FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08/0466/01.

Date Registered 18 APR 2001

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. + MRS. R.H. PRIDMORE
PEACHWOOD
LOWBRIDGE LANE
GOSBERTON
SPALDING LINCS PE11 4NT

Tel. No. 01775840567

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

APPLICATION FOR THE REMOVAL OF THE AGRICULTURAL HABITATION CLAUSE FROM THE ABOVE PROPERTY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £95-00 (If you consider no fee is payable include a written explanation instead.)

Signed. R.H. Pridmore & T Pridmore. Date 9th APRIL 2001 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 Certificates

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**	H08/0553/90 4

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 Dwellings	☐	If so, how many:
(ii) Other new buildings:	☐	
(iii) Alterations or extension	☐	
(iv) Change of use	☐	

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created.	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No ☐	

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

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 or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	☐	➡ If so, **please give details in Part 6**
The proposal affects a listed building	☐	
The proposal affects a public right of way	☐	
The proposal is known to affect contaminated or filled land	☐	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	☐	➡ 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.

Mr. & Mrs. R.H. Pridmore,
Peachwood,
Lowbridge Lane,
Boston Road,
GOSBERTON. PE11 4NT
Nr. Spalding,
Lincs.

RHP/DTP

16th April, 2001

Mr.P. Udy,
Planning Officer,
South Holland District Council,
Council,Offices,
Priory Road,
SPALDING,
Lincs. PE11 4NT.

Dear Mr. Udy,

Peachwood, Lowbridge Lane, Gosberton.

Further to our recent correspondence concerning the removal of the Agricultural Clause from the above property, please find enclosed planning application forms completed as requested.

I also enclose advertising details and plans as supplied by Messrs. James Eley & Son who handled the sale procedures.

The property was placed on the market on the 9th March 2000 and withdrawn on the 9th January 2001.

We were granted planning permission for the property in August 1990 subject to the Agricultural Clause and proceeded with the building of it in all good faith and subsequently with new buildings. We would respectfully point out however that since 1990 and particularly in the last four years the decline in Agriculture/Horticulture has rendered the property commercially unviable and it will no longer provide a living solely from itself.

One applicant, Mr. R.H. Pridmore, was forced to seek alternative employment and took a position with Geest of Spalding in 1999, but is now employed as a Cemetery Keeper.

The other applicant, Mrs. D. Pridmore has always held a part-time post as care assistant. As a consequence of this we decided to place the property on the market with the results as enclosed, and we are therefore applying to South Holland District Council for removal of the Agricultural Clause.

Yours sincerely.

D T Pridmore

R.H. Pridmore

R.H. & D.T. Pridmore.

Eleys Residential

James Eley & Son
26 Wide Bargate, Boston, Lincolnshire PE21 6RX
Tel: 01205 361687 (24 hrs) Fax: 01205 351091 Dx: 26828 Boston
E-Mail: residential@j-eley.co.uk Web Site: http://www.j-eley.co.uk/eleys/

PARTNERS: C. Bruce Mather FRICS, FAAV
Dudley A. Bryant FRICS, IRRV

ESTABLISHED 1882 CHARTERED SURVEYORS, VALUERS, AUCTIONEERS, LAND & ESTATE AGENTS

Peachwood
Lowbridge Lane
Gosberton
Nr Spalding



*A detached spacious 2 bedroomed bungalow with central heating & double glazing.

*Drive, Garage & Mature Garden

*Approx. 9,500sq ft of Glass, G.P. Building, Open Fronted Shed

* In all approx. 1.7Acres, close to village & amenities.

Price: £110,000

Description Peachwood is an ESTABLISHED HORTICULTURAL HOLDING and offers an opportunity to acquire a modern bungalow and buildings standing on **1.7 acres**, more or less.

Tenure Freehold with vacant possession subject to an Agricultural Habitation Clause

Services Mains water and single and 3 phase electricity available. Private drainage to a septic tank. BT Telephone. Electric central heating. Sealed unit double glazing. The services fixtures and fittings have not been tested by the Agents. All measurements quoted are approximate.

Outgoings Council Tax Band 'B'. Water is metered

Viewing By appointment with **Eleys Agricultural.**

Property to sell? For FREE VALUATIONS telephone ELEYS RESIDENTIAL on Boston 361687

MORTGAGE ASSISTANCE

Getting the best deal on a mortgage has never been easier. Our In-house mortgage advisers make it their job to get you the very best deal on your mortgage from a list of all the major lenders in the market place. In addition they will complete all the relevant application forms and provide further advice on all aspects of property purchase, including indemnity guarantee premiums, land registry fees, solicitors' charges etc.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations available on request. All loans secured on property. Life assurance is usually required.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through James Eley & Son.

James Eley & Son for themselves and for Sellers or Lessors of this property whose Agents they are give notice that:- 1) The particulars are set out as a general outline for the guidance of intended buyers or lessees, and do not constitute, nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) No person in the employment of James Eley & Son has any authority to make or give any representation or warranty whatever in relation to this property.

Peachwood, Lowbridge Lane, Gosberton 12995/140300

The property has artexed ceilings, coved cornices and 6-panel internal doors throughout.

CANOPY PORCH ENTRANCE: with bulkhead exterior electric light; reeded glazed side panels and similar panelled door opens to the

ENTRANCE HALL: of 'T' shape; fitted radiator; 2 13amp points; built-in airing cupboard fitted twin element electric immersion heater, on Economy 7, to the self lag hot water service tank with slatted shelving; doorbell chime; Sunvic central heating thermostat; large access to false roof.

FRONT LOUNGE: 5.05m (16'7") x 4.87 (16') into the sealed unit double glazed splay bay window; almost full length brick open fireplace with Italian hearth and tiled mantel and side display plinths for a music centre, television and with recess for a video recorder; 2 double radiators; television aerial point; 8 13amp points; VHF aerial point; wired for ceiling and wall lights.

FRONT DINER KITCHEN: 4.57m (15') x 3.45m(11'4"); equipped with marble effect roll edged worktops inset Franke single drainer sink unit with mixer tap and fitted cupboard beneath and nest of 5 drawers; corner cupboard unit with shelves; 4 double and 1 single base cupboards with shelves and canted corner cupboard with shelf; intermediate tiling to the 2 ranges of eye-level wall cupboards comprising 2 double cupboards with shelves and centre hood fitted Hotpoint multi-speed illuminated extractor fan; matching double eye-level wall cupboard with end display shelves; double radiator; B T telephone point; 10 13amp points; television aerial point; fluorescent strip light and double adjustable spotlight; fused cooker point.

UTILITY ROOM: 3.17m(10'5") x 2.08m(6'10"); equipped with roll edged worktop with stainless steel single drainer sink unit with mixer tap and double cupboard beneath, with 2 standing spaces, one plumbed for an automatic washing machine and one fitted Waterside water softener; intermediate tiling and to window sill; 6 13amp points; GEC Nightstor 100 Economy 7 electric heater with programmer and controller for central heating.

CONSERVATORY/REAR ENTRANCE: 3.71m(12'2") x 2.33m(7'8"); erected in 1996 of uPVC sealed unit double glazed windows with one opening light and with leaded light effect upper transoms, on brick dwarf walls and with polycarbonate roof; radiator; 2 13amp points; electric light; door to exterior with external electric light; personnel door to adjoining garage.

PRINCIPAL BEDROOM: 4.62m (15'2") x 3.45m(11'4"); containing radiator; B T telephone and point; television aerial point; 6 13amp points.

SECOND BEDROOM: 4.57m(15') x 3.55m(11'8"); having radiator; 6 13amp points.

BATHROOM: equipped with coloured suite comprising panelled bath with gold effect taps and handgrips with IMI Showermax over bath with rail and curtain, vanity unit with oval washbasin and double and single cupboards under and low level w.c. suite; fully tiled walls around the bath and half tiling around the other 2 units; Linlite strip light with shaver point; Airflow electric extractor fan; radiator; pendant light switch.

EXTERIOR: There is a side concreted drive, with extension, leading direct to the attached

GARAGE AND STORE: 5.49m (18') x 5.49m(18')max; having metal up and over door; 2 fluorescent strip lights; access to false roof; 7 13amp points; concrete floor.
The measurement includes:-

SEPARATE W.C.: fitted white low level w.c. suite and electric light; adjoining store cupboard with tap(c).

There are **MATURE GARDENS** to front and rear comprising mainly lawns and borders stocked with bulbs, flowers, shrubs, bushes and trees.

Peachwood, Lowbridge Lane, Gosberton 12995/140300

There is a concreted side driveway which leads direct to the gravelled yard which gives access to the following buildings:-

General Purpose Building: 18.9m (62`) x 9.45m(31`); constructed of double thickness and insulated pressed steel walls and roof on a steel portal frame with pair of wide sliding doors; electric light and power points; 3-phase electricity; concrete floor.

Simpson Dutch Light Glasshouse: 15.4m(50`6") x 6.15m(20`); fitted electric light; power points; Access overhead irrigation.

Venlow Aluminium 4 Bay Glasshouse: 17.9m(58`9") x 13m (42`8"); erected in 1996 fitted Access irrigation unit.

Unique Aluminium Venlow 5 Bay Glasshouse: 18.3m(60`) x 16m(52`6"); on breeze block base; erected in 1985; electric points; Powrmatic oil fired boiler for ducted warm air heating; Access overhead irrigation.

Aluminium Venlow 5 Bay Glasshouse: 18.15m(59`7") x 16.2m(53`2"); erected in 1995; having electric power points; Access overhead irrigation; Powrmatic oil fired boiler for ducted warm air heating.

Netlon Windbreak Covered Tunnel: 17.35m(57`) x 5.33m(17`6"); erected in 1984; with Access overhead irrigation.

2 x 600 gallon Diesel Tanks: on brick piers.

3 Bay Open Implement Store: constructed of timber and clad with corrugated asbestos.

The adjoining Grade 2 arable land extends to just over 1 Acre

FIXTURES AND FITTINGS: The fitted carpets and curtains are available by separate negotiation.

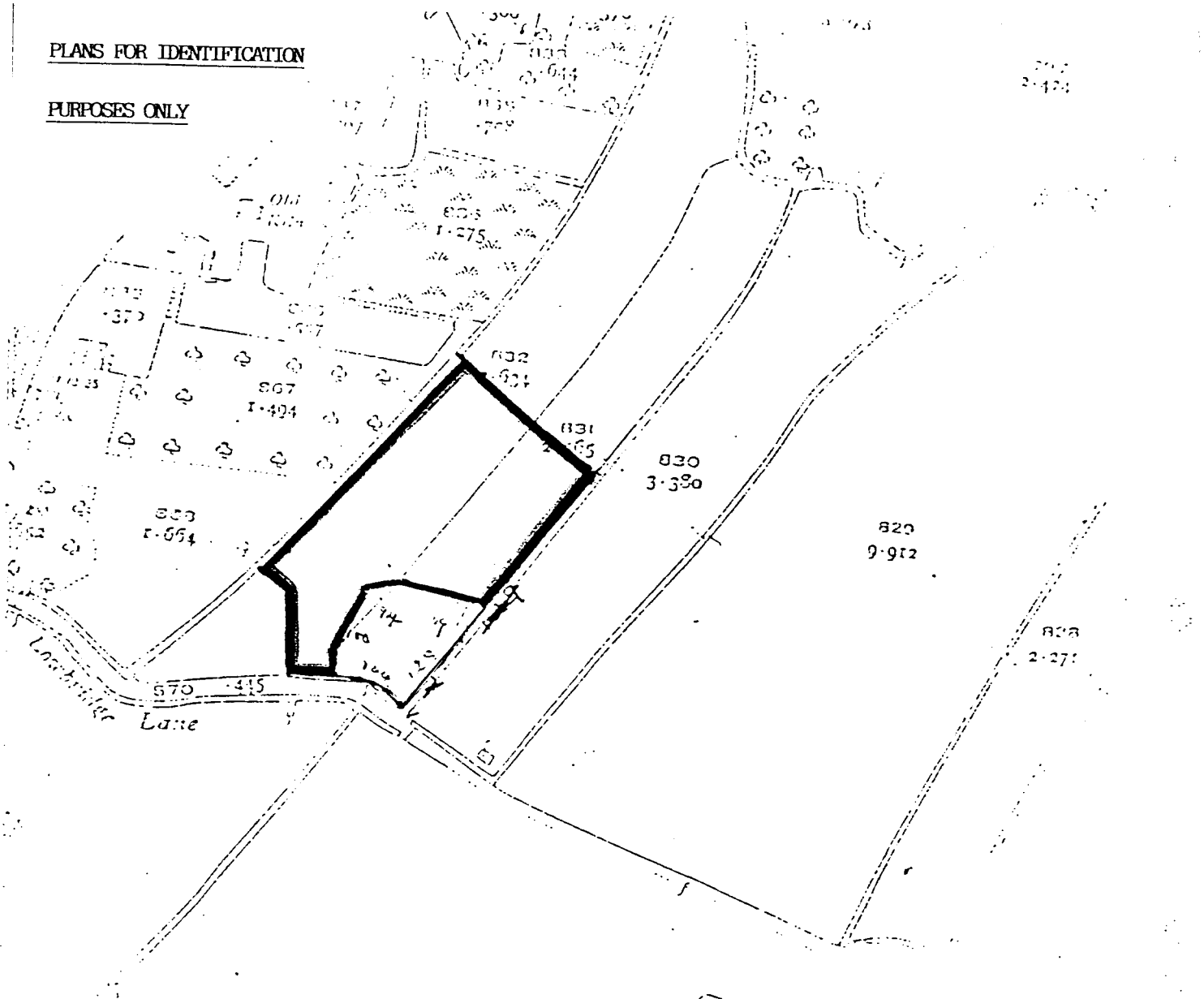
DIRECTIONS: From Eleys Boston offices take the A16 south towards Spalding. Continue to the Gosberton link roundabout, turn right onto the A152 to Gosberton. On entering Gosberton take the B1397 road (signposted Sutterton) and take the second turn right into Lowbridge Lane and Peachwood is the second property on the left hand side.

Gosberton provides primary school, local shops, post office, church doctor's surgery and 2 public houses with restaurants. There is a bus service between Boston (10 miles) and Spalding (6 miles).



PLANS FOR IDENTIFICATION

PURPOSES ONLY




BOSTON
Sleaford
Ruskington
Heckington
Donington
Kirton
Pinchbeck
SPALDING
Holbeach
Long Sutton
THE WASH
Wainfleet All Saints
Wainfleet St. Mary
Skegness
Gibraltar Point
Terrington Marsh
Scopwick
Timberland
Tattershall
Coningsby
New Bolingbroke
Stickney
Eastville
Friskney
Wainfleet Bank
Wrangle Common
Leake Common Side
Wrangle
Old Leake
Sibsey
Frithville
Chapel Hill
New York
Rawston
Billinghay
Walcot
Digby
Dorrington
North Kyme
South Kyme
Cranwell
Leasingham
Ewerby
Howell
Kirkby la Thorpe
Holland Fen
Langrick
Anton's Gowt
Leverton
Benington
Butterwick
Hareston
Fishtoft
Wyberton
Kirton Holme
Kirton End
Frampton
Skeldyke
Swineshead
Swaton
Bicker
Wigtoft
Sutterton
Fosdyke
Quadring
Gosberton
Surfleet
Surfleet Seas End
Holbeach St. Marks
Holbeach St. Matthew
Holbeach Clough
Holbeach Hurn
Holbeach Bank
Gedney Drove End
Gedney Dyke
Fleet
Fleet Hargate
Whaplode
Whaplode Drove
Sutton Bridge
Terrington St. Clement
Pinchbeck West
Spalding Common
Pode Hole
Twenty
Risegate
Pointon
Folkingham
Billingborough
Horbling
Threekingham
Osbournby
Aswarby
Swarby
Helpringham
Scredington
Quarrington
Silk Willoughby
Wilsford
Howell
Ewerby
Kirkby la Thorpe
Anwick
Cranwell
Leasingham
Ruskington
Digby
Dorrington
North Kyme
Chapel Hill
River Witham
South Forty Foot Drain
Old Bedford River
Hammond Beck
Car Dyke
Roman Bank
Sleaford Navigation
Bourne Eau
Vernatts Drain
Maud Foster Drain
Hobhole Drain
Wash Bank
Wash Outfall
Boston Deeps
Boston Haven
Boston Grand Sluice
Boston Cut Off Channel
Boston Outfall
Boston Barrier
Boston Stump
Boston Docks
Boston Bridge
Boston Railway Station
Boston Cemetery
Boston Grammar School
Boston Municipal Buildings
Boston Guildhall
Boston Museum
Boston Grammar School
Boston Municipal Buildings
Boston Guildhall
Boston Museum
Boston Stump
Boston Docks
Boston Bridge
Boston Railway Station
Boston Cemetery

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick one box and complete B if necessary

A The proposal does not involve any alteration in existing floorspace ☐

B The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ⬇

Proposed total gross floorspace ____ sq. m | Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m | Office ____ sq. m. | Industrial ____ sq. m. | Warehousing ____ sq. m.

Other ____ sq. m ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected			
In the case of industrial development, give a description of the process to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is this proposal for the extension of an existing use on or near the site?	State Yes or No ☐		
If so please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so please give details including gross floor area of such premises and your intentions in respect of those premises			
What provisions have been made for the parking, loading and manoeuvring of vehicles within the curtilage of the site? (Please show these provisions on the plans and distinguish between parking for operational needs and other purposes)			
What is the anticipated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use or storage of any hazardous materials	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SEC)NS.

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).

JOINT OWNERS

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.**
(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 R.H. Pridmore & T Pridmore (Applicant / ~~Agent~~) Date 9th April 2001

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 R.H. Pridmore & T. Pridmore (Applicant / ~~Agent~~) Date 9th April 2001

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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