SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0802/92 Received:27-JUL-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

Location : Cheal Road Gosberton
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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
07-SEP-92 H08/0802/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08 | 0802 | 92

Date Registered 27 JUL 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.
LINCS.

Tel. No. Hol 370853.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHEAL ROAD. GOSBERTON.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ADDITIONAL STABLES.

Please complete

Signed. G. R. Merchant Date. 27.7.92

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

Previous application No: H08/0133/92.

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: N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 150 APPROX' sq. metres

B. Please state size of any new structure:- (a) max. height: 3.8 metres

(b) max. length: BLOCK A 15.8 BLOCK B 8.4 metres

(c) max. width: 12.1 10.5 metres

C. Please state type and colour of materials for facing external walls: BLOCKWORK - RENDER & TYROLENE.

D. Please state type and colour of roofing materials. GREEN "ONDULINE" CORRUGATED CLADDING.

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. EXISTING EQUESTRIAN BUSINESS WITH STABLES.

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? N/A.

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 ✓ EXISTING.

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):
Is this application related to a previous submission	NO.	→ 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 AFTER REFUSAL OF H08/0183/92 WITH BUNGALOW REMOVED.

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 G. K. Merchant (~~Applicant~~/Agent) Date 27.7.92

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 G. K. Merchant ~~Applicant~~/Agent) Date 27.7.92

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 Neighbours Other

Boundaries Site Features

Inspected by: PJM
date: 11-8

Site notice posted 11-8

Case Officer Conclusions (issues)

Stables to be located behind existing stables + barn/store relatively well screened from road. However will be visible from ~~[illegible]~~ gates.

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No
- Yes / No ....

[Reason:

Other circumstances needing Committee decision — Yes ....

- Flagged by Senior Officer
- Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

- Nil fees (not first Submission)

Yes ....

ANY ONE OF ABOVE

- Other info. viz:
- Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer

.....

Recommendation/draft report produced.....

Conditions/Reasons

PJM 2-9-02

Grant Permission.

TL
Sc 21
Sa 27

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

F U R T H E .. I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED Pgs 3-4 DZ 4/5.

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 27 JUL 1992

REGISTRATION

REFERENCE H08/0802/92

Cross-Ref h

Date 28/7/92

VALIDATION Date 27/7/92

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

Site area ..... No. of dwellings ..... Floorspace 160

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 H08/0133/92
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 28.7.7

Index Sheets 94 OS Nos ..... Grid Ref 523090 139100

Part E Parish CROSSERLOU TR Rural ☐ C1 ☑
TR Bypass ☐ C3 ☐ Grade
Inside TPO NO Inside C3 area NO Level crossing ☑ TPO ☑
Footpath ☐ Other: 030034

Linked to site.....Ref..... Linked to property.....Ref. 030034

Planning Records:
Earlier apps
133/90
168/88

S 52 Agreements:
Already submitted Ref.....
Requested .....

Inputs completed 31/7/92

488

Messrs Carter Hodge (Solicitors)
P O Box 3
18 Hoghton Street
Southport
Merseyside PR9 0PB

Mr P J Udy

PJU/JP/H08/0168/88
& H08/0802/92

DSH.HLC.WATERS

27 July, 1993

Dear Sirs

4 Cheal Road, Gosberton, Spalding and Additional Stables

I refer to your letter received on 19 July, 1993, requesting confirmation regarding the compliance with conditions attached to the two above referenced applications.

Unfortunately, I am not in a position to be able to give categoric assurances on such matters. However, in relation to application H08/0802/92, I have not, as far as I can establish, received a landscaping scheme in accordance with Condition No. 2 but, this does depend on whether the additional stables have been erected. If they haven't the condition has not been breached.

In relation to H08/0168/88 I note that Condition No. 2 has been put on in error, since it is requiring a submission of Reserved Matter details, when in fact the application was in Full. The only matter to which it should refer is landscaping details.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Partners:
Stephen P. Holmes LL.B.
David A. Byard LL.B.
Mark P. Robinson LL.B.
David S. Howard LL.B. (Notary)
David G. Morris
Gordon Hatton LL.B.
John L. Clark LL.B. (Notary)
David M. Rigby LL.B.
John A. Hoyle M.A. (Oxon)
Brenda Morley LL.B.
Associates:
Nicholas M. Archer B.A.
Iain G. Masheder B.A.
Wendy J. Scott LL.B.
Simon T. Brennan LL.B.
Consultants:
Sydney D. Cooke LL.B. (Notary)
Arthur L. Blackhurst (Ainsdale)
John E. Cooke LL.B. (Notary)
Financial Executive:
Desmond J. Maher A.C.I.F.A

CarterHodge
INCORPORATING Blackhursts
SOLICITORS
P.O. BOX 3, 18 HOGHTON STREET,
SOUTHPORT, MERSEYSIDE PR9 0PB
Telephone: Southport (0704) 531991
DX: 20102 SOUTHPORT, FAX: (0704) 537475

Our ref: DSH.HLC.WATERS

Your ref:

Date: 16.07.93

F.A.O. Chief Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire.

Dear Sirs,

Re: 4 Cheal Road, Gosberton, Spalding and additional Stables

We act for Miss Waters who is the prospective purchaser of the above house and the business known as Manor Stables. We refer to the two Planning Consents references H08/0168/88 and H08/0802/92 dated 13th April 1988 and 7th September, 1992. We see that both consents were subject to a number of conditions. We are clearly anxious to ensure before our client proceeds further in this subject to contract matter that all of the conditions have been complied with. Would you mind therefore please writing to us and confirming either that all conditions have been complied with or if not advising us which remain outstanding.

Yours faithfully,
for CARTER HODGE.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JUL 1993 IU

Attention of
DPO NH
DDPO BS
JC AOP
Action by .....
Ref. with .....
Date .....

File Nos.

Acknowledge YES/NO
By SG
Date 19/7

This firm is regulated by the Law Society in the conduct of investment business

Also at: BIRKDALE, AINSDALE, FORMBY and HESWALL
A member of the Law Society's TransAction Scheme

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/0802/92 Received:27-JUL-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

Location : Cheal Road Gosberton
Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Authorised to issue:

03-SEP-92 H08/0802/92 AD..../9 DC..../9

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0802/92 Type: FULL

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

Description: Additional stables

Location: Cheal Road
Gosberton
Spalding
Lincs

Valid date: 27-JUL-92 Terminal date: 21-SEP-92
Target dates: Target Committee: 15-SEP-92
To case officer 01-AUG-92 Report deadline: 01-SEP-92
Inspected by 06-AUG-92
Extra contacts 11-AUG-92 Case Officer:
Report if not clear by 31-AUG-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 150 M2
Category: Site enlargement
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Gosberton P	0775 840415	31-JUL-92	14-AUG-92	
Cllr W D Skells	0775 840415	31-JUL-92	14-AUG-92	Appme

L.C.C — No objections 6/8/92
Site Notice 11-8-92 1-9-92

BRIAN SM. Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council C .
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H08/0802/92

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

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Additional stables

Location: Cheal Road Gosberton
Spalding Lincs

Type: FULL

Date received: 27-JUL-92

31-JUL-92

Dear Cllr W D Skells

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 10-AUG-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

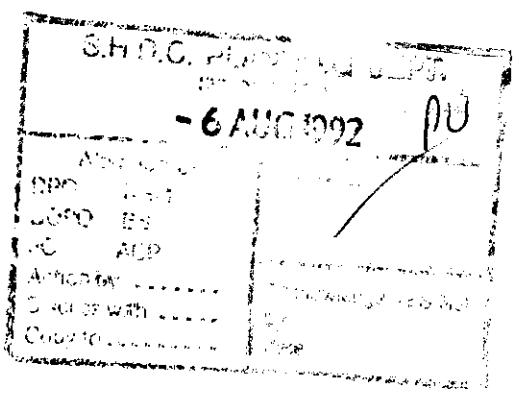
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr W D Skells
33 Lowgate
Gosberton
Spalding Lincs
PE11 4NL

I request that this application be considered by Planning Committee, because

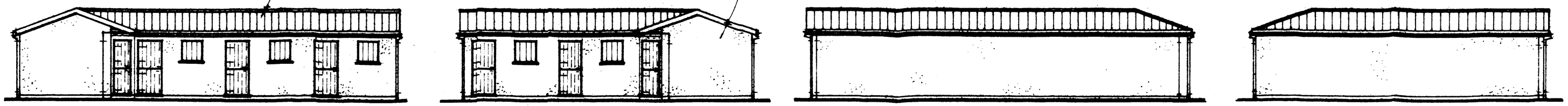
Approve

Signed: W D Skells



GREEN "ENGLINE" CORRUGATED CLADDING.

BRICKWORK - RENDER & TYRELINE.



FRONT.

SIDE.

REAR.

SIDE.

BLOCK-A.



SUMMIT

27 JUL 1992

REF 0502/92

A.26.7.92. Re-Application after Refusal of Holiday

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.

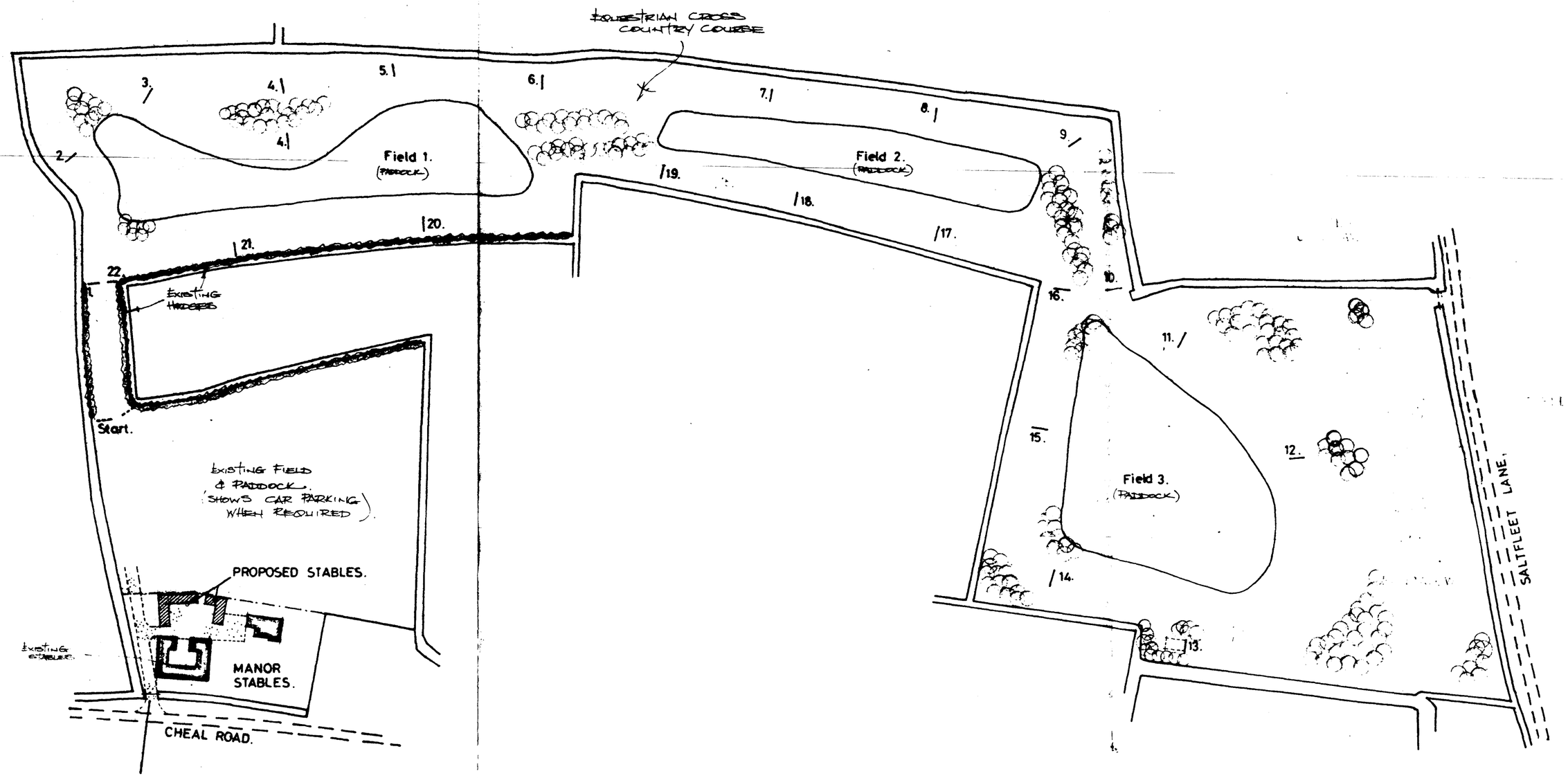
SCALES: 1/50 & 1/100.

DATE: DEC 1991.

G.R.MERCHANT.

DRAWING No.: PRL. 7A

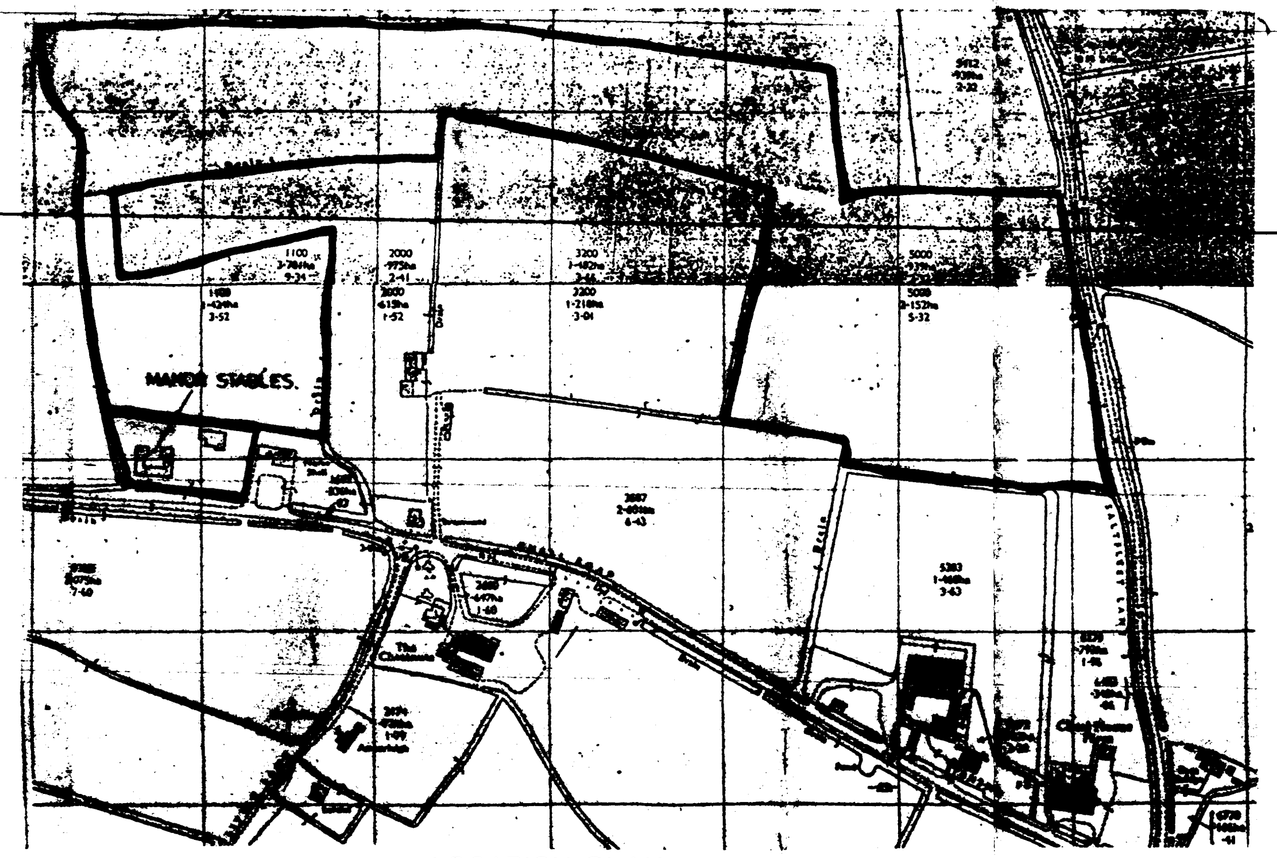
REVISIONS:



BUSINESS ACCESS.
TO BE IMPROVED TO REQUIREMENTS OF L.C.C.
5M WIDE
45° SPLAYS FROM 5M INTO ACCESS.
TARMAC 10M INTO SITE.

SITE LAYOUT.

SCALE: 1/1250.



LOCATION PLAN.

SCALE: 1/2500.

27 JUL 1992
0802/92

G. R. MERCHANT
I.ENG AMICE, FAWO,
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:	DATE:
AS INDICATED.	JULY 1992.
G.R.MERCHANT.	DRAWING No.: PRL.9.

REVISIONS: