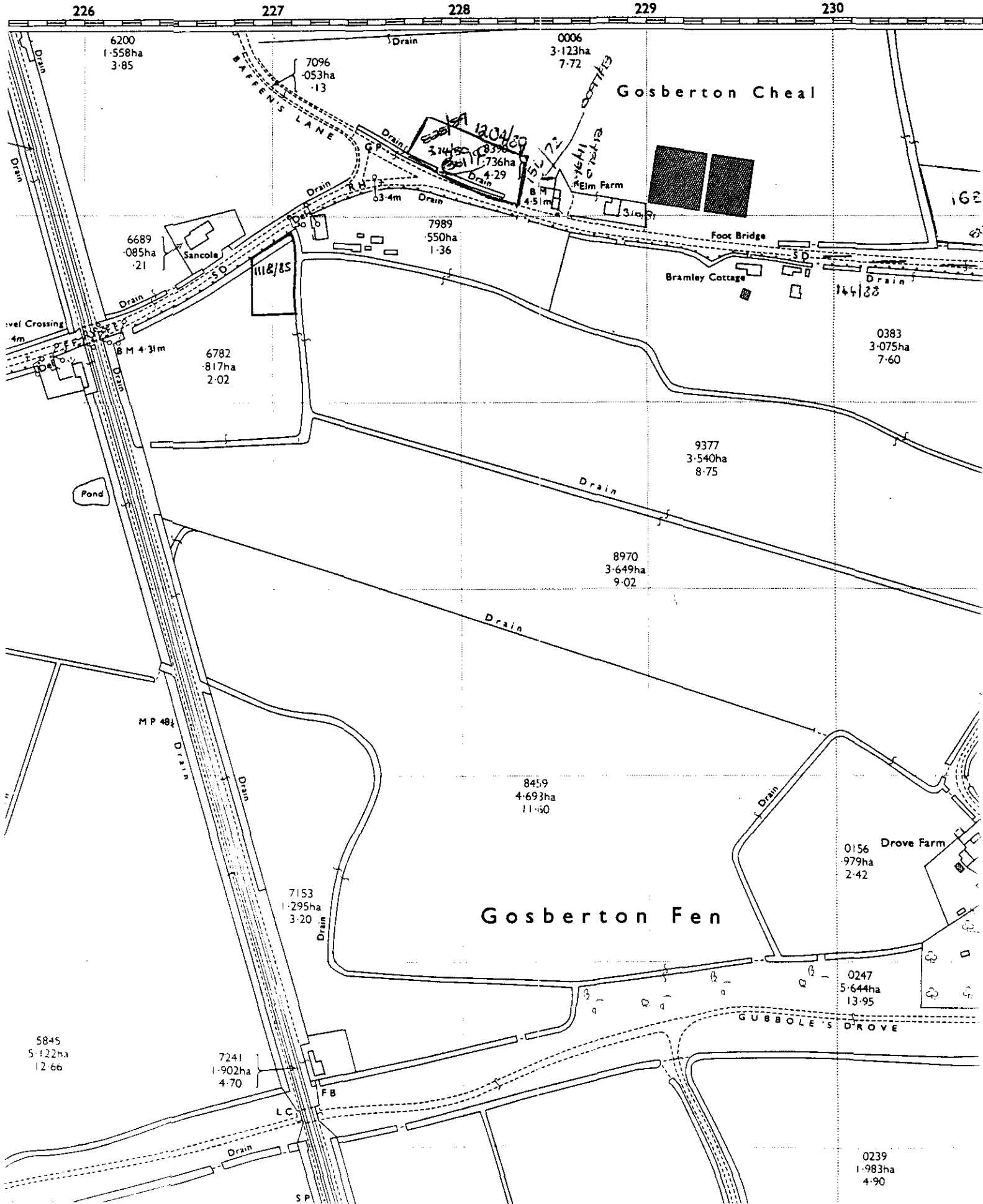
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

ORDNANCE SURV

TF 2229-2329

)F HOLLAND ADMIN CO

SPALDING R D



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/0097/93

Date Registered 08 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. J.T. PIKE,

[illegible]

Tel. No.

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

R. LONGSTAFF & CO.,
5 NEW ROAD,
SPALDING, LINCS. PE11 1BS

Tel. No. (0775) 766766
(Personal contact name) Ref: CRML

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Part OS No. 109, Cheal Road, Gosberton Cheal, Spalding, Lincs.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of residential bungalow and garage.

Please complete

Signed [signature] Date 5-2-93

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120 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 [x]

Please state Site Area 0.07 (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)	x
(ii) Alterations or extension	
(iii) Change of use	

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

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

5. GENERAL INFORMATION Please complete each section

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

Horticultural Store & Unit

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 [x]

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?

Ample area available for car parking on site and turning to leave site in forward gear onto public highway.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [x]

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	To Local Authority Requirements
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 [x]

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):

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

Continue on separate sheet if necessary. See separate sheet.

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

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:

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 ..... (Applicant/Agent) Date .....

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJM
Date 16-2

Notice posted by PJM
Date 16-2

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Visited to hear of existing barn Nos (expansion to both notes
Shed to rear of bathroom Wing, fenced off area & Donkeys.
Visible from Nethercommon Lane, B/m Farm Road Screened by hedge
Existing shed used to store domestic items washer, freezer etc

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:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

Part II-2 Previous history on site Pl/files or m.i/2 Requested Sent no's on record sheet

Extra Publicity:

	Requested	Sent
Departure	11-2	19/2
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....

Extra Consultations:

Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer PM.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt Issued 23236.

Date first Rec'd ~~08 FEB 1993~~

Registration

Reference H08/0097/93

Cross-Ref N/A

Date 09-FEB-93

Validation

TYPE OUTLINE ~~08 FEB 1993~~

Site area 0.07

Earliest permission

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Plans accepted by DJK To check on site.

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 120.

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 114

OS No's

Grid ref 5[illegible] 3[illegible]

Ward F

Parish GOSPORT

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1111

Linked to property

Ref

Planning Records:
Earlier apps

150/92

B Reg Records:
Already submitted - Ref
Request
Requested

PLANS SUB-COMMITTEE - 13th April, 1993

264. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant	Applicant
H16/0074/93 Longhurst Housing Association Ltd.	Listed Building Consent for the conversion of existing warehouse into 16 no. self contained flats at Longs Warehouse, Double Street, Spalding.

RESOLVED: That following a full discussion of the issues involved and the objections received, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the applicants and other owners of land within the vicinity of Double Street/Albion Street and High Street entering into appropriate agreements where necessary, relating to the provision of associated car parking facilities.

(Councillor J Clark declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Clark had declared an interest when the site was inspected, and had remained on the coach during the inspection.)

H16/0082/93 Tanglewood Group	Elderly persons' home at Cedar Falls, London Road, Little London, Spalding.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that the proposed development if permitted would, having regard to the internal layout of facilities, its scale and massing, result in an inappropriate extension of the site that would adversely affect the amenities of adjoining properties to the south west by reason of overlooking. In addition, and notwithstanding the County Council's standards for parking provision on site, it was considered, following the site visit, that such provision would be inadequate. It was also agreed that a note be added to the decision notice indicating the local planning authority's support in principle for the development, subject to a more appropriate design.

H05/0086/93 Mr J C Clark and Miss J M Fines.	O.A.	Dwelling and garage at Lowgate, Fleet.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in order to assess the suitability of the site for the proposed development.

H08/0097/93 Mr & Mrs J T Pike	Bungalow and garage at part OS 109 Cheal Road, Gosberton Cheal.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in order to assess the suitability of the site for the proposed development having regard to the previous planning history of the site and its location in the open countryside.

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St. James.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection in order to assess the suitability of the site for the proposed development.

APPLICATION REFERENCE: H08/0097/93 DATE RECEIVED: 08-FEB-93

TYPE: Outline

DESCRIPTION: Erection of residential bungalow and garage

LOCATION: Part O.S. No. 109, Cheal Road, Gosberton Cheal

APPLICANT: Mr & Mrs J T Pike AGENT: R Longstaff & Co.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 31 MAR 1993

REASON FOR COMMITTEE CONSIDERATION

Objections received; contrary to policy; previous refusals.

RECOMMENDATION

Refuse permission.

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 a 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 form a precedent for further similar proposals which would be difficult to resist.

PLANNING ISSUES

1 This site has a long planning history. Bungalow to west was occupied by applicant but has had its agricultural habitation condition lifted and has been sold. Applications similar to this proposal have been refused on two previous occasions.

2 The site is in open countryside and without an agricultural justification, proposal is contrary to national and County Structure Plan Policies.

3 The applicants agent has made a reference to the proposal being considered "under the special circumstances of this case", which I assume means the local needs policy. That policy requires a fully detailed application to be submitted; but this application is in outline and is contrary to that policy. It is also considered that a dwelling located in a backland position would be

— incompatible with the existing pattern of development in this area.

4 The applicants would be agreeable to be bound by a condition restricting the occupation of a bungalow to the ownership of the storage building at the front of the site, for the whole site to retain as a single unit. However, no details have been submitted as to what use the site would be used for. The application is purely for the erection of a bungalow and garage.

REPRESENTATIONS

Ward Member: Proposed dwelling outside boundary of development.

County Highways: Requests conditions.

Public: Two letters received from Elm Farm, Cheal Road (summarised):-

Applicant informed me if they do not get permission, will live in a caravan on the plot.

If proposal is granted, he will live in bungalow for a time, then sell the property. Could get new neighbours with lorries causing disturbance and nuisance.

Green belt area, obtrusive position, will affect rural scene.

Overlooked, no special reasons given.

If applicant obtains permission, we and others will expect to be allowed to build.

Applicant: (summarised)

Land retained after sale of adjoining property.

Bungalow set back owing to filled pit.

Residential and allied horticultural/ agriculture usage nearby.

Bungalow will not adversely affect amenities of immediate adjacent properties, prepared to accept a landscaping condition.

Proposed bungalow will be to rear of existing storage building.

Proposals will not cause a problem to surrounding properties.

Applicant lived in Surfleet all his life, no longer able to work, wishes to remain in the village.

Applicant agreeable for condition restricting occupation of bungalow to ownership of storage building for whole site to be retained as single unit.

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

SOUTH HOLLAND DISTRICT COUNCIL

H08/97/93
OUTLINE

Applicant: Mr & Mrs J T Pike
Tel:

Agent: R Longstaff & Co
0775 766766

Description: Erection of residential bungalow and garage

Location: Part OS No 109
Cheal Road
Gosberton Cheal
Spalding

Valid date: 08-FEB-93
Target dates:
To case officer 15-FEB-93
Inspected by 22-FEB-93
Extra contacts 01-MAR-93
Report if not clear by 15-MAR-93

Terminal date: 05-APR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .07 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Gosberton P 0775 840415	15-FEB-93	08-MAR-93	
Cllr W D Skells 0775 840415	15-FEB-93	08-MAR-93	outside BD
Site/Press Advert DEP	19-FEB-93	12-MAR-93	

L.C.C. - C.Bs Attached for CS 17/2/93

Neighbours objects

SITE DETAILS

Grid ref: 522850 328930
OS Sheets: 94 Parcel:

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible] 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: H08/0097/93

Applicant: Mr & Mrs J T Pike
The Old Packing Shed
Gosberton Cheal
Spalding
Lincs PE11 4JF

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of residential bungalow and garage

Location: Part OS No 109 Cheal Road
Gosberton Cheal Spalding

Type: OUTLINE

10-MAY-93

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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs Day
Elm Farm
Cheal Road
Gosberton
Spalding, Lincs. PE11 4JF

Elm Farm,
Cheal Road,
Gosberton, Spalding,
Lincs, PE11 4JF

28th Feb '93

The Chief Planning Officer
The Planning Dept.
South Holland District Council
Priory Rd. Spalding, PE11 2XE

OBJECTION

Dear Sir,

Re. Planning Application No. H08/0097/93
The Old Packing Shed. (Ref. Peter Udy)

We are opposed to the above application to build a bungalow because it is in a green belt area, it is in an obtrusive position to us, it will devalue our property & it will effect our enjoyment of the "rural scene". Also our horticultural business would be completely overlooked. The trees (which we planted) to the east of the proposed property are small and will take years to provide adequate screening.

As far as we can see there are no special reasons why Mr. Pike should get planning permission. If he is so keen to live in the Surfleet/Gosberton Cheal area why did he apply, a few years ago, to build a property & live in Moulton Chapel.

If for some reason he does manage to obtain permission to build next to us then we, and others, will also expect to be allowed to build in a green belt area.

Yours faithfully

P. R. Day

MR P. R. DAY
MRS G. M DAY

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 MAR 1993
PU

S.N.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1993
DPO
DOPO
JC
Action by
Discuss with
Copy to
Previous
13/4
Acknowledge YES/NO
by
date 7/4

The Old Packing Shed
Gosberton Cheal
Spalding

Mr R Smith
Planning Officer
SNDC

REF H08/0097/93

Dear Mr Smith

Whilst not commenting on Mr Davis's letter of objection I feel that you inadvertantly conveyed an unfair slant to the planning committee on my letter to Mr Udy about Mr Day's objections, for instance your final comment that, you found the property and I quote "a tidy well run unit" implied that I had in some way said otherwise when in fact I held Mr Day in the highest esteem, as a grower.

Regarding your remark about seeing none of the activity that I mentioned in my letter I can assure you Mr Smith that I do not tell lies or put them on paper, you appear to have been, if this is not a paradox "selective by omission" as the significant phrase in my letter is "during the growing season".

There has been a reduction in heavy lorries during the last year since Mr Day removed a glasshouse but this has been offset by an increase in small vehicles and does not effect what has happened in the past. My estimate of vehicles was conservative and not much greater than those that called on us when I was able to work our smaller unit. I really did not wish to go into detail but Mr Day employed up to four people excluding his family for the growing season producing a minimum of 50,000 celery (4000 Boxes) at least 100,000 indoor lettuce (8000 Boxes) plus a similar quantity of lettuce outdoors, you might concede that these did not get to market on a wheelbarrow.

The sketch map that I sent Mr Udy is entirely accurate and anything in my letter to him can be easily corroborated, bearing this in mind I think it encumbent on you to correct the impression you gave the committee.

Incidentally Elm Farm has been on the market for 5 yrs and is in Browns window and this weeks Free Press, one would gather from this that he does not intend to stay.

I await your reply

Yours Faithfully

J T Pike

(J T PIKE)

LATE OBS: Off Pg... Date 23-3
Salient points highlighted

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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAR 1993 PJ

NRA

National Rivers Authority
Anglian Region

11th March 1993

Our Ref: GT/93/1/SH/77

Dear Sirs

PLANNING APPLICATION NO. H08/97/93
FOR PROPOSED ERECTION OF RESIDENTIAL BUNGALOW AND GARAGE AT O.S. NO. 109, CHEAL ROAD, GOSBERTON FOR MR & MRS J T PIKE

With regard to the above-mentioned application received on 8th February 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

Cont./

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

SHDC PLANNING DEPT.
RECEIVED
12 MAY 1993

The Old Packing Shed
Gosberton Clear
Spalding Lincs
PE11 4JF

12/3/93

Mr P J Udy
Planning Officer
SHDC

Dear Sir

With reference to planning application H08/0097/93, Mr Day of Elm Farm has discussed the matter with me and I assume that he intends to object, I am therefore writing to you in the interests of achieving a level playing field.

I gather that Mr Day is attempting to convince himself and others that his property is residential when in fact it is and always has been commercial. For the past nine years he has been engaged in intensive horticultural production from his premises and for the last few years has used Freitex haulage, I mention this because Freitex collect and load for destination on the road outside his gate this means that say four consignments are collected by four separate heavy lorries. One would not be exaggerating to say that at least fifteen heavy lorries per week have collected from Elm Farm during the growing season in addition to incoming goods.

In recent years there has been a proliferation in the ammount of small vans and private cars picking up consignments of produce for numerous local shops and market traders many of whom use my yard for turning. Up to now I have not complained about this practice to Mr Day as these people probably provide him with a lucrative cash income.

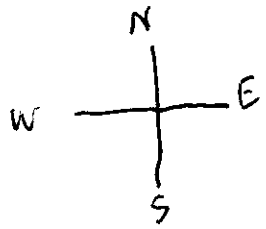
I cannot see what legitimate objection Mr Day can have when as you see on the sketch provided that most of his commercial activity is conducted adjacent to my property.

The points raised will be made known to my local councillor but I trust that you will give them fair consideration when dealing with Mr Days objections.

Please excuse my writing that is made difficult by arthritic fingers.

Yours Faithfully

J T Pike



PR DAY

DAY FIELD ENTRANCE

BOUNDARY

CONIFERS 4·5m HIGH

BUILDING

J T PITE

FENCE

YARD AREA USED AS STORAGE BOXES AND PALLETS VARIOUS

SEPTIC TANK

HEDGE 2m HIGH

GLASSHOUSE

J T PITES ROADWAY

DAYS SUNDRIES STORE AND PACKING SHED

DAYS ROADWAY TO LAND

OPAQUE BATHROOM WINDOW

ELM FARM HOUSE

CHEAL RD

BR **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: H08/97/93

Applicant: Mr & Mrs J T Pike
The Old Packing Shed
Gosberton Cheal
Spalding
Lincs PE11 4JF

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of residential bungalow and garage

Location: Part OS No 109 Cheal Road
Gosberton Cheal Spalding

Type: OUTLINE

Date received: 08-FEB-93

15-FEB-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 02-MAR-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gosberton PC
33 Lowgate
Gosberton
Spalding Lincs
PE11 4NL

FOR PARISH COUNCIL USE ONLY

Comments:

This proposed dwelling is outside the Boundary of Development.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 MAR 1993

Signed: D. M. Stells

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H08/0097/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	2	8	2	8	7

2. Address or location

POS No 109, Main Road, Gosberton Clough

3. Name, classification and number of road

4. Date application referred 17-2-93

5. State whether outline, detailed application etc.

OL

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

Erection of Residential Bungalow.

7. Delete as appropriate

Notice is hereby giver 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: 17/2/93 Signed: [signature]
Director of Highways and Planning

File Note — 97/93

Mr. & Mrs. Day — Ann — 16/2/93 — Elm Farm of Cheal Pl.

16: New Pike — present proposals for Bungalow.
- Mentioned Dan offered shed + central heating.
- But not living in it.

general chat re property. & new app.
+ Mentioned property of 'Farm conversion'

- Mr. & Mrs. Day advised to write in with any comments.
- Advised to contact P. Wadey for future discussions & Background information.
- Are aware of details submitted with application.

Apparently not living on site any more, but - speaking with relative. Property sold

1988 and SLEA work over 30 per cent.

"A lot of people feel time to set up beca as to come sooner

n said: "The effects of ilure are considerable. s goes down it usually r three others down

Spalding but the Government has put tight spending limits on local councils"

Company support has also been hit - from £27,700 in 1990 it fell to £17,000 in 1991.

Mrs Smith said: "We're having to work harder all the time for private sponsorship. We need it now more than ever before."



mon's a good cadet!

LDING Air Training Simon Dobney was nted with a squadron e in the Swan Street quarters, Spalding, on ay.

Dobney (20), of ng, received the e from Flt Lt Vanessa Butt as a souvenir of his four years in the corps.

WO Nigel Stennett said: "Cpl Dobney has been a good cadet and that's why we want to keep him on as a civilian instructor teaching the younger recruits what he has learned in his four years in the corps."

n exposed himself

women taking a young chool saw a neighbour's ding naked in front of g room window, Elloes ates heard on Monday.

Wayne Bray (20), unem- of Main Street, Gedney o denied indecent expo- aintained he had been swimming shorts and s father and his then girl- ow his wife, had been in g room at the time.

ase was found proved and , who the court heard previous convictions, was 12 months conditional e and ordered to pay £25 costs.

Gloria Alford, of Railway utton Bridge, said that at .35am on July 22 she and bour saw Mr Bray stand- ed in front of the living indow of his parents' Sut- dge home, exposing him- hem.

ad smiled at her as he out of the window.

Maureen Graveling, of y Lane, Sutton Bridge, said d known Mr Bray for about ars but could not describe e or build of the man she en at the window.

The man's face was obscured by the the net curtain but it was not difficult to see that he was exposing himself to them.

She had felt physically sick by the incident.

Mrs Tracey Bray, who married Wayne on February 6, said she was in the living room dressing her young daughter ready to take her to playschool with Wayne at 8.45am.

She had not seen Wayne expose himself.

Cross-examined by Mr Richard Coxon, prosecuting, Mrs Bray said there were times when she was out of the living room getting her daughter's breakfast.

Mr David Bray, Wayne's father, said he was in the living room between 8.30am and 9am watching television.

He said it was possible he had gone into the kitchen to make tea between 8.35am and 8.40am.

Mr Jones said the case should be dismissed as there were major discrepancies in the evidence of the prosecution witnesses.

It was not plausible that a person would commit the alleged offence when there were two adults and a young child in the house.

GOODS VEHICLE OPERATOR'S LICENCE

LINCOLNSHIRE COUNTY COUNCIL, trading as Transline, of Garmston House, 64 Newland, Lincoln LN1 1YA is applying to change an existing licence as follows: To keep one vehicle and no trailers at the operating centre at Ash Tree Lane, Wykeham, Spalding, Lincs PE12 6HB.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of their land will be prejudicially affected, may make written representations to the Licensing Authority at East Midlands Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

They must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

1q7080 187 507 SG19-2

GOODS VEHICLE OPERATOR'S LICENCE

R. V. HILLIAM, trading as R. Hilliam Transport, of 12 Mallard Road, Low Fulney, Spalding, Lincs PE12 6ND is applying for a licence to use West Marsh Road, Spalding, Lincs as an operating centre for two goods vehicles and one trailer.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

1q7079 187/507 SG19-2

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following proposals do not accord with the provisions of the relevant Development Plan.

H08/97/93 Mr and Mrs J. T. Pike OUTLINE
Erection of residential bungalow and garage.
Part OS No 109 Cheal Road, Gosberton Cheal, Spalding.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H11/102/93 S. Goodband
CONS AREA CONSENT
Proposed replacement windows and new shop front — demolition of existing shop front.
31 High Street, Long Sutton, Spalding, Lincs.

H16/80/93 Royal Mail Property Holdings
FULL
Provision of new enquiry office with new glazed screen and door to north elevation, Royal Mail Letter Office, The Crescent, Spalding.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
February 19, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

1q6WVN 3026 187/507SG19-2

a) Pupils will be admitted to ... year in which they become five years old.
b) Pupils will be admitted without reference to al
c) The number of intended admissions in Year R year beginning each September will be 50.

ii) Admission Policy.
1. Children are admitted to the school during the which they have their fifth birthday.
2. There is one start date each year, ie Septembe
3. There is a maximum class size of 35 children.
4. If an appropriate class or year group is full a offered to a prospective pupil.

iii) Over-subscription.
Where applications for admissions exceed the available, the following criteria will be applied, in below, to decide which children to admit:

Priority of admission is given to:
a) Children with older brothers and/or sisters at
b) Children for whom Spalding Primary School is measured by the most direct walking route.
c) Children who live in Spalding. (The Spalding a the purpose of this document as the area bounded roads and waterways: Coronation Channel; Westn dentree Lane; Spalding Road; Vernatts Road; Sou to Monkshouse Lane; Little London as far as The Bank; Cowbit Road; Coronation Channel).
d) Children living outside Spalding (as defined parent(s) attended the school.
e) Children living outside Spalding (as defined ab
f) Where there are medical grounds (supported by cate) for admitting the child.

The school will agree any changes to its admission Secretary of State for Education. It will establish appeals against non-admissions which will include element. Details of admissions and appeals will be pu

5. The proposals may be inspected at the Spalding Pul school upon request and upon the school notice boa

6. Section 62(10) of the Education Reform Act, 19 within two months of the date of publication of the pr following may submit objections to the proposals to State for Education:

(a) any ten or more local electors.
(b) the Governing Body of any school affected b
(c) any Local Education Authority concerned.

Objections should be made to:
The Department for Education,
Schools Branch 1,
Sanctuary Buildings,
Great Smith Street, Westminster,
LONDON SW1P 3BT.

N
Chairman o
Primary School

19th February, 1993.
LWVN 7006

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984 TEMPORARY CLOSURE TO TRAFFIC LUTTON — COLLEYS GATE

NOTICE IS HEREBY GIVEN that owing to the roadworks the Lincolnshire County Council intends to make an Order, under Section 14 of the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit traffic from proceeding on Colleys Gate, Lutton, commencing on March 1, 1993 for a period of two weeks or the completion of the works.

This closure may be extended for a further period.

The alternative route for affected traffic is via Marriots Gate, Deerlove Gate and vice-versa.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

1q6WVN 6986 187/507SG19-2

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UVA Lotion available
Tel: 0945 76452
0831 811091
4q4252CWVN

Sp a 19/2/93

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H08/97/93
Description: Erection of residential bungalow and garage

Location: Part OS No 109
Cheal Road
Gosberton Cheal
Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 12-MAR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

19-FEB-93

SOUTH HOLLAND DISTRICT COUNCIL

SUPPLEMENTARY INFORMATION SUPPORTING MR. & MRS. J. T. PIKE'S APPLICATION FOR THE ERECTION OF A BUNGALOW AND GARAGE ON LAND FORMING PART OF OS. NO. 109 GOSBERTON CHEAL, NEAR SPALDING IN THE COUNTY OF LINCOLN

OFFICE COPY

Continuation Sheet

6. **Any Other Information**

This application reflects the applicants continuing requirement to obtain Planning Consent for a new bungalow on the application site, the land for which was retained by them after the sale of the adjoining property to the west known as Baffens Way, Gosberton Cheal.

The siting of the proposed new bungalow as shown on the attached plan is to reflect the position of a pit which previously lay between the existing modern purpose built brick built storage building and the proposed siting of the new bungalow. This pit was filled some years ago but in order to avoid unsuitable ground conditions, the site for the new bungalow has been chosen further to the rear to prevent any problems over foundation design.

Further physical factors concerning this specific application relate to the guide lines issued by the South Holland District Council entitled "Dwellings in the Open Countryside" as follows:-

a) **Compatibility**

The existing properties close to the application site are limited in number and varied in type both residential, and allied to horticulture/agriculture. There are properties in the immediate vicinity which are also utilised for other purposes (eg. stables and equestrian centre). The site is already well screened particularly from properties to the east.

The application for a single storied detached low profile bungalow will not adversely affect the amenities of either of the immediately adjacent properties, Elm Farm to the east nor Baffens Way to the west. The applicants are quite prepared to accept a condition of a permission to provide further extensive landscaping and screening on the west side and to the east as necessary thereby eliminating any question of overlooking or loss of privacy.

b) **Compatibility with the Existing Development**

The existing development close-by comprises a modern detached bungalow to the west known as Baffens Way and an older modernised farmhouse to the east know as Elm Farm. It is submitted that the proposed application of a traditional detached bungalow will be compatible within this design and property type and in particular with properties in this immediate area.

OFFICERS COPY.

SOUTH PLA
10 FEB 1993
0097/93

c) **Impact of the Proposed Dwelling on the Surrounding Rural Area**

As the proposed bungalow will be to the rear (north) of the existing modern purpose built storage building, the impact on Cheal Road the street scene as a result of the new bungalow will be virtually non-existent. It is already well screened from Elm Farm to the east side and will be screened by the proposed hedging and landscaping to the west. The nearest neighbour to the north is a very considerable distance away.

d) **Adequate Road Access**

There is adequate road access to the existing modern purpose built storage building on site which will allow the formation of a good sized driveway along the west side of the storage building to the proposed new bungalow to the rear with vehicles easily being able to have access onto Cheal Road in forward gear. (Note: Further information concerning Highway matters is given later in this submission).

Your recommendations also seek information regarding the ability of the Council to consider the following:-

i) **The Relationship of the Proposed Dwellings to the Surroundings in Terms of Appearance**

We submit that the proposals made will not cause a problem to surrounding properties nor detract from their enjoyment, particularly in the case of Baffens Way and Elm Farm being the two that are most adjacent.

ii) **Existing Employment**

Mr. Pike has lived in Surfleet all of his life and whilst no longer being able to work wished to have the opportunity of obtaining consent on this property so that he had the chance to remain in the village.

iii) **Planning Conditions**

The applicants would be agreeable to be bound by a condition restricting the occupation of the bungalow to the ownership of the storage building for the whole site to be retained as a single unit.

iv) **Reasons for Previous Refusals**

a) **Site Being Outside Confines of a Settlement**

Notwithstanding the current policy under the Lincolnshire Structure Plan to resist applications in open countryside, we seek approval of the South Holland District Council to consider this application under the special circumstances of this case. We do not consider that with the design and landscaping also coupled with the fact that the proposed bungalow is well shielded from the public highway there will be any infringement or disturbance or disruption to the "rural scene" in this part of Gosberton Cheal.

b) **Highway Grounds for Refusal**

We have previously set out clearly the change in vehicular movement patterns on this site.

We feel it is important to reiterate the change in those circumstances for the benefit of the highways issue.

Until very recently, the whole area including Baffens Way had been operated as a nursery with incoming deliveries normally on a mixture of lorries being of flat design box wagons and large wholesale and distribution vans and with traffic frequency varying throughout the year according to the growing season. On average one lorry and one van per week but during some weeks of the growing season deliveries may have been as many as three or four on site.

Outgoing vehicular movements included some movements by the applicants with their personal vehicle and trailer but the vast majority of produce grown on the holding had been sent away to the market including bulk sale of various cut flowers, celery, lettuce and cauliflowers.

The peak growing season was from February to November and the transport aspect was mainly dealt with by a large local firm of hauliers which had from time to time been collecting from the nursery with up to four articulated lorries per day.

The present application would be for a domestic vehicle in and out of the property on average once or twice a day.
The buildings on this site have been used as a garage for the applicants' car and the access also used by Mr. Pike's father as long ago as the 1940s.

If this is compared with the former usage of the nursery, it can be seen that the highway issue as determined with the number and size of vehicles coming to and from the property has changed dramatically in the last year or so and that any likely movement caused by the proposed development will be minimal.

The applicant is not aware however that in the 10 years prior to this application that there has been any significant problem in Cheal Road nor any major accidents even though there has been a high usage of large commercial vehicles.

Indeed this part of Cheal Road is one of the straightest along the whole of the road from Surfleet to Gosberton Risegate nor would the width of the road appear to be any less than the vast majority of the length of the road nor the verges any less in width either.

e) **Conclusion**

This applica
our opinion
enjoyment c
the existing

Elm Farm
Cheal Rd, Gosberton
Spalding, Lincs.
PE11 4JF

P.U.

9 3 93

OBJECTION

Mr. P. J. Udy
Planning & Building Control Dept.
Council Offices
Priory Rd, Spalding.

Dear Mr. Udy,

Planning Application No. H08/0097/93

With reference to the above planning application, Mr. J. Pike informed us a few days ago that if he does not get permission to erect a bungalow & garage he will live in a caravan on the plot. This would certainly devalue our propert & be most unsightly.

If the proposal is granted he also said he would live in the bungalow for a time, & then sell the property. This worries us a great deal as we could get new neighbours with lorries or other noisey vehicles which would be a disturbance and a nuisance to us and other near neighbours.

Yours sincerely,

P. R. Day

(MR. P. R. DAY)
(MRS G. M. DAY)

BR[illegible] SMITH Dip TP MRTPI
Di[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2226
Date received : 09-FEB-93

Received from

R Longstaff & Co.

Address

5 New Road
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

Established 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: CRML.TAF.425 Date: 5 February 1993.

South Holland District Council,
Planning Department,
Priory Road,
SPALDING,
Lincs.

08 FEB 1993
0097/93

Dear Sirs,

re: Mr. & Mrs. J.T. Pike
Planning Application Baffens Way, Gosberton Cheal

We have pleasure in enclosing the necessary forms, plans and cheque in the sum of £120 in connection with the above.

We look forward to receiving your acknowledgement and a note of the terminal date.

If we can provide any further information please do not hesitate to contact us.

Yours faithfully,

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

S.H.D.C. PLANNING DEPT.
RECEIVED
23FEB 1994
Attention of
NRM
BS
ACP
File Nos
Acknowledge YES/NO
Reference

19/2/94

31 Alexandra Rd
Sutton
Lincs PE11 2PZ

SOUTH HOLLAND DISTRICT COUNCIL
22 FEB 1994
CHIEF EXECUTIVE'S DEPT.

Mr C Simpkins
Chief Executive
SHDC

Dear Sir

Original returned to C.X. on 23/2/94.

My apologies for a somewhat late reply to your letter of 15/12/94 but arthritic fingers dictate when I can write.

I will now attempt to clarify my position in respect of comments in your letter, on the occasions that I was interviewed by your staff I gave my address as "no fixed abode" and for reasons now becoming more apparent they were reluctant to write this down and I went along with them rather foolishly signing the documents. It is possible that Mrs Simson will remember this as at the time I pointed out that I had to spend alot of time at the buildings for security reasons because they contained everything we owned and it was impossible to get any insurance, at the other interview I did emphasise that this was a postal address and in fact that is still the case. At this time I was refused insurance because no one lived on the site but my neighbours Mr R Tomlinson and Mr & Mrs Roberts promised to keep a watch on my property.

I still find it incomprehensible that no one discussed the decision to list my farm buildings without attempting to confirm it with me, if these people had the courtesy to speak to me before snooping round my sheds I would have referred them to Mr & Mrs Roberts who live forty metres from the buildings and are willing to testify in court that no one has lived in them. The main contents of the building in question are horticultural and included two rotavators and a tractor, my own conclusion is that this was an arbitary decision by SHDC made with a motive that has yet to be revealed but may have something to do with a deliberate attempt to devalue the property.

Accusations of a vendetta are not totally without foundation and the listing of my shed is only part of the scenario, I enclose a letter previously written that describes our treatment, you will see that it does not pay to be taken ill when living in the shadow of SHDC.

In addition to this I was subjected to an unwarranted and vicious personal attack at a site visit by councillors Dobney and Hoyes, the latter who I had only met about twice in the last thirty years even discussed my academic prowess or lack of it when at school. I am not really bothered about these characters but I must say that Dobney, being the son of a discredited magistrate and having the ability to portray an almost lifelike impression of a semi-literate moron has ideal qualifications as a councillor, the erstwhile councillor Hoyes departed the scene if not under a cloud certainly an air of mystery, bearing in mind his manic obsession for publicity one might ask "did he jump or was he pushed", maybe the ombudsman could find the answer to that.

My own unfortunate experiences at the hands of SHDC are made to look even worse when compared to the treatment of A Godfrey a non indigenous tax payer whose property was identical to mine even down to the blocks corrugated iron fences of the cattle yard about one metre from the road. When as a rule most councillors appear to be motivated by money and or malice I was surprised to find that the merest link of a southern inflection reduced the planners to a bunch of crawling sycophants and one can only speculate what a cockney would achieve.

I trust that the above will answer some of the questions posed in yours of the 29/12/93

Yours Sincerely

(J T PITE)

Date:

Dear

Planning Application for New Bungalow, Baffens Way, Gosberton Cheal near Spalding

I will shortly be submitting a Planning Application for my property in Gosberton Cheal.

There is a background to this application that I will now go into for the benefit of all members of the Planning Committee so that at least they will know all the facts leading to the present situation.

The nursery involved was a small unit that formed the propagating part of a larger nursery divided on the dissolution of a partnership some years ago. The bungalow with the Agricultural Habitation Clause was built about 12 years ago when I wanted to marry, it was a case of take the clause or don't have a house. Unfortunately my marriage was delayed by my mother's illness that necessitated her living in a single storey dwelling, her own house being part of the larger nursery. I looked after my mother myself until her death 2 years later.

My own medical problems started about 15 years ago and in 1988, Dr. Cowell advised me to give up my business for health reasons, at this time I had invested quite heavily and increased productivity of my nursery because I now had a wife and two children to support.

I tried to sell the business as a going concern but failed because of the Agricultural Habitation Clause and this was at the time when the market was good. Mr. B. Smith, the Chief Planning Officer, recommended refusal to lift the clause on the first application in spite of medical and other reasons. On the second attempt I pleaded for help from Mr. Smith because I had a buyer (Mr. Hendrix, now of Sutton Crosses) who would only purchase if the clause was removed. His solicitor had instructed him that Mrs. Hendrix would be in the same position as my wife if Mr. Hendrix had medical problems. The price agreed (£120,000) was considered by the District Valuer to adequately reflect the clause but in spite of this the application was again refused. The clause was removed after we had lost our buyer and we had no more enquiries for two years in spite of huge reductions in price, I will return to this point later in this letter.

I feel that the effect of the clause on my business has been disproportionate and more like an embargo on the sale of my land. The Committee might compare its influence on the sale of my business of 2.5 acres with that of a bungalow on the 800 or so acres of Mr. J. A. Dobney, a clause would certainly not stop him from selling his land and business. I doubt if he would be unable to retire 4 years after his doctor had ordered him to. In fact, is there anyone who could not retire on doctor's orders almost immediately?

Being a Surfleet man, Mr. Dobney may be interested in a study of my planning file and that of a Mr. A. Godfrey whose property was similar. I feel that he will find it a beneficial and highly enlightening exercise in the comparative treatment of the "indigenous" and "non-indigenous" rate payer.

To return to the attempts to sell my nursery, all members involved in agriculture will agree that to quote "The Tempest", there has been a "Sea Change" in agriculture during the last few years and the 200 acre farmer of today is tomorrow's smallholder, cropping that was once the preserve of the small grower is now produced by large companies with the economy of scale unavailable to others. Small nurseries appear to be an anachronism today and the lack of viability makes it impossible to sell even in this area.

From this you may realise the disastrous effect the loss of our sale to Mr. Hendrix had on my family and myself. At this time we had a building plot and some insurance, the sale would have paid off our mortgage and the bank loan leaving enough to build a house and a little money in the bank with my wife's income and my invalidity benefit, we could have lived reasonably bearing in mind my condition. We have since had to sell our retirement plot, insurances and other assets simply to pay loan interest. Three reasons appear responsible for our present situation, two of them my illness and the recession both out of our control, were exacerbated by the intransigence of the Council that could and should have taken a more humane attitude.

One finds it hard to believe that a member of the Council placed in a similar predicament would encounter the same treatment which although very courteous, was one of callous indifference. Even more incomprehensible is an attitude from people in public life that on principle will more or less leave a sick man to rot for 3 years and subject his wife to what amounts to 3 years of hell.

If I may, I will elaborate a little on my wife's unfortunate position in this situation. During this time she worked full time at nights in a Council home at the same time as she nursed my late uncle who was incapacitated by a stroke and was living with us. Added to this was the burden of trying to run the nursery, a job totally alien to her. For long periods she only got 3 or 4 hours sleep a day and this torture only ended when I had the nursery dismantled. I have the greatest admiration for my wife in coping as she did and I hope that none of the Committee members families have to face the same ordeal.

Since writing the above that should have accompanied my previous application, things have moved on. In August the bungalow and 2 acres were sold after threats from our bank and my wife who I love dearly had gone to live with our daughter in a small flat in Spalding. I cannot get a Council house but I am on the list. My present address is my buildings where I stay most of the time because they contain everything that we own and unless I live there it is impossible to get insurance cover. You will have gathered, having been refused a Council house that this application is my last resort and at the age of 59 on invalidity benefit, I face the prospect of living on the site because I have no alternative. Because of veiled threats from officials, I suppose we have to face the scenario of the Council in a situation of its own making going to Court to evict me, I hope this does not happen, but if it does please read A. Godfrey's file first.

Incidentally, my physical condition is deteriorating. I now suffer from a permanent headache caused by arthritis in the neck aggravated by a traffic accident. I have also developed a disease in my bowels that along with other well documented problems I must tolerate as my consultant and GP say medication is contra effective. In fact it has been extremely difficult to hold my pen to write the original of this rather long letter which I have in fact had typed for circulation amongst your members.

I would be most appreciative if you would take the facts that I have outlined to you into account when you consider my application which is shortly to come before your Planning Committee.

Yours sincerely,

J. T. PIKE

eard from Keith Paddity of the d a number 17 had

ing institutions as well as a number of mortgage brokers.

"To date I have only had discussions with two companies, which have both indicated that

his talks with the aim of disposing of the portfolio before the end of the year so the council would be able to use the capital receipts it would gain before the

Coun Tom Barker said: "Time flies by wonderfully well and if lending institutions are so keen to take it over they want to get on with it."



● LEFT: GLEED School girls make an exhibition of the work they have done for the City and Guilds Course. (J1337/29)

EXHIBITION MARKS COURSE END

TWENTY Gleed Girls School, Spalding, pupils completed a two year City and Guilds course by making an exhibition of what they had done.

The City and Guilds Foundation Programme has involved the year 11 girls in various activities over two years including community work, RE and personal and social education work.

To earn their end-of-course certificate the girls had to show a City and Guilds moderator, who came to the school, an exhibition of what they had achieved.

As well as displays of community work the girls also added an exhibition of the work they did on a trip to France last year.

Course co-ordinator at the school Peter Copleston said: "The girls had to make the exhibition in order to pass and earn their certificate.

"All 20 girls earned their certificate, which they will be given later."

The twenty girls are:

Sally Baker, Lorna Barker, Tamara Bright, Kelly East, Dawn Elderkin, Rachel Forster, Elaine Frost, Tanya Jackson, Caroline Mills, Kirsty Peacock, Sophie Quaintrill, Lisa Ransome, Rachel Sauntson, Sarah Scotney, Sally Shortland, Claire Simpson, Sarah Slamey, Hayley Ward, Joanne Wilson, Joanne Young.

Police hunt Parade intruders

POLICE are hunting intruders who broke into the Army Cadet hut, in Winchbeck Road, Spalding, but left empty handed.

A police spokesman said: "The hut had been used as a cafe over the Flower Parade weekend and we believe they were looking for the takings which had been banked."

The break in occurred between 9pm on Sunday, May 2 and 6.30pm on Wednesday, May 5.

Bungalow, garage plan would 'spoil whole area'

PLANS for a bungalow and garage in Cheal Road, Gosberton Cheal, would spoil the whole area, according to Coun John Pearl.

Mr and Mrs J T Pike had applied for outline planning permission to build on land which is outside the village boundary for development.

South Holland plans sub-committee visited the site.

But after visiting, Coun Neil Judge proposed that the request should be turned down, saying the sub-committee had "no alternative" but to refuse permission.

A neighbour in Cheal Road objected, saying: "The applicants informed me if they do not get permission, they will live in a caravan on the plot.

"If the proposal is granted, he will live in the bungalow for a time, then sell the property.

"We could get new neighbours with lorries causing disturbance and nuisance.

"It is a green belt area, in an obtrusive position, and will affect the rural scene. If the applicant obtains permission, we and others will expect to be allowed to build."

Mr Pike told the council the bungalow would not affect nearby properties and he would be prepared to accept a landscaping condition.

He stated: "At least 15 heavy lorries per week have collected from the objector's property.

"There has been a recent proliferation in small vans and private cars picking up consignments of produce.

"I cannot see what legitimate objection the objector can have when most of his commercial activity is conducted adjacent to my property."

Coun John Pearl said: "This is backland development and certainly would not be infill. I think it would spoil the whole area if there was backland development here."

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1992 (J) CAVALIER 2.0 SRi S... power steering, ABS b...
1991 (J) CAVALIER 2000 GSi ... power steering, ABS b...
1991 (J) CAVALIER 2.0 SR... sunroof, elec wincows...
1991 (J) CAVALIER 2.0 GLi S... power steering, elec w...
1991 (J) CAVALIER 1.8 L Hatc... power steering, elec w...
1991 (J) CAVALIER 1.6 L Hat... power steering, elec w...
1991 (H) CAVALIER 1.6 L ... sunroof, elec windows...
1991 (H) CAVALIER 1.6 L Hatc... 5-speed.....
1991 (H) CAVALIER SRi S... sunroof, power steerin...
1991 (H) CAVALIER 2.0 SR... sunroof, elec windows...
1990 (H) CAVALIER 1.6 L Hat... 5-speed.....
1990 (H) CAVALIER 2.0 GS... sunroof, power steerin...
1990 (H) CAVALIER 2.0 SRi ... sunroof, power steerin...
1990 (H) CAVALIER 1.6 GL... sunroof, elec windows...
1990 (H) CAVALIER 2.0 SRi S... power steering, elec w...
1990 (H) CAVALIER 1.6 L Hat... elec windows.....
1990 (H) CAVALIER 2.0 SR... sunroof, power steerin...
1990 (G) CAVALIER 2.0 SR... sunroof, elec windows...
1990 (G) CAVALIER 2.0 SRi S... elec windows, power s...
1990 (G) CAVALIER 1.8 L Hat... power steering.....
1990 (G) CAVALIER 1.8 GL S... power steering, elec w...
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1989 (G) CAVALIER 2.0 GL... sunroof, power steerin...

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H08/0094/93

298. PLANNING APPLICATIONS (continued)

(a) Determinations following Site Inspections (continued)

Plan No and Applicant		Proposal
H08/0097/93 Mr & Mrs J T Pike	O.A.	Bungalow and garage at part OS 109 Cheal Road, Gosberton Cheal.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H09/1284/92 Murco Petroleum Limited	Free standing projecting pole sign at Fen Road, Holbeach.

RESOLVED: Advertisement consent be granted for the above development.

H09/0153/93 N E Gray & Sons	Second hand car sales display area including new access at Fen Road Garage, Fen Road, Holbeach.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0155/93 Swallow Homes Limited	Associated landscape to emergency link/footway/cycleway between the site and Woolram Wygate on land west of Woolram Wygate, Spalding.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to hold further discussions with the respective owners of the land affected by the application in accordance with his recommendation, following which a further report be submitted to the Sub-Committee, and in the meantime the objectors be advised that all issues raised have been properly addressed.

(Prior to consideration of the above application the Director of Planning and Building Control Services read in full a letter of objection together with a letter in support of the application and the Deputy Director of Administration reported upon a letter dated 30th April 1993 from an objector the contents of which had not been investigated although the Director of Planning and Building Control Services was satisfied that all matters referred to in correspondence had been considered.)

(b) Planning Applications Awaiting Site Inspections

As there was insufficient time to visit the sites prior to the meeting, consideration of the undermentioned applications be deferred pending a site inspection for the reasons indicated:-

Plan No and Applicant		Proposal
H18/0064/93 J W Trayford		Residential development - three detached houses including three detached garages at Wharf Street, Sutton Bridge.

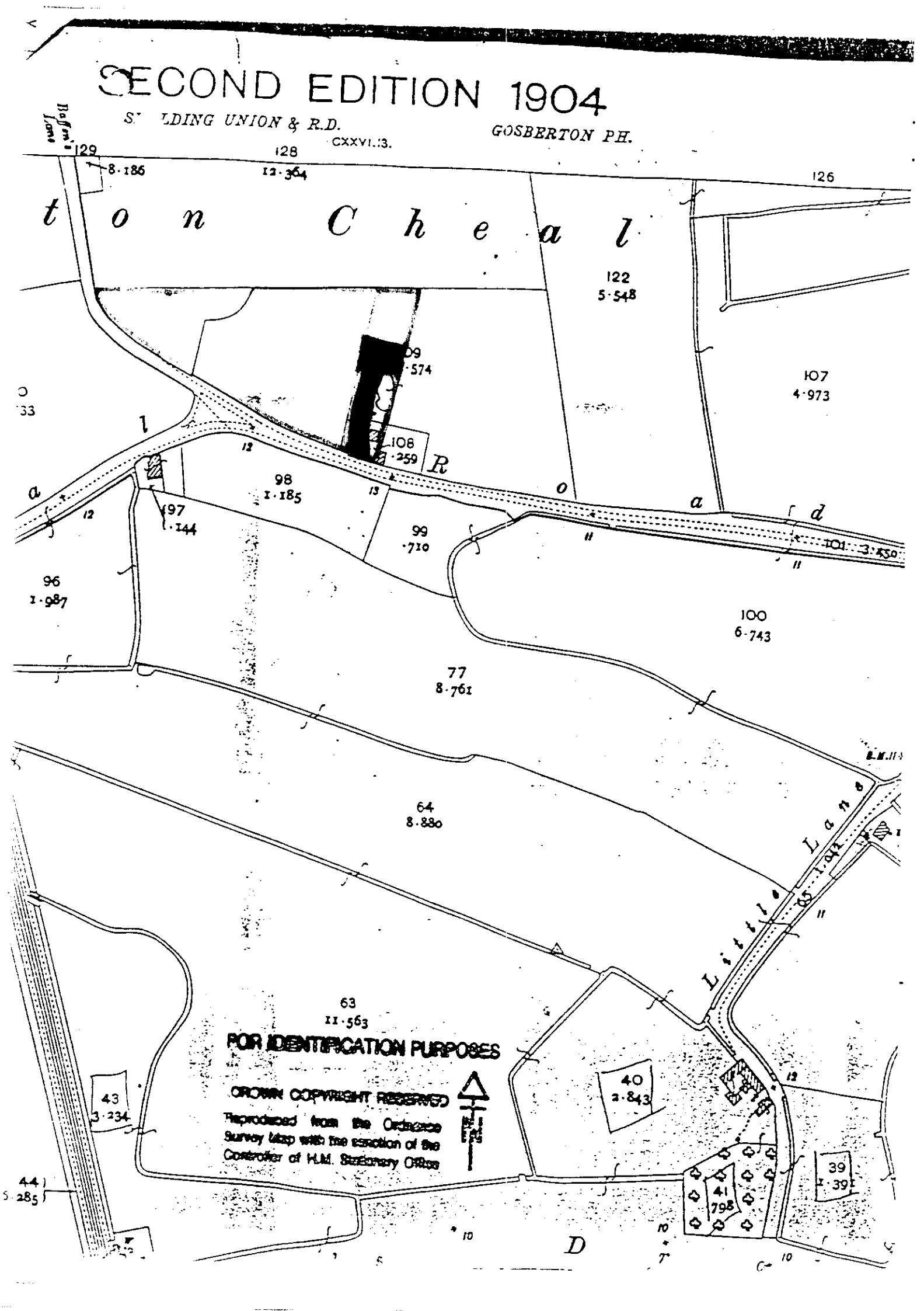
RESOLVED: In view of concern regarding access to the proposed development.

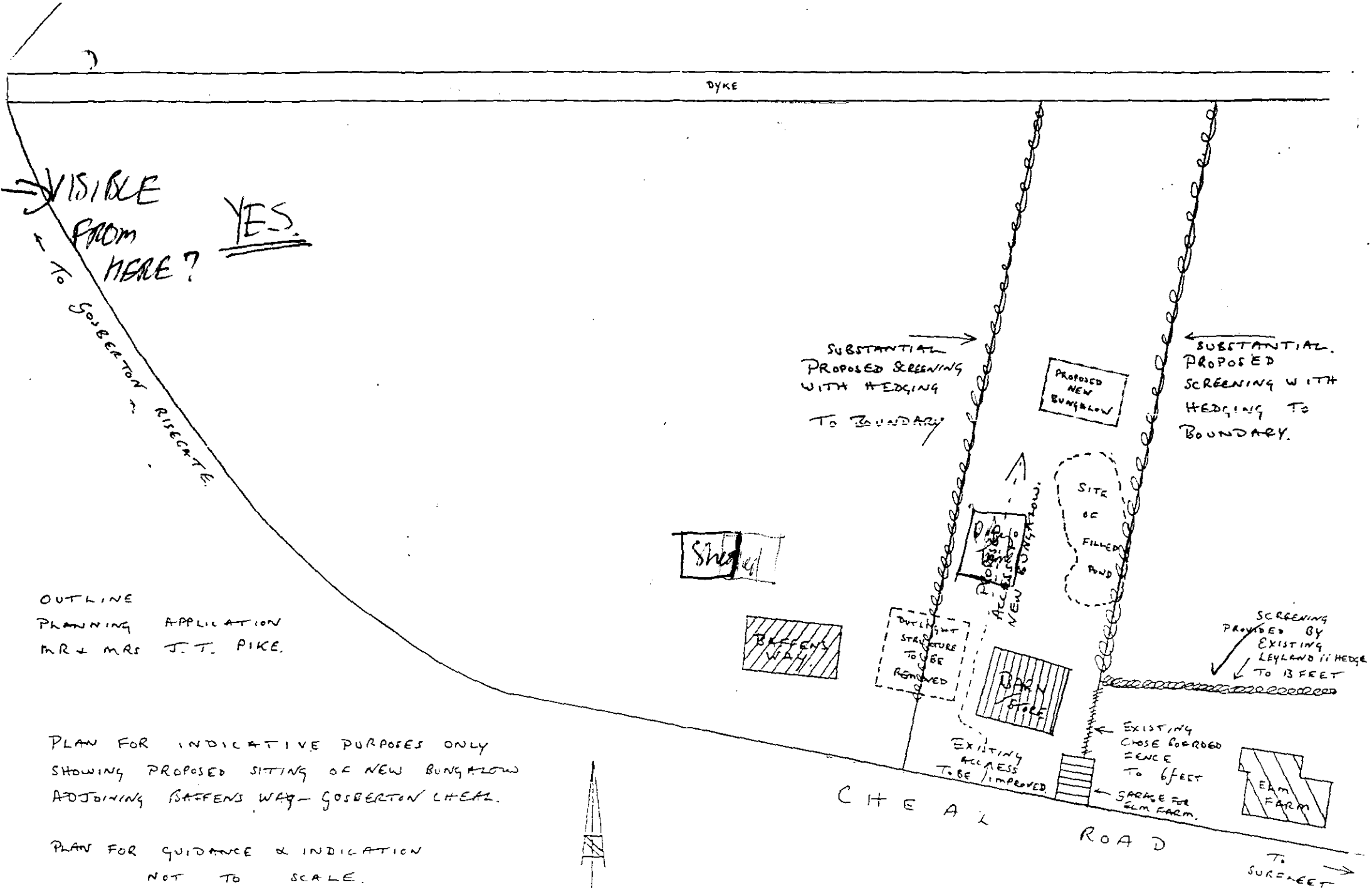
H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: In order to assess the suitability of the site for the proposed development.

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DYKE
VISIBLE FROM HERE?
YES.
← TO GOSBERTON RISEGATE
SUBSTANTIAL PROPOSED SCREENING WITH HEDGING TO BOUNDARY
PROPOSED NEW BUNGALOW
SUBSTANTIAL PROPOSED SCREENING WITH HEDGING TO BOUNDARY.
SITE OF FILLED POND
Shed
BARN
BAFFENS WAY
OUTLINE PLANNING APPLICATION MR & MRS J.T. PIKE.
SCREENING PROVIDED BY EXISTING LEYLAND II HEDGE TO 13 FEET
EXISTING ACCESS TO BE IMPROVED
EXISTING CHOSE FOR RODED FENCE TO 6 FEET
SPACE FOR ELM FARM.
ELM FARM
CHEAL ROAD
TO SURFLEET
PLAN FOR INDICATIVE PURPOSES ONLY SHOWING PROPOSED SITING OF NEW BUNGALOW ADJOINING BAFFENS WAY — GOSBERTON CHEAL.
PLAN FOR GUIDANCE & INDICATION NOT TO SCALE.