SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/0133/92 Received:12-MAR-92 Type:FULL

Name: P R Lindley
Manor Stables
Cheal Road
Gosberton
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Additional stables and 2 bedroom bungalow in connection with business
Location : Manor Stables Cheal Road Gosberton Spalding

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

1 Whilst the Local Planning Authority see no objection to a stable block, the application also includes a new dwelling and 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 for a bungalow, 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.

2 Saltfleet Lane is inadequate in width and construction to serve further development. The width of the lane is inadequate for two vehicles to pass in safety, such vehicles when meeting will need to either:-
(a) Make long reversing manoeuvres to the detriment of highway safety or;
(b) Overrun the carriageway edges and adjoining verges to the detriment of both and the nature of this rural lane.
The proposal, if permitted, in the absence of any special justification, would increase the traffic on this lane and make it difficult to resist any similar applications.

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 DISTRICT COUNCIL

Director of Planning and Building Control Services
16-JUL-92 H08/0133/92

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)

PLANNING APPLICATION

For office use only

Application No. H08/0133/92

Date Registered 31 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P. R. LINDLEY.
MANOR STABLES.
CHEAL ROAD.
GOSBERTON.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.

Tel. No. HOL 370853. LINCS.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MANOR STABLES. CHEAL ROAD. GOSBERTON.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ADDITIONAL STABLES & 2 BEDROOM BUNGALOW IN CONNECTION WITH BUSINESS.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £330 If you consider no fee is payable include a written explanation instead.

Signed G. R. Merchant Date 29.1.92

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: 1.

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

STABLES 152.85 m².

B. Please state size of any new structure:- (a) max. height: STABLES / BUNGALOW 19 metres

(b) max. length: 16 10.65 / 12.25 8.50 / 3.75 3.75 STABLES 11.8 metres

(c) max. width: STABLES 4.7. metres

C. Please state type and colour of materials for facing external walls: STABLES - BLOCKWORK RENDER & TYROLEAN GREEN - ONDULINE CLADDING.

D. Please state type and colour of roofing materials. BUNGALOW - LEC - NORTHUMBRIAN DARK BLEND. SANDTOFT - DOUBLE PANTILES SMOOTH RED

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

5. GENERAL INFORMATION Please complete each section

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

STABLES & EQUESTRIAN CROSS COUNTRY COURSE

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 ✓ UTILISE EXISTING FIELD ACCESS. SALTFLEET LANE.

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? GARAGE.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAYS.

B. For estate developments, please state how highway surface water will be disposed of N/A.

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer Cesspool Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	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. → Date: Consultee(s):

Is this application related to a previous submission → Application No.:

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

Continue on separate sheet if necessary.

RE-APPLICATION OF H08/0188/91

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).

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 J.K. Marchant (~~Applicant~~/Agent) Date 29.1.92

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 J.K. Marchant ~~Applicant~~/Agent) Date 29.1.92

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

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 Notes: Accuracy OK Neighbours Other

Boundaries Oppn/Supp Site Features

Inspected by: PSM Ledges

date: 7-4

Residents notified on site visit: NO

Case Officer Conclusions (issues)

8 stables in yard area behind country Pub set close to existing house. OK. Bungalow on A on. uses existing field access. no landscaping planted-hedge proposed. COU PP

Case Officer Recommendations (summary)

Criteria overleaf

Delegation
Recommended approvals

Confirmed by
Case Officer

Departure from policy — Yes — No

Ward member request — Yes — No

Recommend approval against material objections

Any objection received? No
If yes, is any objection sustainable? No
Yes
Yes — No

Reason:

Other circumstances justifying
Committee decision

Yes — Signed by Senior Officer
Signed
No

Reason:

ALL OF ABOVE

Recommend refusals

Refusal on adopted policy
grounds or those applied

No — ANY ONE OF ABOVE — Other issue - specify
Signed
Yes

Committee
Report
Sub-Committee Chair
SO recommend
Ward Cllr recommend

Delegation
confirmed by
Senior Officer

Recommendation/decision report produced ..... Amended/confirmed .....

FURTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) BM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED P/16-2-92 Do we need to go to Mtg?

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ...12/3/92... 3i/3 { Re-registered ✓ ..... Ack/Reception/Filesheet ✓ ..... Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 330

Receipt Issued ..... No. PSAT

Date First Received 31 JAN 1992

REGISTRATION

REFERENCE H08/0133/92

Cross-Ref F.....K.....S:2

Date 3/2/92 DAS

VALIDATION Date 3/2/92

Type ....Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..1..... Floorspace ..152.85

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 330 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 5.2.92

Index Sheets 178 OS Nos ..... Grid Ref S 39980 13940 30

Ward ..F..... Parish ..CUDDINGTON.....

Inside IBD N.C. Inside LP Area N.C

TR Rural	☐	C1	☐	Grade
TR Bypass	☐	L3	☐	
Level crossing	☐	TPO	☐	
Footpath	☐	Other:		

Linked to site.....Ref...3021. Linked to property.....Ref.....

Planning Records:
Earlier apps 188/91V

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0133/92 Received:12-MAR-92 Type:FULL

Name: P R Lindley
Manor Stables
Cheal Road
Gosberton
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Additional stables and 2 bedroom bungalow in connection with business
Location : Manor Stables Cheal Road Gosberton Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

1 Whilst the Local Planning Authority see no objection to a stable block, the application also includes a new dwelling and 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 for a bungalow, 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.

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Authorised to issue:

15-JUL-92 H08/0133/92 AD...A.....DC..A....

h/r

APPLICATION REFERENCE: H08/0133/92 DATE RECEIVED: 12.3.92

APPLICANT: P R Lindley
Manor Stables
Cheal Road
Gosberton
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: Additional stables and 2 bedroom bungalow in connection with business

LOCATION: Manor Stables, Cheal Road, Gosberton

Parish Council: Support, stables managed to high standard, provide good service to horse lovers, business is good alternative use of low grade agricultural land.

County Highways: Request refusal for bungalow, no objections to the stables.

Information from Applicant:

- Stables to be erected near existing stables, bungalow off Saltfleet Lane.
- Bungalow for security reasons.
- Applicant accepts that if approved the bungalow will be subject to a habitation clause.
- Planning permission granted in 1988 on 4.5 acres.
- Aim to provide high class service.
- Demand increasing, need more stables.
- Twelve months ago bought extra land and granted permission to build cross-country course - very popular.
- Now beginning to turn business down is time to build extra 7 stables, total of 20.
- Horses are 24 hour, 365 day per year job, staffing important. Unsociable hours demand staff close at hand.
- Cost of horse starts at £2,000, as become more expensive thefts, become more common.
- Owing to shape and length of land sensible to safeguard entrance onto Saltfleet Lane. To leave land ungrazed would be wasteful alternative, expensive lawn.
- What do we do?
  - livery, look after other peoples horses.
  - breaking and schooling, take problem/young horses to educate then how to go under saddle.
  - holiday livery, look after other peoples horse when owner goes on holiday.

- tuition, as most qualified person in area, specialise in training people on own horses.
- cross-country, unequalled facility for serious riders.
- freelance, travel with 30 mile radius, teaching and helping with horse related problems.
- examining, as only British Horse Society Examiner, travel miles to test riders.
- horse riding is an expanding pastime.

Information from land agents (on behalf of applicants:

Corroborate information from applicant:
- General day to day duties organised by Mrs Freeman assisted by a YTS trainee.
- The proposed expansion will provide full time employment for current YTS trainee and employment of additional trainees.
- Bungalow required for skilled full time manager of livery stables and location off Saltfleet Lane will also provide adequate supervision, surveillance and security to the paddocks.
- Applicant primarily involved with instructions and examination of clients together with schooling of horses.
- Additional staff and full time manager is required for running of livery stables.

PREVIOUS DECISIONS

H08/0188/91 - Erection of bungalow and stables in association with equestrian riding school - Refused.
H08/0510/91 - Change of use of agricultural field to equestrian cross-country training centre - Granted.
H08/0168/88 - Four bedroomed house and stables - Granted.

PLANNING ISSUES

1 The earlier application H08/0188/91 which was refused planning permission was for an identical bungalow and for a similar, though different stabling facility. This proposal has the same number of stables, 7; 2 stores instead of 1; one tack room as before. It has a wc which was not previously provided but does not have a foaling box which was previously to be provided.

2 The provision of the stable block is quite acceptable but the main issue is whether the bungalow is necessary.

3 The main difference in circumstances since the previous refusal is that the extra land bought by the applicant has received planning permission for a cross-country course. However, the previous ADAS report did take this land into account and was not wholeheartedly supportive stating "in this particular case, in view of the diverse nature of the business and the range of the enterprises being undertaken it may be desirable for a further person to reside on the holding to deputise, in the absence of the proprietor to arrange bookings, to attend the emergencies that may arise and to maintain a security function."

4 Although I can appreciate the desirability from the applicants viewpoint for a further dwelling on the site, I do not consider the proposal is significantly different from the previous one and, therefore, my recommendation remains unchanged.

RECOMMENDATION - Refuse permission

1 Whilst the Local Planning Authority see no objection to a stable block, the application also includes a new dwelling and 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 for a bungalow, 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.

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BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0133/92 Type: FULL

Applicant: P R Lindley Agent: G R Merchant
Tel: 0406 370853

Description: Additional stables and 2 bedroom bungalow in connection with business

Location: Manor Stables
Cheal Road
Gosberton
Spalding

Valid date: ~~24 JAN~~ 92 Terminal date: ~~27 MAR 92~~ 7 May
Target dates: 12 mar Target Committee: ~~25 MAR 92~~ 14 Apr
To case officer 05-FEB-92 Report deadline: 11-MAR-92
Inspected by 10-FEB-92
Extra contacts 15-FEB-92 Case Officer:
Report if not clear by 06-MAR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gosberton P	0775 840415	06-FEB-92	20-FEB-92
Cllr W D Skells	0775 840415	06-FEB-92	20-FEB-92

L C C - Obs Attached jfs 2-4-92. Refuse

SITE DETAILS

Grid ref: 523580 329030
OS Sheets: 78 Parcel:

LONGSTAFF

The firm of R. Longstaff & Co., was established in 1770 and has 200 years of professional experience with all types of agriculture and a very strong association with the farming community in South Lincolnshire.

The agricultural and livestock department is run by two partners John Allen and Christopher Longstaff who are both Fellows of the Royal Institution of Chartered Surveyors and the Central Assocation of Agricultural Valuers. They have been involved with the marketing, valuation and management of livestock and are conversant with livestock husbandry.

Whilst livestock enterprizes are not prolific in South Lincolnshire, long established clients have been concerned with the production of cattle, sheep and pigs and some clients have specialized in draft,harness or saddled horses. The number of clients breeding heavy horses for show purposes or cross breeding for the production of hunters has been in the decline but more recently emphasis has been shown in horses for racing and show jumping.

Irrespective of the commercial aspect of any livestock enterprize in all instances the attention to animal husbandry is of paramount importance. The management requirements for a horse enterprize are much more demanding than for other types of livestock in addition to normal grazing, supplementary feeding is required and grooming should be undertaken daily. Regular exercise is necessary and careful routine management must be accompanied by a close watch over individual animals and early attention must be paid to common ailments such as sore shoulders, colics, colds and lameness.

Careful consideration was given to all these factors in addition to the particular requirements owing to the layout of Manor Stables when compiling the report. The conclusions and recommendations within the report were based not only on our inspection of the current enterprize but also the long standing expertise and experience in agriculture and livestock.

SOUTH HOLLAND D.C.
13392

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Hercanp District Council Application Reference H08/0133/92.

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		
	2	3	5	2	9	0

2. Address or location

Manor Stables, Cliff Road, Goxhill.

3. Name, classification and number of road

4. Date application referred 2-4-92

5. State whether outline, detailed application etc.

Full.

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

Additional Stables & 2bed Bungalow.

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. Request~~s the local planning authority~~ to complete Form T.R. 108 para 10b as shown overleaf.

Date: 2-4-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Note/ I have no objection to the stables &

Delete as appropriate

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

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

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
20 FEB 1992 A-1
Attention of
DPO CPM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

17 February 1992

Our ref.GT/92/1/SH/0057

Dear Sir

PLANNING APPLICATION NO. H08/0133/92
PROPOSED ERECTION OF A BUNGALOW AND STABLES AT MANOR STABLES, CHEAL ROAD, GOSBERTON, BY P.R. LINDLEY.

With regard to the above-mentioned application received on 13 February 1992, 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.

/contd

ROGER HYDE
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0057

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

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.

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

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

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

R F Morgan
Planning Engineer

cc G.R. Merchant
4 Chapel Gardens
Whaplode
Spalding

VJC

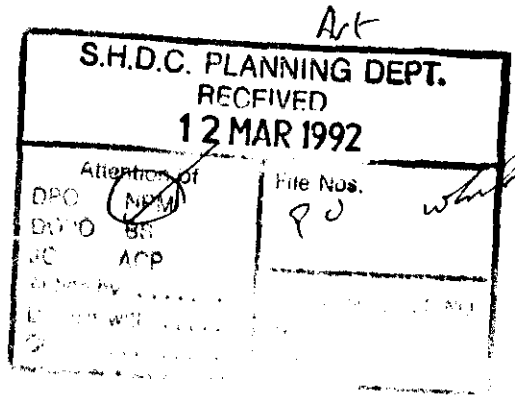
G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

. Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: NRM/JJ. H8/133/92
Our ref : GRM/JJM/PL

11th March, 1992.



S.H.D.C.,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

PROPOSED STABLES & BUNGALOW FOR P.R. LINDLEY,
MANOR STABLES, CHEAL ROAD, GOSBERTON.

Further to your letter of the 12th February, I enclose 4 No. copies of a report produced by Messrs Longstaff on behalf of my clients, as requested.

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

Yours faithfully,

G.R. Merchant.

Phoned Bob merchant to ask if Mr Dillon has any comments to make this report. He will find out & write to us.

While You Were Out

Date 18/2 Time ____ ☐ am ☐ pm

To Peter Ody

From Ma

Mr Lindley

of

Telephone 85 819

☐ Telephoned	☐ Will call again
☐ Called to see you	☐ Returned your call
☐ Wants to see you	☐ URGENT
☐ Please call	☐ Visited your office

Message

ADAS report for application
as per previous application
do you need new one?

CAMBRIDGE A SPICERS PRODUCT

REF. B71973

PTO

Phoned 18-2-92 not in. left message . . 'Yes'

Phoned Agent. as well to clarify. task Adas report not conclusive. % ought ~~to~~ submit extra info

Cthe also wanted Business plan. % should speak to ADAS or someone else competent

PJM
18-2-92

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0133/92

Applicant: P R Lindley
Manor Stables
Cheal Road
Gosberton
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Additional stables and 2 bedroom bungalow in connection with business

Location: Manor Stables Cheal Road
Gosberton Spalding

Type: FULL

Date received: 31-JAN-92

06-FEB-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 21-FEB-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 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:

Gosberton Parish Council support this application. These stables are managed to a high standard and provide a good service to horse lovers. This business is a good alternative use of low grade agricultural land

Signed:

J. M. Scully

Reg'd
S.H.D.C. PLANNING DEPT.
RECEIVED
24 FEB 1992

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: H08/0133/92

Applicant: P R Lindley
Manor Stables
Cheal Road
Gosberton
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Additional stables and 2 bedroom bungalow in connection with business

Location: Manor Stables
Cheal Road
Gosberton
Spalding

Type: FULL

Date received: 31-JAN-92

12-FEB-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:

See attached letter.

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 P J UDY

Yours faithfully

Principal Planning Officer

Please return with your reply

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

elephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0133/92

Applicant: P R Lindley
Manor Stables
Cheal Road
Gosberton
Spalding Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Additional stables and 2 bedroom bungalow in connection with business

Location: Manor Stables
Cheal Road
Gosberton
Spalding

Type: FULL

Date received: 31-JAN-92

12-FEB-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:

See attached letter.

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 P J UDY .

Yours faithfully

Principal Planning Officer

G R Marcham,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.

Mr N Miller

Our Ref: S/H 1430/91

12th February 1992

Dear Sir,

PROPOSED STABLES AND BUNGALOW FOR MR P R LINDLEY, MANOR STABLES, CHEAL ROAD, GOSBERTON.

With reference to your application for the above.

The proposal is in a rural area where the provision of new dwellings is normally contrary to Structure Plan Policies, and where my Authority can only properly entertain granting permission if there are sufficient special circumstances to outweigh the general presumption against such development. In this case I consider that there are genuine material considerations why these policies should not be complied with. It would be necessary for the Authority to be able to make such a judgement. It will be necessary for them to take a full account on the viability of your current business and on staff and accommodation needs in the same way as the Authority might be required to make a judgement in relation to applications for new farm dwellings etc. This statement will have to be carefully prepared and the supporting documentation will have to show that you are not simply attempting to convert on the "horse industry" as an "easy to raise income".

I would also include a formal outline planning application & require this further information.

Yours faithfully,

N Miller
Principal Planning Officer
Development Control

bmc

LANNING AMENDMENT

For office use only
Application No. H08/0133/92
Date registered 08 APR 1992
Case Officer

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

P. R. LINDLEY.
MANOR STABLES
CHEAL ROAD.
GOSBERTON.
STALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
STALDING.
LINCS

Tel. No. HOL 370853 (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHEAL ROAD, GOSBERTON.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H08/0133/92.

Building Regulation reference relating to same development.

N/A.

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 YES.

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 G. R. Merchant Date 7.4.92.

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ADDITIONAL STABLES & 2 BEDROOM BUNGALOW IN CONNECTION WITH BUSINESS.

As **NOW PROPOSED**, if different

AS ABOVE.

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

LETTER FROM LONGSTAFF'S CONFIRMING EXPERIENCE OF THIS TYPE OF BUSINESS, AS REQUESTED

State drawing no's of the current submission

—

State Officer dealing with the application, if known.

P. UDY.

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

N/A.

LONGSTAFF

Planning Application No. H08/0133/92

Additional Stables and Living Accommodation

MANOR STABLES,

CHEAL ROAD,
GOSBERTON,

SPALDING, LINCS.

R E P O R T

On Behalf of the Applicant :

Mr. P.R. Lindley

Messrs. R. Longstaff & Co.,
Chartered Surveyors,
5 New Road,
SPALDING,
Lincs. PE11 1BS

Tel: 0775 766766

3rd March, 1992

LONGSTAFF

Application No. H08/0133/92

Introduction

This planning application is a re-submission of a previous application dated 24th July 1991. The previous application sought to erect additional stables and a bungalow off Saltfleet Lane. The siting of the stables on Saltfleet Lane was considered undesirable by the Highway Authority and the applicant has therefore re-submitted the application seeking to site the stables off Cheal Road adjoining the existing complex and retaining the site of the bungalow off Saltfleet Lane.

History

The applicant Mr. Philip Lindley established a livery and equestrian services centre in 1988 on the granting of planning permission for his existing dwellinghouse and stables.

In 1991 an 18 acre field adjoining the rear of the existing centre became available on the open market and this was purchased by the applicant and change of use was approved in September 1991 for equestrian use and cross country course.

The need for extra livery accommodation has continued to increase.

The increase in number of stables and the provision of further living accommodation is warranted in order to sustain the demand for the equestrian services offered.

Existing Business

The applicant at present has stabling for 13 horses of which 11 are owned by clients and enjoy full livery facilities.

The general day to day duties of the yard are overseen and organised by Mrs. Freeman assisted by a Y.T.S. Trainee. The applicant is an appointed professional examiner on behalf of the British Horse Society and has the requisite BHSII/SM examination qualifications.

Not only does this increase the number of clients at Manor Stables but Mr. Lindley travels nationwide to carry out the examination procedure at other yards and establishments.

Mr. Lindley provides professional teaching services to riders with their own horses and also instruction to riders only and provides breaking and schooling facilities for clients horses. Training facilities are also provided at Manor Stables for students towards the BHSII.

The establishment of the cross country facility has had a tremendous impact on the equestrian services resulting in a much greater demand not only for teaching and instruction but also for livery accommodation.

Property Layout

We have inspected Manor Stables and the additional land and cross country course and attach a layout plan to this report.

The proposed stables are to be erected immediately behind the existing block and the original area extends beyond these.

An access roadway runs along the western side of the original area and off this adequate carparking facilities can be provided.

The land purchased in 1991 adjoins on the north side of the original paddock area via a narrow slang and extends north and eastwards. There is an established hedge along the north boundary of the original paddock and the southern boundary of part of the additional area. This provides shelter and wind breaks to the paddock areas. Although this natural screening is an essential requirement it does prohibit surveillance over the paddock areas.

The cross country course has been laid out around the perimeter of the land recently purchased and paddock areas for grazing purposes are organised in three sections.

The shape of fields allow for a more interesting cross country course but is far from ideal for grazing purposes.

Field area 3, is isolated, although connected via field area 2 and 1 to Manor Stables, it cannot be serviced correctly in conjunction with the equestrian establishment. Horses are valuable livestock and surveillance and supervision must be provided at all times including when the animals are grazing between the months of May and September each year.

It is over a third of a mile from Manor Stables across fields 1 and 2 to the entrance to field 3 between jumps 16 and 10 shown on the plan.

Proposals

The continued development of Manor Stables as an equestrian centre with the provision of a cross country course necessitates the provision of additional stables for livery.

The applicant will continue with the examination and teaching at other establishments but with the extension of the facilities at Manor Stables he will be fully occupied with teaching and schooling.

The expansion of the livery facilities with stabling for 20 horses will necessitate the full-time employment of the current Y.T.S. trainee and the employment of additional trainees. The livery accommodation will then be fully supervised and managed by Mrs. Freeman.

It is generally accepted that normal lairage requirements is for one person to three horses but with the availability of summer grazing at Manor Stables it will not be necessary to meet this criteria at the outset but the number of employees will be increased with the demand.

It is essential for the applicant to provide adequate living accommodation for the skilled full-time manager of the livery stables and the location of the site off Saltfleet Lane for a suitable bungalow was choosen not only to meet this requirement but also to provide adequate supervision surveillance and security to the paddock areas.

Conclusions and Recommendations

The continued expansion of the equestrian facilities at Manor Stables with the establishment of a cross country course and show jumping facility has increased the demand for livery accommodation and the provision of additional stables increasing the number to a total of 20 is therefore justified.

The applicant is primarily involved with the instruction and examination of clients together with the schooling of horses.

Additional staff with a full-time manager is therefore required for the running of the livery stables.

It is therefore essential to provide living accommodation for a senior responsible member of staff to undertake the full-time management and responsbility of the livery stables. Ancillary additional staff will be recruited as required to undertake general stable duties.

The siting of the bungalow off Saltfleet Lane is desirable owing to the layout of the paddock attached to Manor Stables in order to maintain adequate supervision, surveillance and security of stock.

In all instances where livestock are concerned it is of paramount importance to ensure that the welfare and management of stock is adequately provided for. The applicants proposals fulfil these requirements and are recommended for the continued viability of the Manor Stables equestrian enterprise.

Signed ..... J.J. Allen FRICS

Manor Stables

Proprietors: PHILIP LINDLEY, BHSII/Examiner
WENDY LINDLEY, BHSAI

CHEAL ROAD, GOSBERTON,
SPALDING, LINCS. PE11 4JF
Tel. SURFLEET (0775 85) 819

The British Horse Society (BHS) Examination System

BHSAI — Assistant Instructor

Comprises of Stages I-III and Preliminary Teaching exams. [Like passing an 'A' Level]

BHSII — Intermediate Instructor

Comprises of BHSAI + Stage IV and Intermediate Teaching exams. [Like passing a college degree]

BHSI — Intructor

Comprises of BHSII + BHS Stable Managers Certificate + BHS Equitation and Teaching test. [Like passing PHD]

FBHS — Fellowship

BHSI + Fellowship exam. [Professor]

My qualifications are BHSII/SM, in other words a full BHS Intermediate Instructor plus BHS Stable Manager.

I am taking the BHS Equitation and Teaching test in September to hopefully make me a full BHSI.

P R LINDLEY
6th March 1992

This is to certify that

Philip Lindley

is hereby granted the

Stable Manager Certificate of The British Horse Society

DATE OF EXAMINATION

23rd September 1991

BRITISH EQUESTRIAN CENTRE
STONELEIGH KENILWORTH
WARWICKSHIRE

Richard Dixon

CHAIRMAN

SECRETARY

REF NO.; PRL

PROPOSED TWO BEDROOM BUNGALOW & ADDITIONAL STABLES,

CHEAL ROAD / SALTFLEET LANE,

GOSBERTON,

SPALDING,

LINCS.

FOR

SOUTH HOLLAND D.C.
PLAN DEPT.
31 JAN 1992
REF ...0133/92...

P.R. LINDLEY,
MANOR STABLES,
CHEAL ROAD,
GOSBERTON,
SPALDING,
LINCS..

G.R. MERCHANT, I.ENG.AMICE.FIWO.,
4 CHAPEL GARDENS,
WHAPLODE,
SPALDING,
LINCS.
PE12 6UG.

TEL: HOLBEACH (0406) 370853

REF: PRL

This report to be read in conjunction with drawings, PRL 6, PRL 7 and PRL 8.

REF: PRL

The application is be create additional stables and a two bedroom bungalow in connection with the established Manor Stables equestrian enterprise.

The stables to be erected on the Manor Stables site off Cheal Road and the bungalow to be constructed off Saltfleet Lane, as detailed on the plans.

This applicaiton is a re-application after refusal of H08/0188/91 dated 24th July 1991. The concerns of that application were that Saltfleet Lane was inadequate for any increase in traffic that may be created by the stables and bungalow being constructed off Saltfleet Lane. Despite not being ideal to his future plans, Mr Lindley accepts the concerns of the highway authority regarding Saltfleet Lane, hence the reason for the stables being sited off Cheal Road and the bungalow only, off Saltfleet Lane (for security reasons).

Included with this report is the letter from Mr Lindley explaining his business, the service provided and his plans for the future, together with the original report which was attached to application H08/0188/91.

Mr Lindley accepts that if approval is granted the bungalow will be subject to a habitation clause connected to the established Manor Stables equestrian business.

G.R. MERCHANT,I.ENG.AMICE.FIWO.
JANUARY, 1992.

Manor Stables

Proprietors: PHILIP LINDLEY, BHSII/Examiner
WENDY LINDLEY, BHSAI

CHEAL ROAD, GOSBERTON,
SPALDING, LINCS. PE11 4JF
Tel. SURFLEET (0775 85) 819

31st December 1991

S.H.D.C.
Planning Dept.,
Priory Road, Spalding.

Dear Sir,

PROPOSED BUNGALOW & STABLES.

Some 3 years ago planning permission was granted on 4½ acres of land, acquired by ourselves, to start an Equestrian Centre. Our aim was then, as it is now, to provide a high class service, putting ourselves above the competition in the area.

Starting with 5 stables we gradually built more as demand increased. Now at capacity we must think of expanding still further. In this present financial climate, any business still expanding must be doing something right.

12 months ago land adjacent to ours came up for sale, the dilemma being whether to buy or ignore possibly our only change of such an opportunity. Having taken the plunge permission was then gained to build and run a Cross Country Schooling Course on it. The course being just over a mile long is proving very popular and more and more people are starting to use it.

As we are starting to turn business down, I feel now is the time to build these additional 7 stables, giving us a total of 20. To take on extra work obviously has it's draw backs. Horses are a 24 hour a day, 365 days a year commitment and so staffing is very important if standards are to be maintained. The unsociable hours demand that our staff must be close to hand, hence the application for a dwelling on site.

The cost of a basic horse starts around £2,000 and as they become more expensive thefts become more common place. With the shape and length of our land it makes sense to site the dwelling on the Saltfleet Lane entrance to safe guard that entrance and assist in keeping an eye on horses turned out in the furthest fields which are some 10 minutes walk away. To leave this land ungrazed, which would be the alternative, would be a waste of grass, not to mention an expensive lawn.

/.....

Manor Stables

Proprietors: PHILIP LINDLEY, BHSII/Examiner
WENDY LINDLEY, BHSAI

CHEAL ROAD, GOSBERTON,
SPALDING, LINCS. PE11 4JF
Tel. SURFLEET (0775 85) 819

So what do we do:-

Unless involved in equitation and equestrianism it is hard to imagine what goes on.

Livery - Means we look after other people's horses. Mrs X living in town has neither the time or knowledge to care for her horse correctly. We do everything for her so she can ride at her pleasure.

Breaking and Schooling - We take in problem horses or young horses to educate them how to go under saddle.

Holiday Livery - The horse owner who wishes a holiday can send their horse to us whilst they go away.

Tuition - I, as the most qualified person in this area, specialise in training people on their own animals towards high level competition work or forwarding their knowledge with training and examinations.

Cross Country Course - Providing an unequalled facility for serious riders to use to bring on and improve both themselves and their horses.

Freelance - Due to demand I travel within a 30 mile radius teaching and helping all sorts of people with horse related problems, using the yard as an ultimate base.

Examining - As the only British Horse Society Examiner in the area, I travel miles on behalf of the BHS to test would be riders on their ability and knowledge.

Finally, I would love to carry out our business in the town within the building area. This would instantly increase my cliental and therefore my income.

However, you must appreciate that horses need space and where we are is perfect for that, but unfortunately out of a building zone and not classified as agricultural. Horse riding is an expanding pastime and is here to stay. People must have good facilities available to them in which to keep their horses. This we try to do.

Thank you for reading this marathon and I now hope you can understand a little of what we are trying to achieve.

P. Lindley.

PHILIP LINDLEY

TWO BEDROOM BUNGALOW AND STABLES
IN ASSOCIATION WITH EQUESTRIAN RIDING SCHOOL,
SALTFLEET LANE,
GOSBERTON,
SPALDING,
LINCS.

FOR

P.R. LINDLEY,
MANOR STABLES,
CHEAL ROAD,
GOSBERTON,
SPALDING,
LINCS.

G.R. MERCHANT, I.ENG.AMICE.FIWO.,
4 CHAPEL GARDENS,
WHAPLODE,
SPALDING,
LINCS.
PE12 6UG.

TEL: HOLBEACH (0406) 370853.

In April 1988 Mr P.R. Lindley acquired planning permission for a four bedroom house and stables at Cheal Road, Gosberton. (H08/0168/88).

For the past 3 years Mr Lindley and his wife have been developing their business, together with assistance from his mother and father in law, Mr & Mrs Freeman from Pinchbeck.

PRESENT SITUATION.

The equestrian services provided at present are as follows;

LIVERY - STABLE	7 No. horses are accommodated at any one time, in the region of 50 No./year.
HOLIDAY LIVERY - STABLE	30 No. horses were accommodated in 1990 during the holiday periods.
BREAKING & SCHOOLING	4 No. in 1990
COMPETITION HORSES	3 No. are permanently available on site.
TUITION	Mr Lindley gives equestrian tuition to approximately 25 No. clients/week.

YTS students are employed on a regular basis to assist with grooming and caring for the horses.

Mr & Mrs Freeman, Mr Lindleys mother and father in law, live at Herring Lane, Pinchbeck where they have stables for 5 No. horses with tack room and approximately 2.25 acres of land,additional horses are housed and cared for at this location.

Certainly the equestrian business has developed successfully as originally intended, to such an extent that the next stage of development which Mr & Mrs Lindley had envisaged became a reality when land connected to the rear of their stable site became available, thus the 'dream' of a 'cross country' training school became more of a reality.

FUTURE SITUATION

Additional acreage acquired is approximately 16 acres with access to the rear of Manor Stables and roadside access onto Saltfleet Lane.

A 22 No. fence, cross country training course is to be established with 3 No. paddocks for horses, the cross country course to be complemented with some 1500 to 2000 trees and bushes.

Additional stables to be erected off Saltfleet Lane, together with a 2 bedroom bungalow and garage and car parking facilities.

In the future it is intended that equestrian shows may be a possibility.

THE APPLICATION

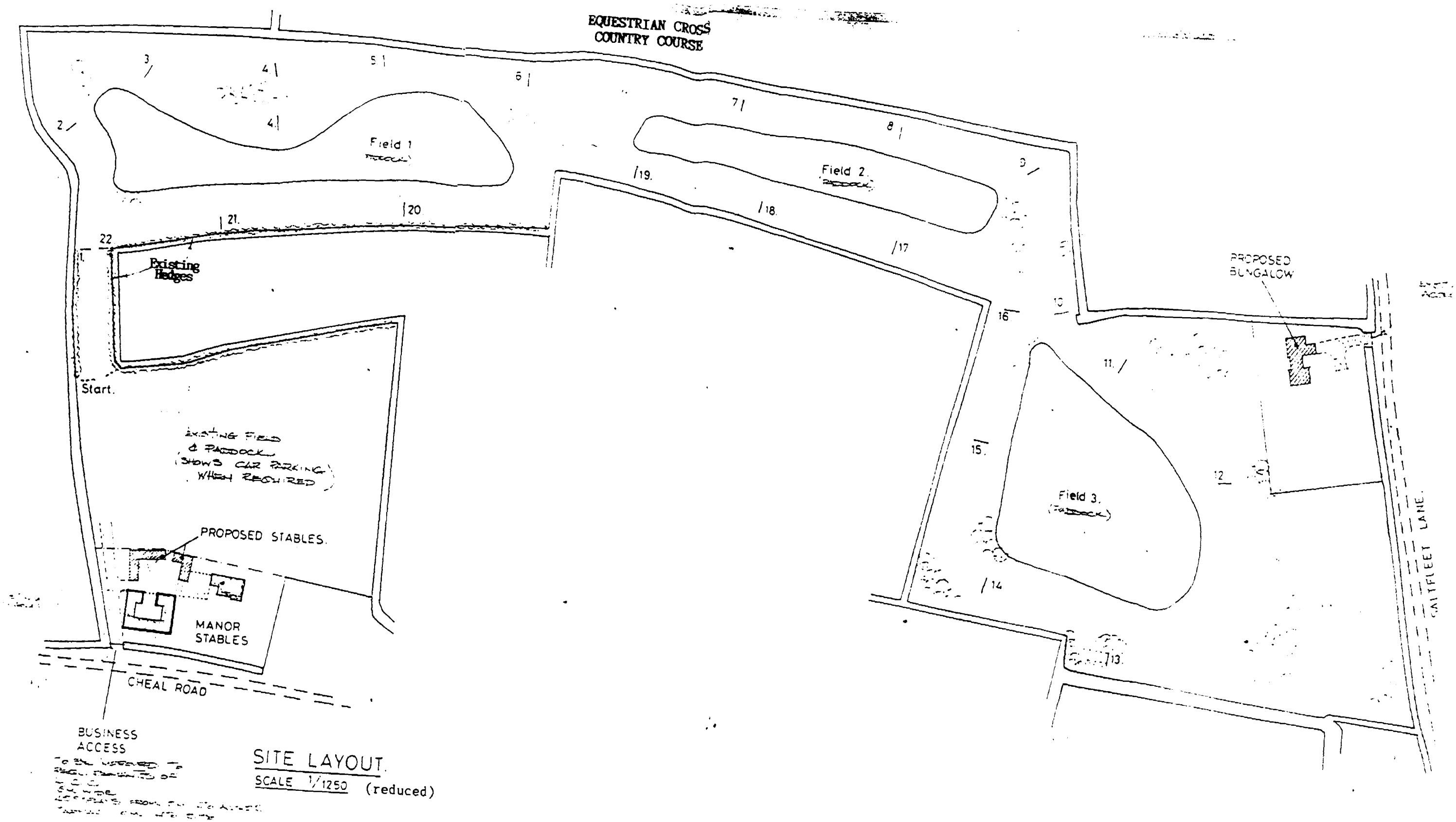
The application is to create additional stables and a 2 bedroom bungalow in connection with the established Manor Stables equestrian enterprise.

The stables to be erected to increase the livery facilities of the business and the bungalow is to be occupied by Mr Lindleys mother and father in law, Mr & Mrs Freeman.

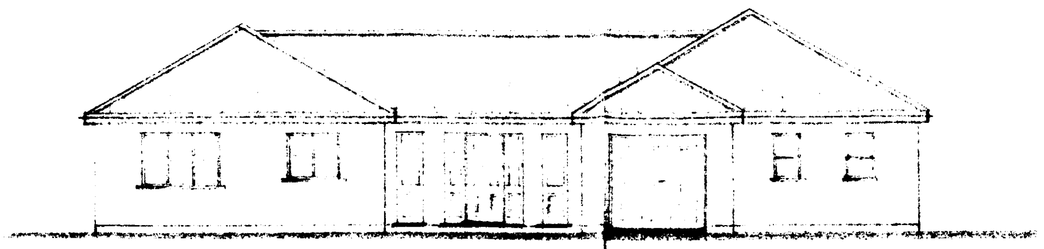
Mr & Mrs Freeman will manage the cross country course side of the business and the additional stable block. The idea of a stables block away from the original stables is to enable isolation in the event of possible cross infection of disease, also with a site of this nature, security can be monitored, particularly with the growing crime of horse theft becoming a concern.

It is appreciated that the application is outside any designated area of residential development and it is accepted that if approval is forthcoming on this application, the bungalow and stables will be subject to a habitation clause connecting them to the established Manor Stables equestrian business.

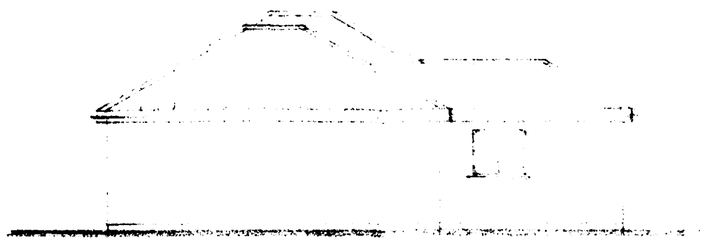
G.R. MERCHANT. I.ENG.AMICE.FIWO.
FEBRUARY, 1991.



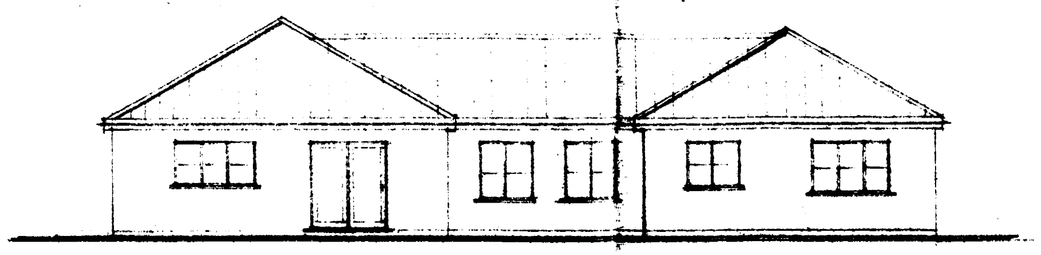
SITE LAYOUT.
SCALE 1/1250 (reduced)



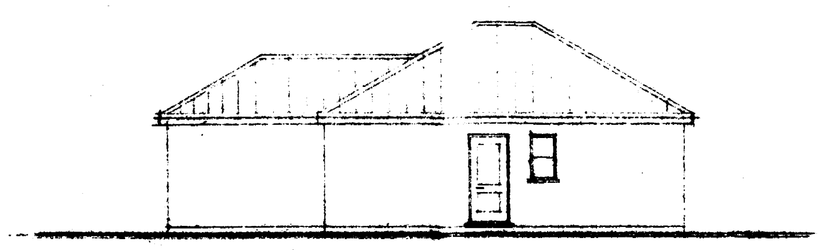
FRONT.



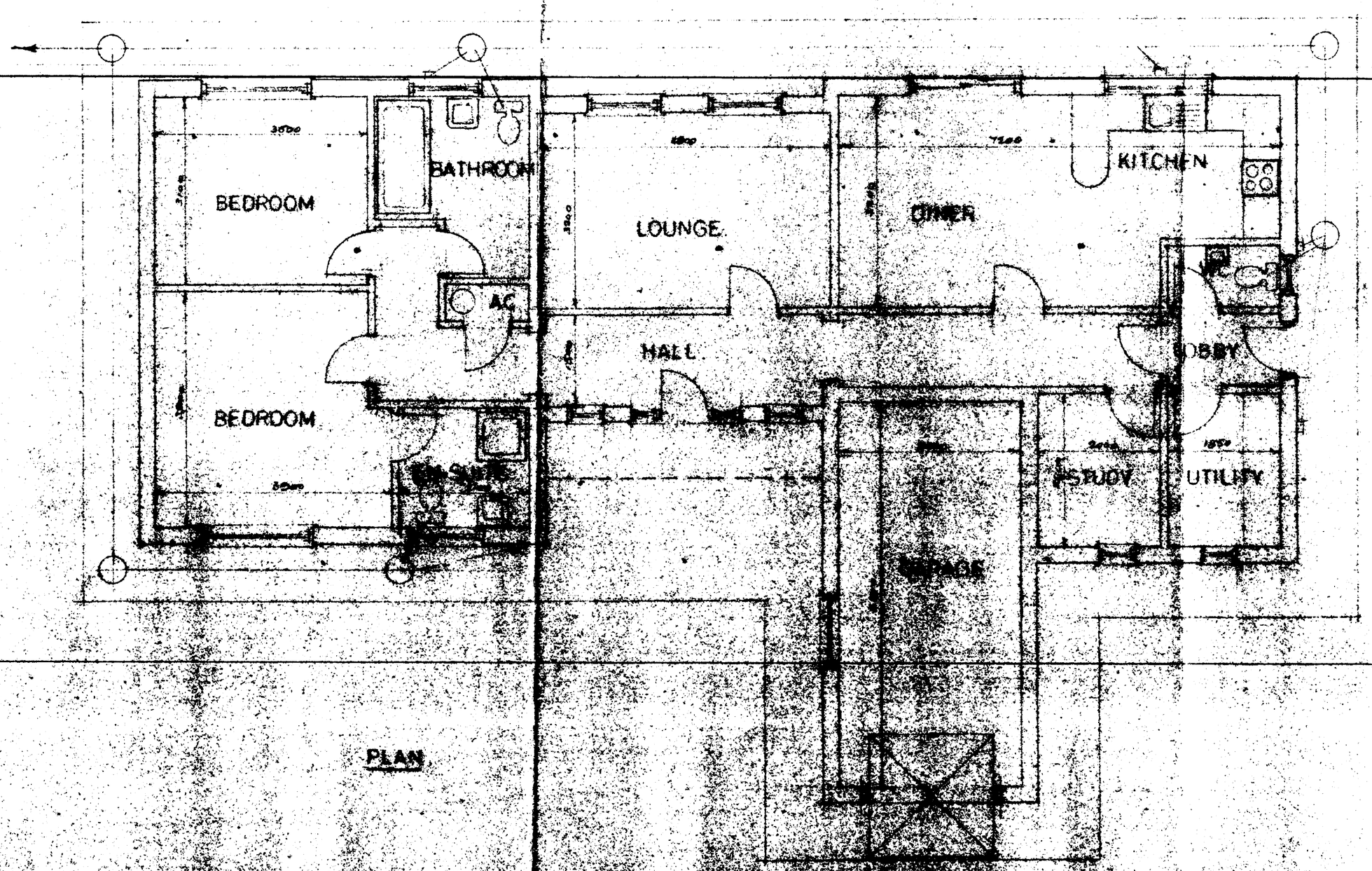
SIDE.



REAR.



SIDE.



PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
31 JAN 1992
REF H/33/92

G. R. MERCHANT
I.ENG AMICE, FAVO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 37883.

PROJECT:
BUNGALOW & GARAGE.
SAINTGREET LANE.
GOSBERTON.

CLIENT:
P.R. LINDLEY.
MANOR STABLES.
CHEAL ROAD.
GOSBERTON.
SPALDING. LINCS.

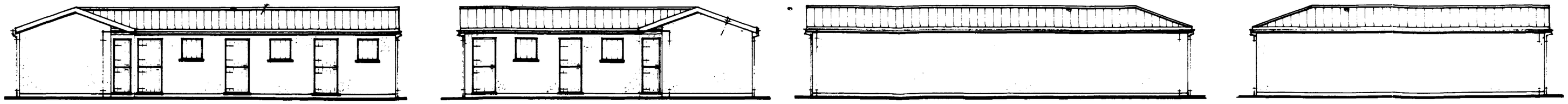
SCALES: 1/50 & 1/100.
DATE: FEB 1992.

G.R.MERCHANT.
DRAWING NO: PEL.B.

REVISIONS:

GREEN "ONDULINE" CORRUGATED CLADDING

BLK & WORK - RENDER & TROWELLED



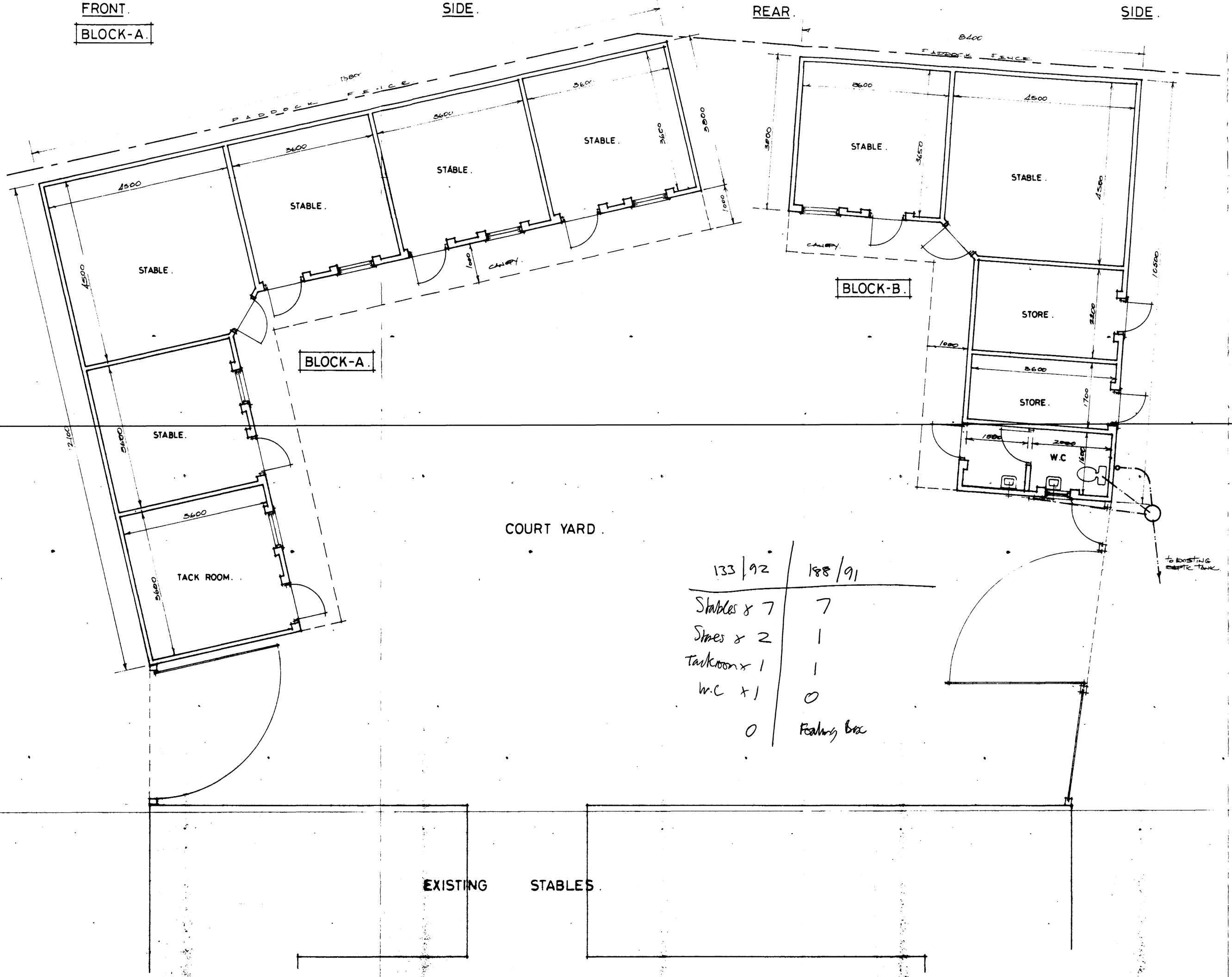
FRONT.

SIDE.

REAR.

SIDE.

BLOCK-A.



133/92	188/91
Stables x 7	7
Stores x 2	1
Tackroom x 1	1
W.C x 1	0
0	Feeding Box

SOUTH HOLLAND D.C.
PLAN DEPT.
31 JAN 1992
REF. 0133/92

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
PROPOSED STABLES.
MANOR STABLES.
CHEAL ROAD.
GOSBERTON.

CLIENT:
P.R. LINDLEY.
MANOR STABLES.
CHEAL ROAD.
GOSBERTON.
SPALDING. LINCS.

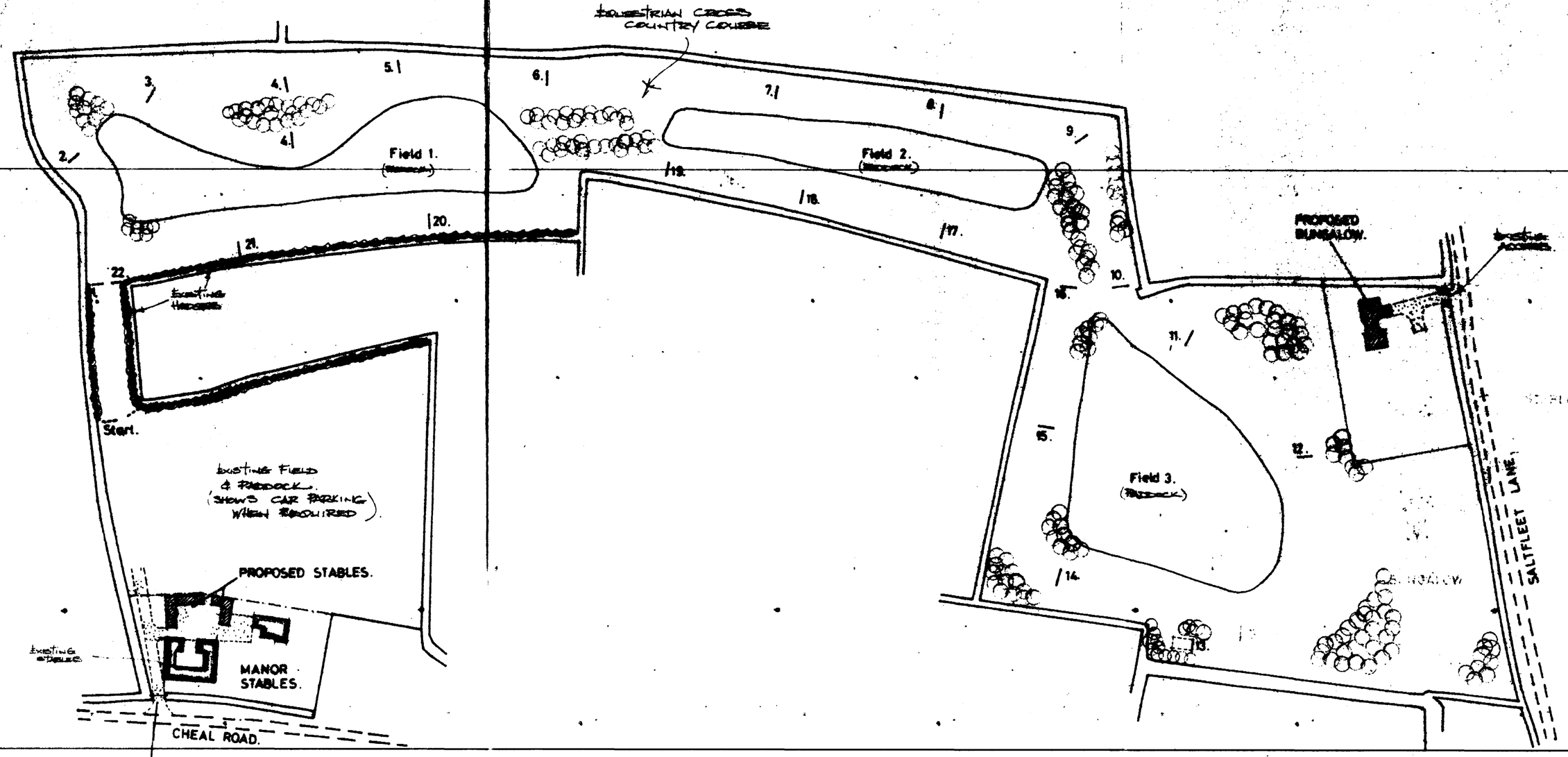
SCALES: 1/50 & 1/100.

DATE: DEC 1991

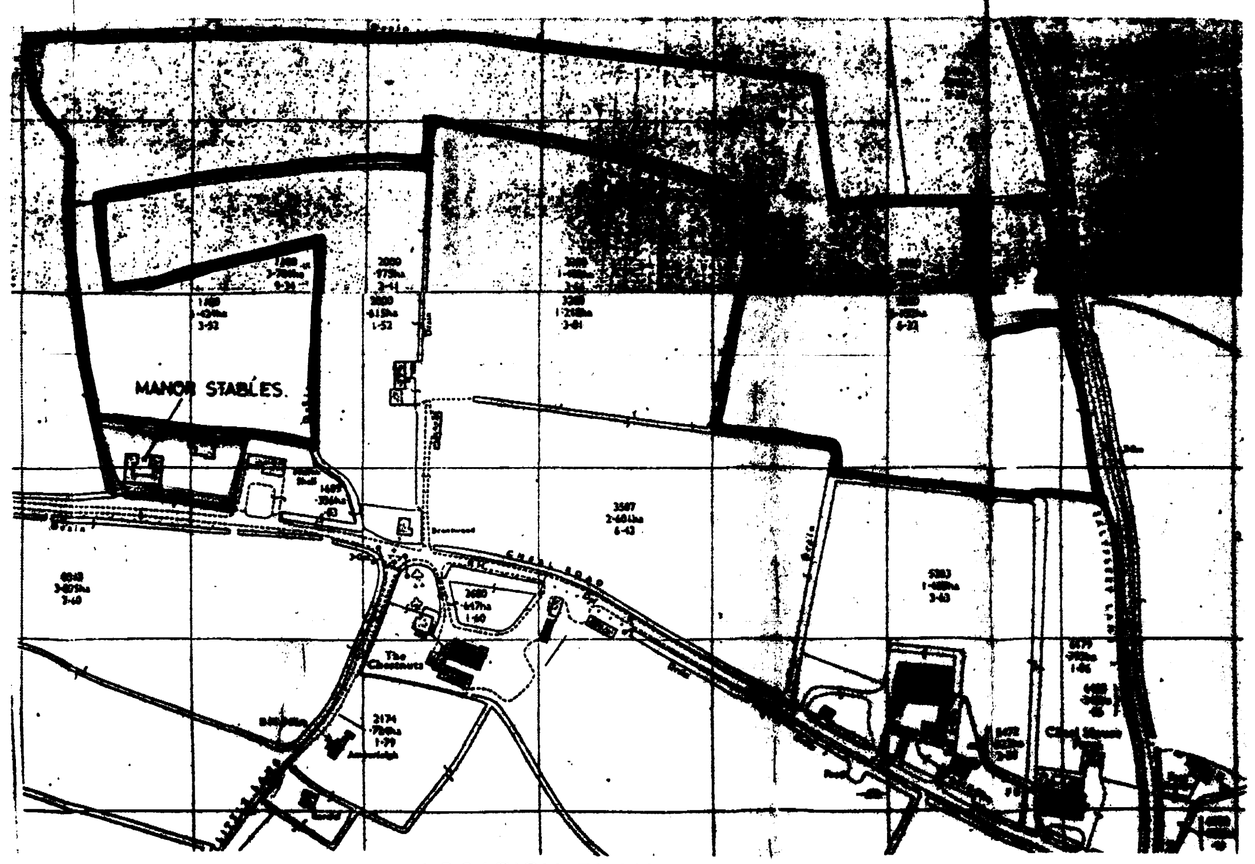
G.R. MERCHANT.

DRAWING No.: PRL. 7.

REVISIONS:



SITE LAYOUT.
SCALE: 1/1250.



LOCATION PLAN.
SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
31 JAN 1992
REF. 0133/92

G. R. MERCHANT
I.ENG AMICE, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
PROPOSED BUNGALOW & STABLES.
MANOR STABLES
CHEAL ROAD.
GOSBERTON.

CLIENT:
P.R. LINDLEY.
MANOR STABLES.
CHEAL ROAD.
GOSBERTON.
SPALDING. LINCS.

SCALES: AS INDICATED.
DATE: NOV 1991.

G.R.MERCHANT.
DRAWING No.: PRL.6.

REVISIONS: