APPLICATION NO. : H09...0845...93.....

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0345/93 Received:23-APR-93 Type:OUTLINE

Name: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 OPR

Agent: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 OPR

Description: Erection of dwelling in connection with agricultural holding
Location : Holbeach Drove Spalding
Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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)

approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

6 The dwelling hereby approved shall be compatible in terms of scale, massing, design and use of materials with existing residential property in the locality.

Reason: In the interest of visual amenity.

7 Before the occupation of the dwelling hereby permitted, the glasshouse (approximately 4,500 square feet) and polythene tunnels (total area 11,664 square feet) currently in situ on land shown blue on the submitted plans, shall be erected/installed on the application site to the reasonable satisfaction of the Local Planning Authority.

Reason: To define the terms of the permission and to ensure that the protected cropping structures are erected and utilised as part of the applicant's intentions to develop a viable horticultural holding.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The applicant is informed that separate planning permission will be required for the glasshouses and polytunnels.

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)

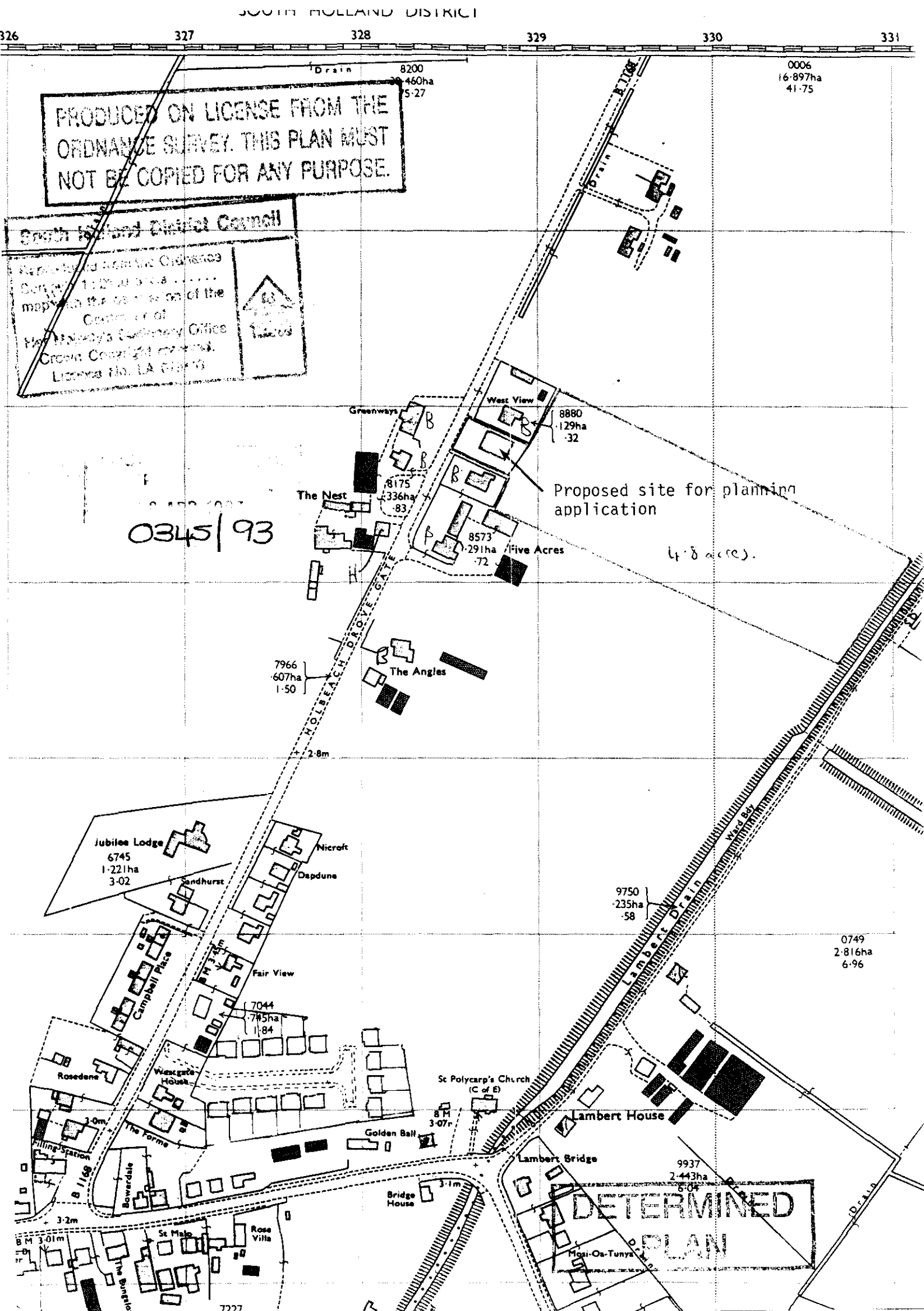
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
21-JAN-94 H09/0345/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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


SOUTH HOLLAND DISTRICT
326
327
328
329
330
331
PRODUCED ON LICENSE FROM THE ORDNANCE SURVEY. THIS PLAN MUST NOT BE COPIED FOR ANY PURPOSE.
South Holland District Council
Drain
8200
460ha
5·27
0006
16·897ha
41·75
B 1168
Greenways
West View
8880
·129ha
·32
The Nest
8175
·336ha
·83
Proposed site for planning application
0345/93
8573
·291ha
·72
Five Acres
4·8 acres.
H
HOLBEACH DROVE GATE
7966
·607ha
1·50
The Angles
+ 2·8m
Jubilee Lodge
6745
1·221ha
3·02
Nicroft
Dapdune
Sandhurst
Campbell Place
FH
Fair View
7044
·745ha
1·84
9750
·235ha
·58
Ward Bdy
Lambert Drain
0749
2·816ha
6·96
Rosedene
Westgate House
3·0m
The Forme
Filling Station
St Polycarp's Church (C of E)
8 M
3·07m
Golden Ball
Lambert House
Lambert Bridge
9937
2·443ha
6·04
Bridge House
3·1m
Bowerdale
3·2m
St Malo
Rose Villa
8 M
3·01m
The Bungalow
Mosi-Oa-Tunya
DETERMINED
PLAN
7227

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0345/93

Date Registered 16 APR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

RICHARD STOKES
FLEET FEN GEDNEY HILL
SPALDING LINCS PE12 0PR

Tel. No. (0406) 330 311

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HOLBEACH DROVE Nr GEDNEY HILL

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DWELLING AND HORTICULTURAL HOLDING

Please complete

Signed... R Stokes ..... Date .....

I attach
* Four copies of all plans
* ~~an ownership certificate~~ (see back page)
* a fee of £20.00. If you consider no fee is payable include a written explanation instead.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a ***full*** *application for change of use and/or new building works* [ ] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [✓]

Please state Site Area 0.08 (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 pervious 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 building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: — sq. metres

B. Please state size of any new structure:- (a) max. height: — metres
(b) max. length: — *metres*
(c) max. width: — metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. 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.

AGRICULTURE

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 — A SOAK AWAY

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

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

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	YES	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	N/A	➡ 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.

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. Indistrial ____ 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 processess 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 the proposal related to 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 state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated 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 of 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?			

ALL DETAILS ATTACHED ON SEPERATE [redacted] REPORT

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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).

PROSPECT PURCHASER

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: KW STOKES

Address of owner at which notice was served:
FLEET FEN GEONEY HILL
SPALDING, LINCS, PE12 0PR

State Date notice served:
2 JAN 93

Signed R. Stokes (Applicant / ~~Agent~~) Date 16.4.93

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. Stokes (Applicant / ~~Agent~~) Date 16.4.93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Currently agricultural/vacant. Bungalows on each side.
Boundaries : 1.8m fence on N boundary, hedge on southern. Im verge
Site Features :

Inspected by DMG
Date 3/5

Site Notice posted by DMG
Date
Expiry 2/5

Individual Resident Notices required:

Addresses to be sent to – West View, Holbeach Drove Gate (Chanel), —"— ✓

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

Post committee.

COMMITTEE

DELEGATED/~~Non-Dct~~

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed DMG Date 1/

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~ (cont overleaf)

PTO.

prior works ✓
works/use restricted ✓

1 SC8 - (details).
2 SC27 - (implementation of planting).
3 B21 - (turning space).
4 SC39 - (agricultural habitation).
5 The dwelling hereby approved shall be compatible in terms of scale, massing, design and use of materials with existing residential property in the locality.
~~Reason: In the interests of visual amenity.~~
6 Before the occupation of the dwelling hereby permitted, the glasshouse (approx 4,500 sq ft) and polythene tunnels (total area 11,664 sq ft) currently in situ on land shown blue on the submitted plans, shall be erected/installed on the application site to the reasonable satisfaction of the Local Planning authority.

Reasons

(1) - (2) Standard.

(3) B21.

(4) Standard.

(5) In the interests of visual amenity.

(6) Reason: To define the terms of the permission and to ensure that the protected cropping structures are erected and utilised as part of the applicant's intentions to develop a viable horticultural holding.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Questionnaire Sent 21/4.

Direction authorised by Senior Officer... 21/4 Date.....

Revalidation after Direction

Information satisfactory Signed... Date... 23/4

Valid date: 23/4

Amended description

Reconsultations:

All..... ~~Specified:~~ None

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *		
	D/Transp A18	.....		
	B Rail	.....		
Environment	Env Services	.....		
	NRA	.....		
	Env Assess	..... G *	Specify:	
Conservation	LB Demolish	..... G *	Standard	
	Eng Heritage	.....		
	Archaeology	..... G	Specify:	
	Consultant	.....		
	Other	.....	Specify:	
Hazards	HSC Group	..... G *	Standard	
	Specific	..... G	Specify:	
Other		.....	Specify:	

Note
* Longer expiry
G Group available

Case Officer DAVID GODLEY

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £120.

Receipt No P3990

Date first Rec'd 16 APR 1993

Registration

Reference H09/0345/93

Cross-Ref

Date 19-APR-93 DRS

Validation

TYPE OUTLINE

Site area 0.08
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of Dwelling in connection with Agricultural Holding

Invalid: Site plans ☐ Certificate ☐ | Fee ☐ Fee (not free) ☐ | Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees: Correct fee £120 | Nil fee ☐ Discounted ☐ | Previous app – ref: Type of app Reason:

Additional £ Refund £ | Receipt No Voucher No | Date Date

Information

Index sheet 363 OS Plots
Grid ref 532880312780

Ward H Parish HOLBEACH

Inside IBD — Inside LP area —

Linked to site Ref 1279

Linked to property Ref

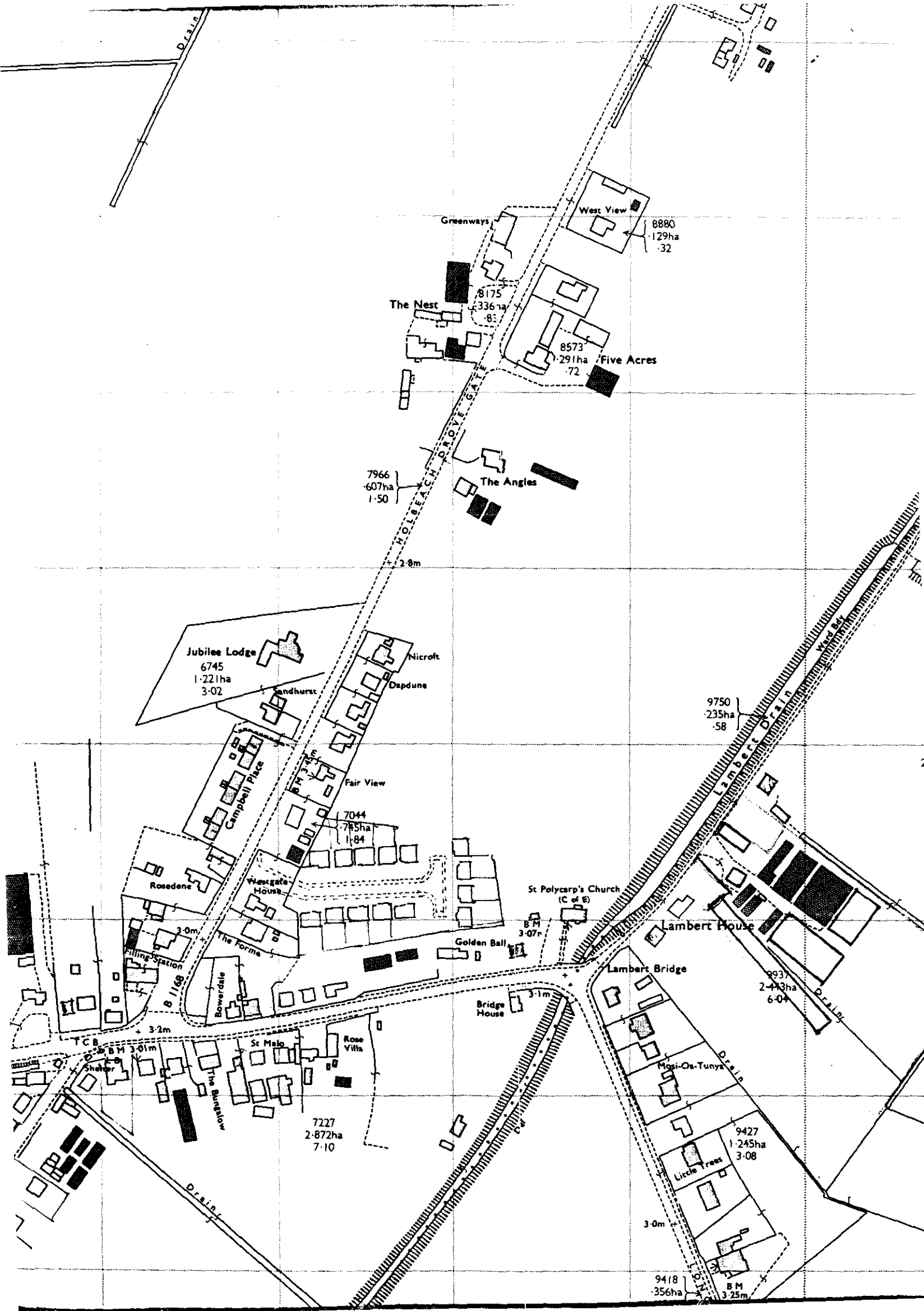
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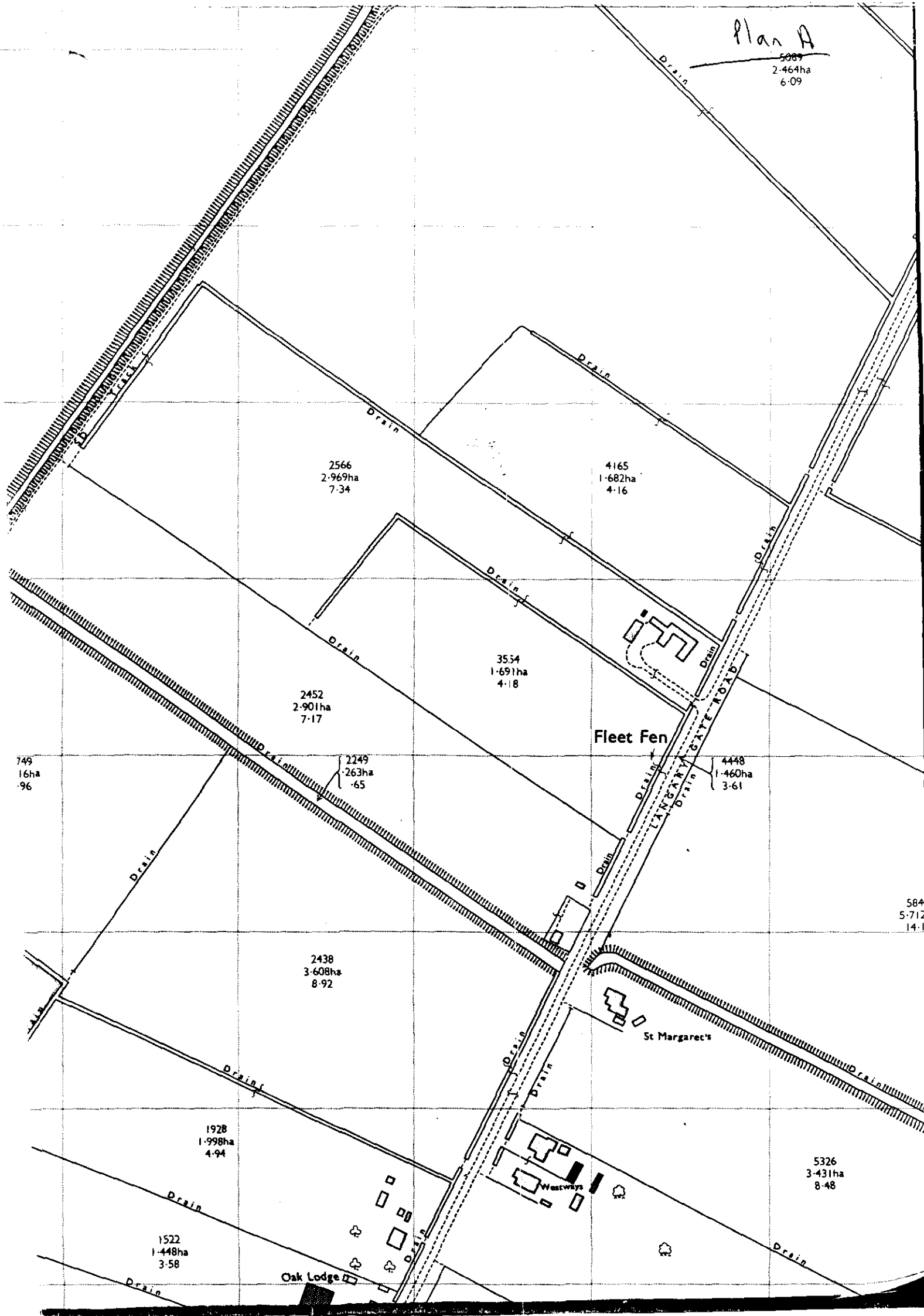
—	CA Cons Area	—	TR Rural
		—	BP TR proposed 67m
—	LB Listed – Grade:	—	LC Level Cross
—	ARC Archaeology	—	FP Footpath
—	AM Ancient Mon		
—	SSI Special Int	—	TPO Tree Pres
			Hazards –
		—	HAZ Site
		—	AIR Safeguard
	Dist Bound	—	LIN Elect
		—	PIP Pipe
	Other:	Y	CON Waste/contamin

Approx 180 m to South

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested


Drain
West View
8880
·129ha
·32
Greenways
The Nest
8175
·336ha
·83
8573
·291ha
·72
Five Acres
HOLBEACH GROVE GATE
7966
·607ha
1·50
The Angles
2·8m
Jubilee Lodge
6745
1·221ha
3·02
Nicroft
Ospdune
Sandhurst
Campbell Place
BM 3·45m
Fair View
7044
·785ha
1·84
Rosedene
Westgate House
3·0m
The Forme
Filling Station
B 1168
Bowerdale
3·2m
TCB
BBM 3·01m
LB
Shelter
St Malo
Rose Villa
The Bungalow
7227
2·872ha
7·10
Drain
St Polycarp's Church
(C of E)
BM
3·07m
Golden Ball
Bridge House
3·1m
Lambert Drain
Ward Bdy
9750
·235ha
·58
Lambert House
Lambert Bridge
9937
2·443ha
6·04
Drain
Mosi-Os-Tunya
Drain
9427
1·245ha
3·08
Little Trees
3·0m
9418
·356ha
BM
3·25m


Plan A
5089
2·464ha
6·09
Drain
Track
2566
2·969ha
7·34
4165
1·682ha
4·16
3554
1·691ha
4·18
2452
2·901ha
7·17
Fleet Fen
2249
·263ha
·65
4448
1·460ha
3·61
749
16ha
·96
LANGARY GATE ROAD
2438
3·608ha
8·92
St Margaret's
Westways
1928
1·998ha
4·94
5326
3·431ha
8·48
1522
1·448ha
3·58
Oak Lodge
5840
5·712
14·1

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

H09/0345/93
OUTLINE

Applicant: Mr R Stokes
Tel: 0406 330311

Agent: Mr R Stokes
0406 330311

Description: Erection of dwelling in connection with agricultural holding

Location: Holbeach Drove
Spalding
Lincs

Valid date: 23-APR-93
Target dates:
To case officer 30-APR-93
Inspected by 07-MAY-93
Extra contacts 14-MAY-93
Report if not clear by 28-MAY-93

Terminal date: 18-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .08 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: CON

CONSULTATIONS CARRIED OUT

l.c.c – Obs Attached LE cS

	Sent	Expiry
Owner/Occupier, West View, Hol Dr. Gate	06-MAY-93	27-MAY-93
Owner/Occupier, Chanel, Hol Dr. Gate	06-MAY-93	27-MAY-93
Site/Press Advert MIN	03 MAY-93	24 MAY-93
Clerk to Holbeach PC 0406 26739	27-APR-93	11-MAY-93
Cllr N P Judge MBE 0406 330300	27-APR-93	04-MAY-93

SITE RECORD

Grid ref: 544480 319720
OS Sheet: 268 Parcel:

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

Com.

H09/0345/93
OUTLINE

Applicant: Mr R Stokes
Tel: 0406 330311

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CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	04-MAY-93	25-MAY-93
Clerk to Holbeach PC 0406 26739	27-APR-93	11-MAY-93
Cllr N P Judge MBE 0406 330300	27-APR-93	04-MAY-93

L.C.C. - No Objection JCS 29/4/93

SITE RECORD

Grid ref: 544480 319720
OS Sheet: 268 Parcel:

Councillor N P Judge
"The Forme"
Holbeach Drove
Spalding
Lincs
PE12 0PX

Mr D M Gedney

DMG/LAC
H09/0345/93

28 September 1993

Dear Councillor Judge

Planning Application H09/0345/93 - Erection of Dwelling In Connection With Agricultural Holding, Holbeach Drove, (Mr R Stokes).

I refer to your recent enquiry in respect of the above asking why further information was required showing the precise location of the existing business.

In response, the ADAS report made reference to "the existing business currently operating from Fleet Fen (adjacent to Lambert Drain)". However, no plan was submitted either by the applicant or by ADAS to show its location in relation to the proposed site.

Such information was considered both material and necessary, since the distance between the two sites is a relevant issue which would need to be taken into consideration by Officers and Members alike when assessing whether or not there is an essential need for a dwelling on the new holding.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

REPORT CONTAINING A STATEMENT OF FACTS TO BE USED IN CONNECTION WITH A PLANNING APPLICATION FOR AN AGRICULTURAL DWELLING

AT

HOLBEACH DROVE GATE
HOLBEACH DROVE

0345/93

REPORT PREPARED FOR
MR RICHARD STOKES

Report prepared by:
J W Barlow HND(Agric)Dip.Agr.Eng ARICS
ADAS
Ceres House
2 Searby Road
Lincoln
LN2 4DW
Tel: 0522 529951

April 1993

ADAS

1.0 INTRODUCTION

This report has been written at the request of Mr Richard Stokes currently of Fleet Fen, Gedney Hill, Spalding.

This report is not a MAFF technical appraisal written in accordance with paragraph E19 of PPG7. It is only intended to be a statement of facts concerning the existing and proposed horticultural business which is run by Mr Richard Stokes. Information in this report should enable the local authority to assess the application in the light of current Government Guidelines contained within Annex E of PPG7. The report is also intended to be an assessment of the horticultural need to back up the local authority questionnaire in respect of proposed agricultural (horticultural) dwellings.

2.0 SITE VISIT AND INSPECTION

A site visit and inspection was undertaken on 30 March 1993 when Mr Richard Stokes was interviewed regarding the existing business currently operating from Fleet Fen (adjacent to Lambert Drain) and the proposed horticultural business to be sited at Holbeach Drove Gate.

3.0 HORTICULTURAL BUSINESS

3.1 Area Occupied

Mr Stokes currently occupies a total of about 3.5 acres of land adjacent to Lambert Drain in conjunction with his father. However, it should be clearly understood that the business, whilst on the same site, is run entirely separately from that of Mr Stokes Senior as verified in the business accounts. The following descriptions therefore relate to cropping and buildings operated by Mr Richard Stokes only.

3.2 Cropping

The cropping comprises the production of a number of flower varieties including Tulips, Stocks, Chrysanthemums, Lilies, Lisianthus and Pinks. These crops are grown all the year round with winter production under protection.

3.3 Protected Cropping

This is carried out under a heated block of glass of approximately 4,500 sq.ft and 12 No. polythene tunnels of 972 sq.ft giving a total protected cropping area of 16164 sq.ft. (0.37 acres). In addition, an area of glass is rented from Mr Stokes Senior when available for additional bulb forcing space.

3.4 Other Buildings

A small packing shed is shared between Mr Stokes and his father.

3.5 Labour

The labour on the unit comprises Mr Richard Stokes only with part-time casual help in busy flowering periods.

3.6 Dwellings

Mr Stokes currently resides with his mother and father in the dwelling adjacent to the nursery at Lambert Drain, Gedney Hill.

4.0 PROPOSALS

Mr Stokes stated that he wishes to move to a 4.8 acre site adjacent to Holbeach Drove Gate as part of NG 0006. He stated that he will move the glasshouse and all the polythene tunnels to the new site and will eventually increase the heated glass by a further 8,000 sq.ft. within the next 2 years. The additional land available will also enable the business to expand the outdoor cropping areas.

5.0 REASONS FOR THE PROPOSED DWELLING

Mr Stokes stated that he is anxious to expand his business now that he is on a sound financial footing, but this is hampered by the lack of space on his father's nursery. The business has probably reached an income ceiling because of the lack of available space and, having been involved in horticulture over the past 8 years, he feels he is well equipped from the experience point of view to expand an already successful operation.

The heating and irrigation requirements of protected cropping also require constant supervision in order to produce crops at the right time to obtain the best returns from the market.

6.0 ADAS COMMENTS

6.1 The existing business carried out by Mr Stokes on his father's nursery is already viable according to audited accounts prepared by his accountant.

6.2 The projected figures for flower production are considered reasonable according to ADAS standard figures and are achievable given Mr Stokes' experience and past record.

6.3 The business already provides full-time employment for Mr Stokes and additional casual labour as necessary. Expansion on the new site would provide further casual employment opportunities in this traditional horticultural area.

6.4 The business, whilst obviously viable at present, will need to become more flexible in order to cover the rising fixed and variable costs of production and to provide a better return on management and investment income.

6.5 Timeliness and hence return on flower production depends on adequate supervision of heating and irrigation systems. Also, the operational needs of the business in terms of the delivery of materials necessary to maintain production and finished produce require someone on site at all times as well as the additional needs of security.

6.6 The site chosen for the business is adjacent to the main road and whilst outside the development line for Holbeach Drove, is between existing dwellings and does not constitute a completely isolated dwelling in open countryside.

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/KS/PL.719

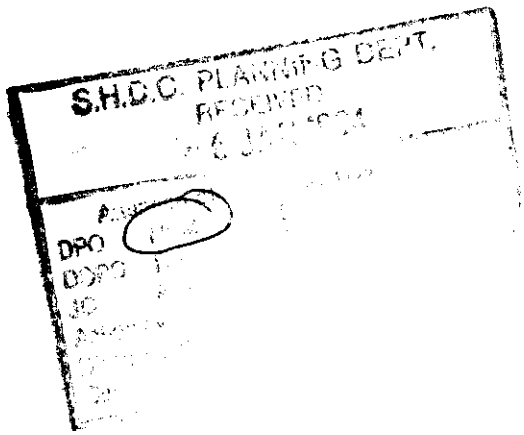
YOUR REF:

DATE: 4th January 1994

SUBJECT: PLANNING APPLICATION NO. H09/0345/93
DWELLING AT HOLBEACH DROVE

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

RICHARD STOKES

re

the erection of a dwelling at
Holbeach Drove Gate, Holbeach Drove

I hereby certify that this is a true copy
of the Planning Obligation relating to
the erection of a dwelling at
Holbeach Drove Gate, Holbeach Drove.

R. Gobbett

.....
Director of Administration

THIS DEED is made the twenty third day of November One thousand nine hundred and ninety-three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and RICHARD STOKES of Fleet Fen Gedney Hill in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land

(3) The Owner has by application dated the sixteenth day of April One thousand nine hundred and ninety-three applied to the Council for planning permission for a dwelling on the land shown edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H09/0345/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owner" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of the "Land")

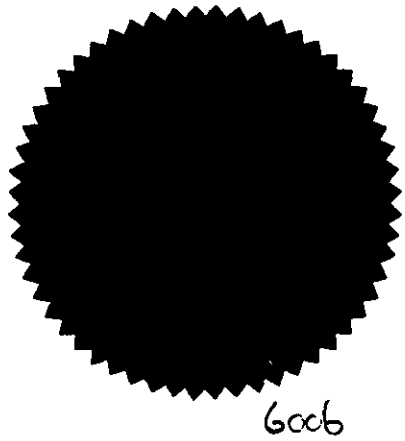
The land situate at Holbeach Drove Gate Holbeach Drove shown edged blue on the plan annexed hereto

SECOND SCHEDULE

(The Planning Obligation)

The Owner hereby covenants that the Development shall permanently remain part of the agricultural holding comprising the Land of which it forms an integral part and shall not be occupied except by the owner manager or an employee of that agricultural holding

THE COMMON SEAL of THE SOUTH)
HOLLAND DISTRICT COUNCIL was)
hereunto affixed in the presence of)



6006

Chairman of the Council

Director of Administration

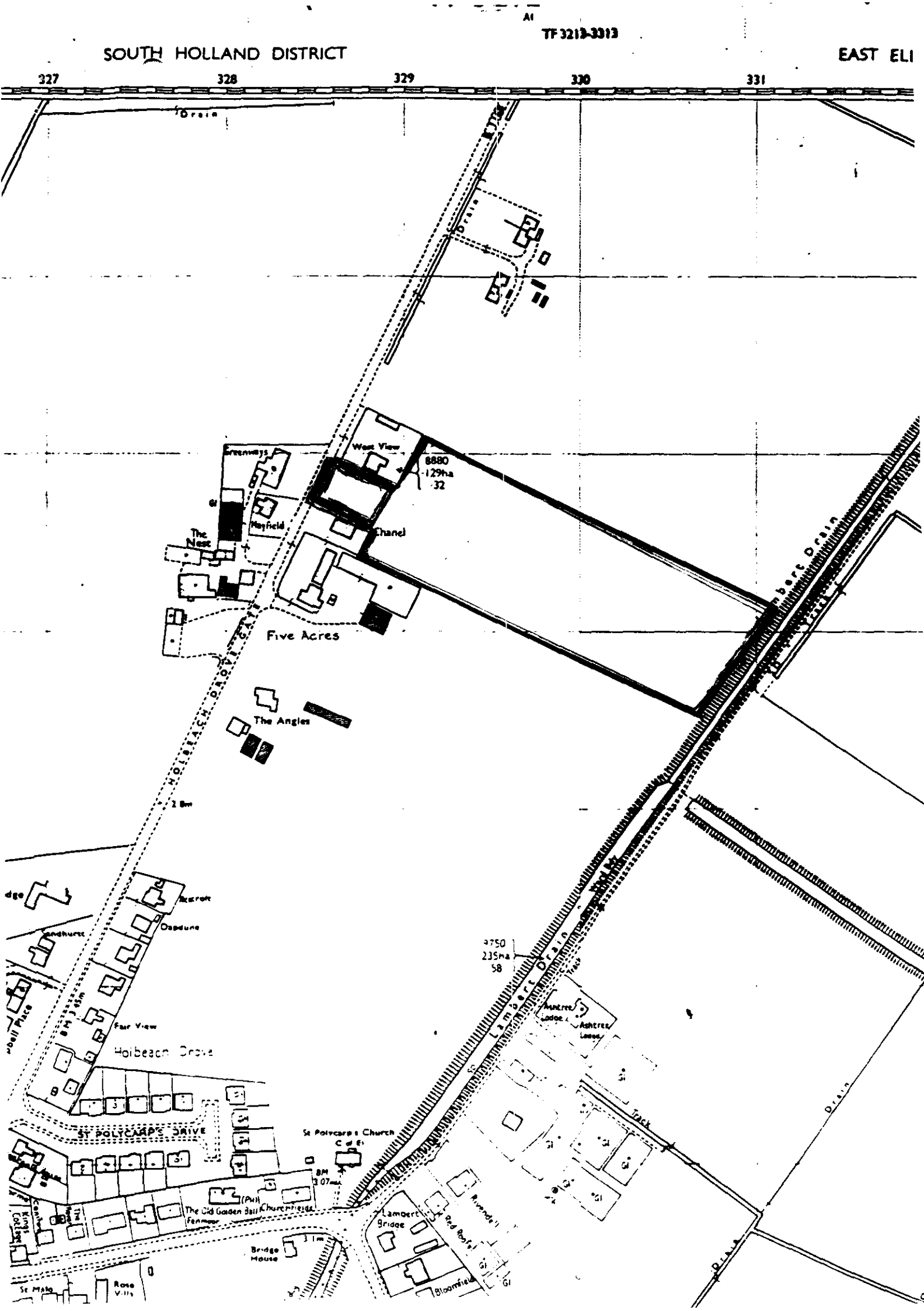
SIGNED AS A DEED by the said
RICHARD STOKES
in the presence of:-

PAUL JOHNSON

Witness

Address
EAST FIELDS
OLD GROVE
HOLBEACH GROVE
SPALDING LINCS PE12 0SA.

Occupation
AGRICULTURE ENGINEER.


A1
TF 3213-3313
SOUTH HOLLAND DISTRICT
EAST ELI
327
328
329
330
331
Drain
Greenways
West View
8880
12.9ha
32
Mayfield
The Nest
Chanel
Five Acres
The Angles
HOLBEACH GATE
2 Bm
Lambert Drain
Holbeach Drove
ST POLYCARP'S DRIVE
St Polycarp's Church
The Old Garden Hall
Lambert Bridge
Bridge House
Track
Drain

660. PLANNING APPLICATIONS (Continued)

(e) Applications Director of Planning and Building Control Services authorised to refuse (Continued)

Plan No. and Applicant	Proposal
H16/0803/93 Patterson Properties	Change of use of building to residential dwelling, plus renovation and extension to provide residential accommodation, grounds of Ornom House, Roman Bank, Spalding.
H20/0820/93 Mr & Mrs J W Cooper	Retention of dwelling without complying with agricultural habitation clause at Annesfield, Mission House Road, Sutton St. James.

(f) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990, the Director of Planning and Building Control Services be authorised to grant planning permission for the under-mentioned developments in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H09/0345/93 Mr R Stokes	O.A.	Dwelling in connection with agricultural holding at Holbeach Drove, Spalding.

(To ensure that the dwelling is tied to the associated 4.8 acres of land of which it forms an integral part.)

H02/0581/93 David Wilson Homes Ltd.	O.A.	Residential development on land off Barbers Drove, Crowland.

(To ensure that an Agreement under section 278 of the Highways Act 1980 is completed in respect of access/junction improvements before development commences.)

(In agreeing this, the Director of Planning and Building Control Services was instructed to ensure that the bus shelter is re-sited before development commences and that he is satisfied with the terms of the Agreement to be entered into under section 278 of the Highways Act 1980.)

H14/0641/93 Rose Cottage Nursery and Aquatic Centre	Restaurant and toilet facilities at Glenside North, Pinchbeck.

(To restrict the range of items sold to those incidental to the use of the premises as a nursery and aquatic centre.)

(O.A. denotes outline application.)

6th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H18/1104/92 Marshland and Wingland	JB	Refused as recommended.
3	H09/0345/93 Mr R Stokes	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
5	H05/0372/93 Kings Quality Homes	JB	Grant as recommended.
7	H05/0373/93 Kings Quality Homes	JB	Grant as recommended.
9	H08/0551/93 I Bates	DJR	Deferred for Site Visit.
12	H02/0581/93 David Wilson Homes	DJR	DPBCS Auth subject to Sect 106 agreement as recommended. Bus shelter and Local Planning Authority approval of road scheme to be included in 106 agreement.
14	H21/0630/93 H21/0814/93 Mr K Russell	DMG	Refused as recommended.
16	H14/0640/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	PJU DJR	Grant as recommended.
16	H14/0641/93 Rose Cottage Nursery & Aquatic Centre	DJR	DPBCS Auth subject to 106 agreement as recommended.
20	H02/0643/93 G M Riddidngton Partnership	DJR	Deferred for site visit.
23	H06/0654/93 Long Sutton Motor Co	JB	Grant as recommended.
25	H06/0657/93 Mr C J W Franks	JB	Deferred for site visit. Check previous application for filling station by Hurnfield Hargate and Anglia Motel as DoT consider sufficent approvals given on this stretch of A17.
27	H23/0661/93 Mr R Regan	JB	Deferred for site visit.
30	H18/0662/93 J E & R A Deans	DMG	DPBCS Auth as recommended.

32	H14/0677/93 H1 0678/93 John Allen Tpt	PJU	DPBCS Auth subject to Sect 278 agreement as recommended. H14/0678/93 to have same condition as condition 13 of H14/0678/93.
36	H05/0687/93 H Whestone esq	JB	Refused as recommended.
38	H14/0690/93 Mr J G Sneath	PJU	Refused as recommended.
40	H21/0693/93 Mr V Day	JB	Refused as recommended.
43	H09/0718/93 L.C.C.	JB	Grant as recommended. Add note ref proximity of commercial premises, and need to design to protect residential amenities.
46	H09/0719/93 L.C.C.	JB	Grant as recommended.
48	H08/0724/93 Mr & Mrs A Houghton	PJU	Grant as recommended.
50	H05/0728/93 R Proctor	JB	Deferred for site visit.
51	H04/0763/93 Mr W Lockhead	PJU	Refused as recommended.
53	H23/0773/93 Kings Quality Homes	DMG	Deferred to allow us to pursue ways we can bring pressure to bear on developers to prevent a similar situation occurring.
55	H09/0774/93 Mr & Mrs Ladbrook	JB	Grant as recommended.
57	H23/0786/93 Mr K Usher	DMG	Refused as recommended.
59	H16/0788/93 Crescent Traders Assoc	PJU	DPBCS Authorised subject to negotiations re additional sign which has been put up on site.
60	H16/0793/93 The Furniture Co	DJR	Refused as recommended.
61	H17/0802/93 A B Builders	PJU	Deferred for site visit.
62	H16/0803/93 Patterson Properties	DMG	DPBCS Auth to Refuse as recommended.
64	H20/0820/93 Mr & Mrs J W Cooper	DMG	Refused as recommended. Letter to advise further 6 months attempt to sell in view of depressed state of housing market.

8th Oct 93

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H09/0345/93 DATE RECEIVED: 23-APR-93

TYPE: Outline

DESCRIPTION: Erection of dwelling in connection with agricultural holding

LOCATION: Holbeach Drove, Spalding.

APPLICANT: Mr R Stokes AGENT:

REASON FOR COMMITTEE CONSIDERATION

Ward Member request.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 6 OCT 1993

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission subject to:-

(a) The applicant first entering into a Section 106 Planning Obligation to tie the dwelling to the associated 4.8 acres of land of which it forms an integral part.
(b) Conditions.

COMMENTS

1 The site is outside Holbeach Drove Interim Boundary of Development.

2 The applicant is engaged locally in agriculture, and the application satisfies the functional test, although our agricultural consultant is doubtful about the financial viability. The location of the site is well related to the pattern of development in the immediate vicinity, and in turn this will influence the design and size of dwelling which may be built on the site.

REPRESENTATIONS

Parish Council: Supported.

Ward Member: Requests consideration by Planning Committee.

County Highways: Request conditions.

Agricultural Consultant: Summarised:
- I consider the functional test satisfied.

- In my opinion the present business is marginally viable. The estimated capital expenditure as shown in the business plan is grossly under estimated. The continuing viability of the business, after the business plan proposal has been completed would in my opinion be doubtful.

Public: Letter received from owner/occupier of "West View" who would prefer any ensuing dwelling to take the form of a bungalow and not a house, mainly for reasons of privacy.

Applicant: Summarised:

- Currently occupy approximately 3.5 acres of land adjacent Lambert Drain in conjunction with father (two businesses run separately).
- Labour comprises of applicant only, with part-time casual help.
- Currently reside in family home adjacent to nursery on Lambert Drain.
- Wish to move to 4.8 acre site proposed. Will move 12 tunnels and 4,500 square feet of glass owned by myself to new site and increase heated glass. Packing shed will be constructed.
- Additional land will enable business to expand outdoor cropping areas. Father will run his business as normal.
- Anxious to expand business now I am on sound financial footing, but this is hampered by lack of space on my father's nursery. Feel well equipped to expand already successful operation (business plans submitted).
- Dwelling required for managerial, operational, security reasons.
- Intent to set up business and to also get married.

SCHEDULE OF CONDITIONS

1 SC8 - (details).

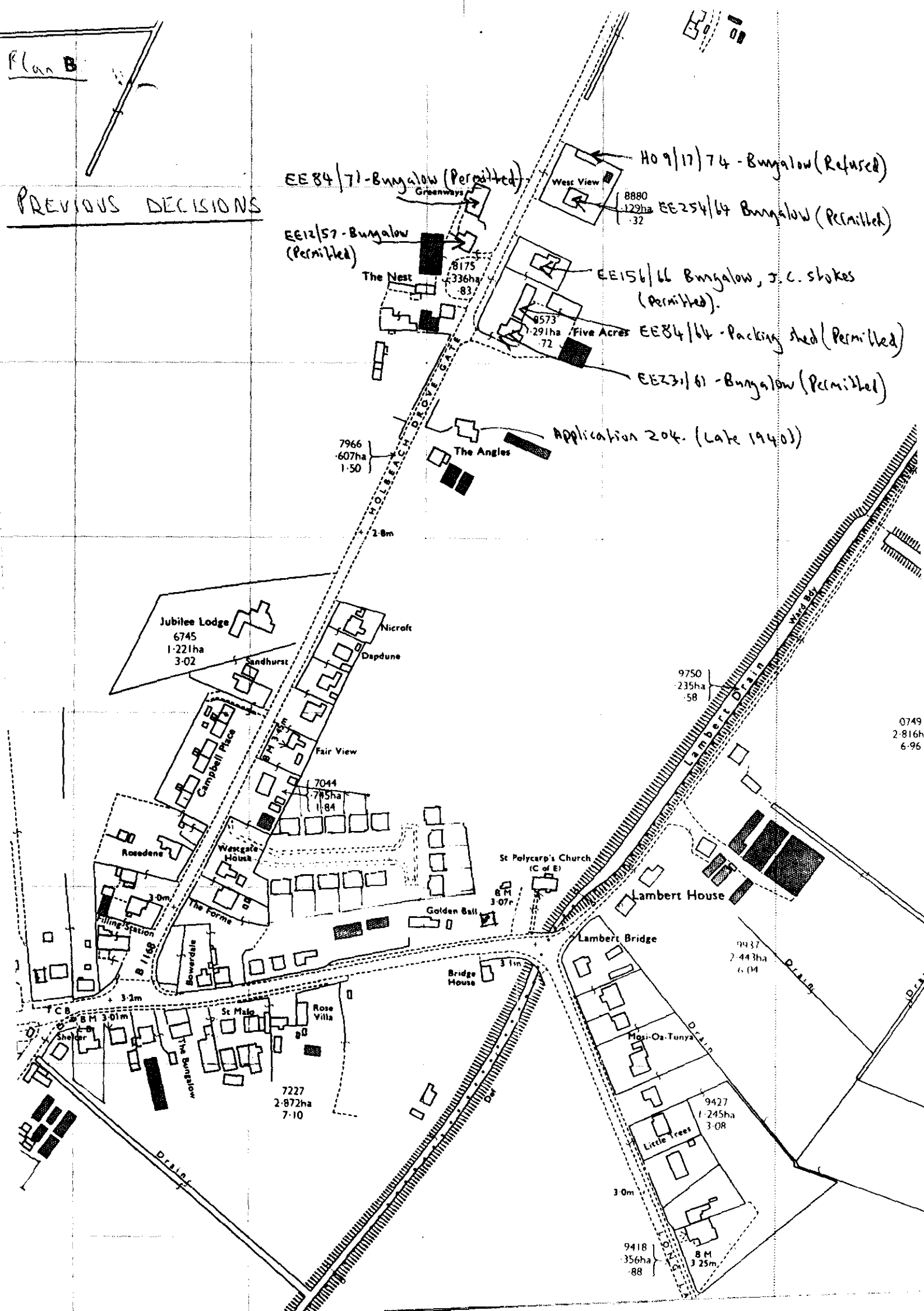
2 SC27 - (implementation of planting).

3 B21 - (turning space).

4 SC39 - (agricultural habitation).

5 The dwelling hereby approved shall be compatible in terms of scale, massing, design and use of materials with existing residential property in the locality.
Reason: In the interests of visual amenity.

6 Before the occupation of the dwelling hereby permitted, the glasshouse (approx 4,500 sq ft) and polythene tunnels (total area 11,664 sq ft) currently in situ on land shown blue on the submitted plans, shall be erected/installed on the application site to the reasonable satisfaction of the Local Planning authority.
Reason: To define the terms of the permission and to ensure that the protected cropping structures are erected and utilised as part of the applicant's intentions to develop a viable horticultural holding.


Plan B
PREVIOUS DECISIONS
EE84/71 - Bungalow (Permitted)
Greenways
EE12/57 - Bungalow (Permitted)
The Nest
·8175
·336ha
·83
West View
8880
·129ha
·32
HO 9/17/74 - Bungalow (Refused)
EE254/64 Bungalow (Permitted)
EE156/66 Bungalow, J.C. Stokes (Permitted).
·9573
1·291ha
·72
Five Acres
EE84/64 - Packing Shed (Permitted)
EE231/61 - Bungalow (Permitted)
Application 204. (Late 1940's)
7966
·607ha
1·50
The Angles
HOLBEACH DROVE GATE
2·8m
Jubilee Lodge
6745
1·221ha
3·02
Sandhurst
Nicroft
Dapdune
Campbell Place
Fair View
7044
·785ha
1·84
Rosedene
Westgate House
The Forme
Filling Station
3·0m
B 1168
Bowerdale
St Polycarp's Church (C of E)
Golden Ball
Lambert House
Lambert Bridge
Bridge House
3·1m
3·2m
TCB
St Malo
Rose Villa
Shelter
The Bungalow
7227
2·872ha
7·10
Drain
Ward Bdy
Lambert Drain
9750
·235ha
·58
0749
2·816h
6·96
9937
2·443ha
6·04
Moxi-Oa-Tunya
9427
1·245ha
3·08
Little Trees
3·0m
9418
·356ha
·88
8 M
3·25m

SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION FOR AGRICULTURAL DWELLING

An application for an agricultural dwelling must be accompanied by this Questionnaire, duly completed. The purpose of the Questionnaire is to obtain information which will enable the Authority to determine whether a need for an agricultural dwelling has been conclusively shown.

The application must also be accompanied by an assessment of the agricultural need prepared by a professional party or agency, together with a business plan. The latter should also be prepared by an independent party or agency.

This Questionnaire could, in fact, be completed by those engaged in preparing the assessment of the need and/or the business plan.

Please note that not all the questions given below may be appropriate. However, all those which do have a bearing upon the application should be answered.

If you experience difficulty in answering any of the questions, please do not hesitate to contact the Planning Department of this Authority.

SOUTH HOLLAND D.C.
PLAN DEPT
2 APR 1993
REF 345/93

QUESTIONNAIRE

A. Particulars of Existing Holding

1 Please specify type of holding - HORTICULTURAL

Arable
Horticulture
Intensive Livestock
Fish Farming
Any other

2 Please specify total area of holding (please indicate size of parcels of land if physically distinct and separated from each other by other land not in your ownership) -

4.8 ACRES IN ONE PARCEL

Please enclose a map to a recognisable scale showing the extent of the holding.

ALREADY SUBMITTED WITH APPLICATION

3 Please give details of acreage owned or tenanted -

ALL OWNED

Please note that if the land is not held on a secure basis e.g. mowing or grazing licence, the business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages.

ALL TYPES OF CUT FLOWERS

Please indicate amount of quota if applicable and area and location of land set aside -

N/A

Please specify what markets the crops are grown for - stock feed, human consumption, etc -

ROMEOE COVENT GARDEN
W.SHAW MANCHESTER
P SMITH PRESTON
SCOTT + WHITLAM COVENT GARDEN

Please indicate areas of grassland and whether the grassland is temporary or permanent and conserved for hay or silage -

N/A

5 Please give details of numbers of livestock if any - numbers should be supplied of type (cattle, sheep, pigs, etc) and further broken down into breeding and other animals.

N/A

Please supply details of quotas if animals are produced for sale, please indicate:- NA

(a) Average numbers on holding at any one time.

(b) Numbers produced per annum, age and weight at sale.

(c) For which market they are produced for.

6 Please give details of persons employed - please specify the tasks or role of each employee -

Full-time APPLICANT
Part-time all year
Seasonal AS REQUIRED

Please give details of their home location and its distance from the agricultural holding -

APPLICANT LIVES WITH PARENTS ONE MILE AWAY

INTENDS TO SET UP BUSINESS AND GET MARRIED.

7 Please give details of husbandry practices which significantly add to the functional requirements e.g. pedigree stock, high value crops, automatic equipment for watering, feeding or ventilation, calving patterns, etc -

SEMI AUTOMATIC WATERING EQUIPMENT.

8 Please describe any housing systems which may be labour intensive e.g. cow sheds as opposed to loose housing -

N/A

9 Please specify any special marketing or other arrangements which may add to labour requirements or lead to unsocial hours -

UNSOCIAL HOURS WORKED TO MEET SEASONAL CROPPING

10 Please give details of any existing dwellings on the holding (who occupies them and on what tenure) and whether any dwellings have been sold separately from the holding in the last five years -

NA

11 Please specify size and use of existing agricultural buildings on the holding and show their location on a scaled plan. Details should also be supplied of any recent investments in farm buildings, etc -

NA

12 Please give details of any fixed equipment -

NA

13 Please give details of services (electricity, water, sewage disposal) and any waste handling systems and storage -

MAINS ELECTRICITY AND WATER AVAILABLE

14 Please specify whether there is any storage of chemicals (fertilisers, pesticides, herbicides and insecticides) on the holding -

VERY LIMITED QUANTITIES WOULD BE LOCKED IN CABINET

15 Please give details of theft or vandalism which may have occurred on the holding in the last 5 years. Have any incidents been reported to the Police?

NA

NOTE: This information may contribute to the applicants case but will not, by itself, be sufficient to justify a new dwelling.

16 Please give details of any diversification or non-agricultural enterprises (if any) on the holding -

NA

B **Particulars of Proposal**

The Proposed Dwelling

1 Please state who is intended to occupy the proposed dwelling and what is their current occupation -

APPLICANT, HORTICULTURALIST

2 Please state where that person currently resides -

WITH PARENTS AT FLEET FEN, GEDNEY HILL

3 Please state whether the proposal is intended to replace an existing dwelling -

NO

4 If so, please state where the existing dwelling is located and why it is non-suitable for the applicants needs -

NA

5 Please state what is intended will happen with the existing dwelling -

NA

6 Please state why the proposed dwelling is needed -

(a) New ~~agricultural~~/horticultural. HOLDING
(~~b~~) Changes in nature of business.
(~~c~~) Changes in management.

7 Please state the proposed ground floor area of the proposed dwelling and why a dwelling of the particular size and type is required -

560 Sq Ft

NORMAL SIZE HOUSE

8 Please state why it is necessary for the proposed dwelling to be built in the location proposed -

FOR SUPERVISING THE VARIOUS CROPPING OF CUT FLOWERS DURING UNSOCIABLE HOURS.

9 If security or additional security is one of the reasons for the dwelling, please provide details as to why it is considered security will be a problem or present a difficulty -

MAINTAIN SECURITY OF HOLDING

10 Please state whether consideration has been given to any alternative form of residential accommodation on the site pending the establishment of the agricultural enterprise on a firm and viable basis -

ENTERPRISE IS ALREADY PROVEN VIABLE

Personal Circumstances

1 Has the applicant any experience or formal training and/or qualifications in agriculture? Please provide details -

HAVE RUN OWN ENTERPRISE FOR 8 YEARS

2 Has professional advice been taken in setting up the agricultural enterprise? If so, please provide details - (Your attention is drawn to the fact that the application for an agricultural dwelling must be accompanied by an assessment of the agricultural need prepared by a professional party or agency) -

ADAS ADVICE BEING SOUGHT

The Proposed Agricultural Holding

1 Please state type of holding - HORTICULTURAL

Arable
Horticulture
Intensive Livestock
Fish Farming
Any Other

2 Please give total area of holding (Please indicate size of parcels of land if physically distinct and separated from each other by other land not in applicants ownership) -

4.8 ACRES IN ONE PARCEL

Please enclose a map to a recognisable scale showing the extent of the holding. ALREADY SUBMITTED WITH APPLICATION

3 Please give details of acreage owned or tenanted -

ALL OWNED

Please Note that if land is not held or likely to be held on a secure basis e.g. mowing or grazing licence, the proposed business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages -

ALL TYPES of CUT FLOWERS

Please indicate intended markets for the crops -
COVENT GARDEN
MANCHESTER
PRESTON
BIRMINGHAM etc.

Please indicate areas of intended grassland and whether grassland will be temporary or permanent -

N/A

Please indicate intended areas of woodland -

N/A

5 Please give details of intended numbers of livestock (if any), specifying type and those to be used for breeding purposes. If the livestock are intended, ultimately, for sale, please indicate which markets they will be produced for -

N/A

6 Please give details of persons to be employed on the holding - please specify the intended tasks or role of each employee -

Full-time APPLICANT
Part-time all year
Seasonal AS REQUIRED

Please give details of their present home location and distance from the intended holding -

APPLICANT LIVES AT HOME WITH PARENTS ONE MILE AWAY

INTENDS TO SET UP BUSINESS AND GET MARRIED.

7 Please give details of intended husbandry practices which may involve specific functional requirements e.g. pedigree stock, high value crops, etc -

SEMI - AUTOMATIC WATERING EQUIPMENT.

8 Are any housing systems intended which may be labour intensive - such as cow sheds as opposed to loose housing? If so, please specify -

NA

9 If any special marketing or other arrangements are envisaged which may entail unsocial hours of working or involve specific labour requirements, please specify -

UNSOCIAL HOURS WORKED TO MEET SEASONAL CROPPING

10 If the proposed holding is an extension of an existing holding, please show on a scaled map the relationship of the extension to the existing holding - NO

11 If new agricultural buildings are intended to be erected, please specify size and specific use and show their location on a scaled map - PACKING SHED

12 Please give details of any fixed equipment which it is intended to install -

BENCHES FOR PACKING

13 Please give details of the intended services (electricity, water, sewage disposal) and any intended storage of waste.

MAINS, ELECTRICITY AND WATER AVAILABLE

14 If a programme for the erection of agricultural buildings is involved, please give details of time-scale -

N/A

15 If irrigation or temperature controlled facilities are envisaged, please give details -

N/A

16 Are any crops/livestock envisaged which require essential care at short notice? If so, please give details -

FORCED CROPPING

17 If it is intended to store chemicals (fertilisers, pesticides, fungicides, herbicides and insecticides) please specify details -

VERY LIMITED QUANTITIES WOULD BE KEPT IN LOCKED CABINET

Financial Considerations

1 Please ensure an independent business plan of the proposed new or expanded agricultural enterprise (this should form part of the assessment of the agricultural need supplied by the professional agent) is provided giving details of anticipated annual turnover, overheads and net profits.

Note: Annexe E (paragraphs E5 and E9) of Planning Policy Guidance Note No. 7 "The Countryside and the Rural Economy" January, 1992, states that a functional test in regard to agricultural need will be necessary in all cases and that where a functional test alone is not conclusive it may be appropriate also to supply a financial test.

Thus, while the Authority would expect a business plan to be submitted with the application, it reserves the right to request the submission of financial information of a more detailed nature for such information may be an important element in establishing that intentions to engage in farming enterprise are genuine and are likely to be capable of being sustained for a reasonable period of time.

2 Please specify degree of financial commitment to the proposed new or expanded agricultural enterprise. Has a residential or commercial mortgage has been sought? Please give details -

TOTAL COMMITMENT

3 Please indicate whether the business plan has been endorsed by the Financial Institution providing the loan facilities -

NA

4 It is normal practice for the Local Planning Authority in granting planning permission for an agricultural dwelling to oblige the applicant to enter into a Section 106 Obligation - a legal agreement or contract limiting the occupation of the dwelling to a person employed in agriculture or forestry and if need be, preventing the separation of the holding from the dwelling. Has a check been made to establish whether planning conditions or a Section 106 Obligation would entail a problem with regard to mortgage availability? If no check has been made, it is considered advisable one should be made and this Authority advised of the outcome.

Note: For your assistance, a draft of a standard Section 106 Obligation is enclosed with this Questionnaire.

You may if you wish, add any further information which you consider relevant to the issue of an agricultural need for the proposed dwelling.

THE PROPOSAL IS FOR ME TO TRANSFER MY PRESENT ENTERPRISE, WHICH I HAVE RUN FOR 8 YEARS, TO NEW SITE, TO ALLOW FOR EXPANSION. IT WILL BE ESSENTIAL FOR ME TO LIVE ON THE SITE, TO SUPERVISE AND WORK IN THE COVERED AND HEATED CROPPING.

B SMITH MRTPI
DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

R STOKES
LAMBERT HOUSE
FLEET FEN
GEDNEY HILL
SPALDING
LINCS PE12 OPR

REF H09/0345/93

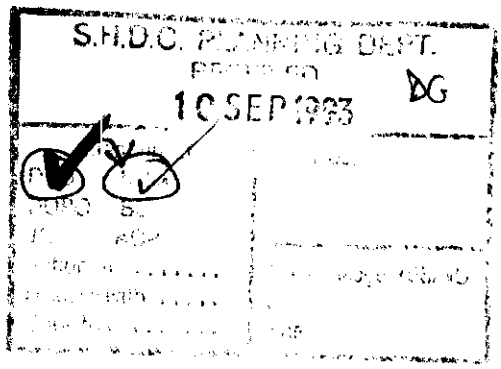
Dear Mr Smith

I understand the section 106 agreement and can confirm that I am willing to enter in to an agreement to tie the holding to the dwelling and the occupant(s) be employed in horticulture/agriculture.

Yours sincerely

R Stokes

R STOKES



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H09/0345/93

Your Ref:

Date: 14 Oct 1993

H09/0345/93 - MR R STOKES
ERECTION OF DWELLING IN CONNECTION WITH AGRICULTURAL HOLDING
HOLBEACH DROVE GATE, HOLBEACH DROVE, SPALDING.

Further to my earlier memo dated 12th October, with reference to the above, please find enclosed a copy of the letter confirming that the applicant is willing to enter into the Section 106 Agreement.

G Smith
Technical Assistant

Enc.

Mr R Stokes,
Fleet Fen,
Gedney Hill,
Spalding,
Lincs.
PE12 OPR.

Mr D Gedney

DMG/JJ H09/0345/93

12 Oct 1993

Dear Sir,

H09/0345/93 - ERECTION OF DWELLING IN CONNECTION WITH AGRICULTURAL HOLDING, HOLBEACH DROVE GATE, HOLBEACH DROVE.

The above was considered at the Planning Committee of 6th Otober 1993 where it was resolved that planning permission be authorised subject to the applicant first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990, to tie the dwelling to the associated 4.8 acres of land of which it forms an integral part.

Could you please therefore confirm in writing as to whether you are willing to enter into the above agreement as soon as possible.

I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H09/0345/93

Your Ref:

Date: 12 Oct 1993

H09/0345/93 - MR R STOKES
ERECTION OF DWELLING IN CONNECTION WITH AGRICULTURAL HOLDING, HOLBEACH DROVE GATE, HOLBEACH DROVE, SPALDING.

The above was considered at the Planning Committee of 6th October 1993, where it was resolved that planning permission be authorised subject to the applicant first entering into a planning obligation under the provisions of Section 106 to tie the dwelling to the associated 4.8 acres of land of which it forms an integral part.

In order that you may prepare the necessary documentation, please find enclosed:-

1. Six 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red with the surrounding 4.8 acres edged in blue.

2. A copy of the planning application form.

Confirmation that the applicant is willing to enter into the above Agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

Mr R Stokes,
Fleet Fen,
Gedney Hill,
Spalding,
Lincs.
PE12 OPR.

Mr B Smith

DPBCS/JJ H09/0345/93

07 Sep 1993

Dear Mr Stokes,

PROPOSED DWELLING IN CONNECTION WITH AGRICULTURAL HOLDING, HOLBEACH DROVE.

Further to our recent telephone conversation I would confirm that, following a review of the circumstances of your application including a further inspection of the site and taking into account the advice received on your business plan I propose to report to the Committee on the basis of recommending that permission be granted subject to the applicants entering into a planning obligation which ties any subsequent dwelling to the holding and of course a condition requiring that the occupation be restricted to a person(s) employed in agriculture/horticulture.

Unfortunately as I hinted at during our conversation time has not allowed for the report to be rewritten in time for the 14th September and it will therefore be reported to the Committee on the 6th October next.

In the meantime however and to obviate any unnecessary delay I have enclosed a draft of a typical Section 106 Agreement for circumstances such as your application and I would be pleased if you could confirm by the 6th October whether or not you would be willing to enter into such an agreement. To that end I would advise you to seek advice from your Solicitor and if necessary from the institution from whom you may be seeking mortgage facilities. I must stress that it is important to obtain that advice and agreement in principle of it is necessary before confirming your willingness to enter into such an agreement.

Yours sincerely

B SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES

Enc.

COPY TO CLLR. JUDGE ✓

MR RICHARD STOKES
FLEET FEN, GEDNEY HILL
SPALDING, LINCS

BUSINESS PLAN PREPARED FOR THE ABOVE
IN CONNECTION WITH A PROPOSED MOVE TO
NEW BUSINESS PREMISIES.

1. Mr Stokes is at present sharing a nursery and land with his father, but a separate business has been maintained at all times.

2. It is proposed moving to a new site at ~~Holland~~ Holbeach Drove Gate in order to increase the area of production for both field grown and protected crops.

3. The estimated capital expenditure involved in moving to the new site is:-

Cost of moving existing structure and glass.	1000
Building Packing Shed (removed from previouse site), concrete, electrical work etc.	2500
Estimated expenditure on new glasshouses (8000 sq. ft.).	5000
Heating system for above.	2000
Buildings new dwelling.	30000
(Land will be a gift from his father. Est value £7000).	
	£ 40500

4. Mr. Stokes proposes to continue with his present programme of cropping with the additions of new flower crops.

5. A copy of the Trading Account for the year ended 5th April 1992 is attached.

6. The projected profit in a full year after carrying out the move and the errection of the further covered area is as follows:-

		£
Sales		36000
Less:-		
Bulbs, Seeds, Fertilizer & Sprays	6000	
Motor & Machinery Expenses	1500	
Packaging, Carriage & Sales Expenses	12000	
Overheads	4000	23500
Projected Profit		£12500

Notes:-

a. Cost of Bulbs, Seeds, Fertilizers, Sprays and marketing expenses have been estimated on the basis of percentage of cost to sales in the 1992 Accounts.

b. Overheads include estimated interest charges on capital expenditure on the nursery.

Prepared By:-

C.W. Barnes & Co.
15, London Road,
Spalding,
Lincs.
PE11 2TA

.....

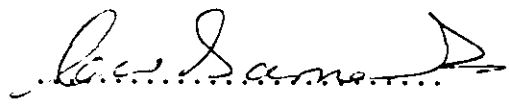
Mr. R. Stokes, Lambert House, Fleet Fen, Gedney Hill, Spalding, Lincs.

Trading Account for the year ended 5th April 1992.

1992			£
April 5	Receipts		20653
	Payments:-		
	Bulbs	2720	
	Seeds & Plants	373	
	Fertilizer & Sprays	422	
	Motor Expenses	691	
	Packing & Sundries	3576	
	Carriage	1450	
	Expenses on Sales	2718	
	Telephone	110	
	Accountancy Charges	120	
	Bank Charges	10	12190
	Profit for the year		£ 8463

We certify this to be a true copy of the Trading Account of the above for the above year ended 5th April 1992 as agreed with the Inland Revenue.

21st July 1993



REF NO.H09/0345/93

MR R STOKES
FLEET FEN
GEDNEY HILL
SPALDING
LINCS PE12 OPR

Dear Mr Gedney,

in response to your queries concerning the above outline planning application recently submitted by myself,I have prepared the additional information you require.

(a) A business report is enclosed,prepared by Mr C W Barnes (Accountant).

(b) To clarify my fathers position he will continue to run his business as normal and intends to remain at his current dwelling at Lambert Drain.

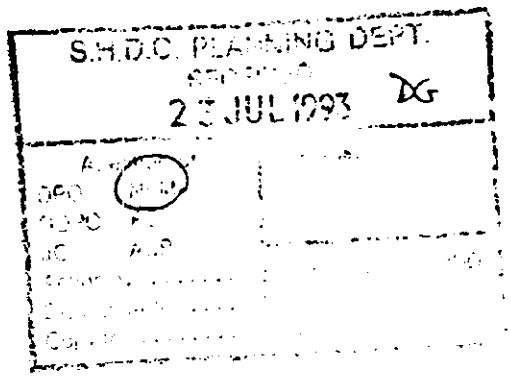
(c) Regarding the tunnels and glasshouses.I intend to move the 12 tunnels and 4 500 sq ft of glass which are owned by myself to the proposed new site.The remainig 22 000 sq ft of glass belongs to my fathers'business and will remain at the present site at Lambert Drain.
A packing shed will be constructed at the proposed new site.

I hope that with this information you are in a position to proceed with the application.

Yours sincerely

R Stokes

R STOKES



Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 0PR

Mr D M Gedney

DMG/JP/H09/0345/93

2 July, 1993

Dear Sir

Planning Application H09/0345/93 - Erection of Dwelling in Connection with Agricultural Holding, Holbeach Drove, Spalding

I refer to the above planning application recently submitted by yourself.

A response has now been received from the Council's Agricultural Consultant, who has advised that he cannot form an opinion with confidence from the information available. Accordingly, to enable him to assess the intentions to relocate the business, the following additional information is required; namely:-

(a) An independent business plan of the proposed agricultural enterprise, giving details of new investments involved in both new house construction and moving the protected cropping, other overheads. anticipated annual turnover/net profits.

(b) Can you please clarify the position with regard to the future of your fathers business and dwelling?

(c) Will all the glasshouse/polytunnels presently at the nursery at Lambeth Drain be moved to the proposed site? Also, will a packing shed be constructed?

I look forward to your response in respect of the above, as soon as possible, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

CONSULTANTS IN AGRICULTURE
Hemington Lodge, Hemington, Peterborough PE8 5QP. Tel (0832) 3645

Laurence GOULD PARTNERSHIP LTD

REF: 0345/93

APPLICATION FOR AGRICULTURAL DWELLING

MR RICHARD STOKES

The following notes have been prepared on instructions from South Holland District Council.

1. **COMMENT ON INFORMATION AVAILABLE**

1.01 From the information available it is difficult to form an opinion with confidence as to the true intent of the applicant. In arriving at such an opinion it would be helpful to have the following :

a. A map of the existing 3.5 acre site showing its current land use and demonstrating more clearly why it is necessary to establish a complete new unit requiring an agricultural dwelling.

b. A map showing the location of all the land in the family's ownership and why this particular piece of land has been selected.

c. In completely relocating the unit the implication is that the precise location is not important provided basic criteria such as soil quality are met. Are there any dwellings bordering the family's land holdings which are for sale and available as alternatives to new construction? Has this approach been pursued by the applicant and if so with what results?

d. Reference is made to business success and expansion and, while we have no reason to doubt it, this should be confirmed, particularly given the scale of new investment involved in both new house construction and moving the protected cropping. Accounts, cropping and staffing details should be made available for the last 5 years.

Offices: Burgess Hill – Edinburgh – Newmarket – Peterborough – Warwick
Directors: John D MacGregor (Managing), Geoff C Brookes, Robin Q G Hobson, Pat R Hutchinson, Alan R Measures, Ken Taylor (non-executive)
Senior Consultant: Simon F Dennison
Registered Office: 3 Rutland Square, Edinburgh EH1 2AS. Registered number 124767

e. A statement of assets and liabilities should be provided with projections showing how the changes will be funded.

f. Does Mr Stokes's father intend to continue in horticultural cropping or perhaps to retire? If he plans to retire in the immediate future the need is, arguably, for a retirement home. Can the applicant clarify the position with regard to the future of his father's business and dwelling?

g. The move will lead to diseconomies in that the applicant will probably need to establish his own independent packhouse, increasing the overall fixed costs compared to the present. How has this been catered for in the budgets?

h. Are planning applications being submitted for a packhouse and other structures? It is noted that the land area is less than 5 hectares.

1.02 The alterations proposed represent a massive change in the context of this business. For this reason alone I would expect them to have been carefully planned and budgeted with most, if not all, of the points noted above dealt with in the applicant's consideration of his future.

2. **ASSESSMENT OF THE NEED FOR A DWELLING**

2.01 In principle the intensive nature of the cropping appears to provide a justification for some one to live on site.

2.02 What, on the limited information available, is in question is the genuineness of the applicant's intent to relocate the business and his financial capability to do so. As indicated by the points raised in Section 1 above, the commercial logic of the proposals is open to question and in my opinion some clarification is needed.

3. **CONCLUSION**

3.01 I would recommend that further documentary information be sought from the applicant. If this is satisfactory in supporting the application

it will probably be appropriate to follow with a site visit.

3.02 The position with regard to buildings additional to the house to be erected on the 4.8 acres and any planning consents that may be necessary could also be queried with the applicant.

A R Measures
25 June 1993

CONSULTANTS IN AGRICULTURE

Laurence GOULD PARTNERSHIP LTD

Hemington Lodge, Hemington, Peterborough PE8 5QP. Tel (0832) 3645
Fax number: 08323 645 / Mobile phone number: 0860 738194
Fax to : 0775 710772

David Gedney Esq
Planning and Building Central Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Your ref: YB/LAB/350
Our ref: D30/DG

For the Attention of Mr David Gedney

Dear Sirs

Further to your letter dated 15 June 1993 there follows my "initial reactions" to the two proposals for agricultural dwellings.

I am conscious that these are the first I have prepared and would be interested to discuss them with you and, if necessary, amend the presentation before they may become public documents.

I am in my office this afternoon but away for the first three days of next week.

Yours faithfully

AR Measures

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUN 1993 DG

DPO DPSO ACP File Nos.

Action by ..... Reply Needed YES/NO

please let me know if necessary MM 30/6

Mr A Measures
Laurence Gould Partnership Ltd
Hemington Lodge
Hemington
Peterborough
PE8 5QP

Mr J Blacklock

JB/LAB/350

D27.SHDC

15 June 1993

Dear Sir

Consultancy Arrangements

Thank you for discussing matters relating to the above with my officer, Mr J Blacklock. I trust you found the meeting interesting and informative.

An indicated to you this Authority is seeking an arrangement whereby in terms of the appraisal of statements supporting an agricultural need for a dwelling, an assessment could be given on "initial reaction" basis - or summary opinion which could be relied upon to make a determination of the application. Should the decision be adverse from the applicant's point of view and on appeal resorted to, recourse would then be had to a full assessment of the appraisal so that expert advice could be tendered in person at any appeal hearing.

You expressed an interest in this arrangement and indicated you would be in a position to give this advice in the required form.

Might I suggest that as a preliminary and to establish how effectively such an arrangement could work, you may wish to give this Authority a view on an "initial reaction" basis on the enclosed appraisals. The Authority would recompense you on the basis of the work undertaken but this, of course, would be without commitment pending the formal finalisation of any consultancy arrangements. Your fee, I understand, would be at the rate of £55 per hour - or £65 per hour if attendance at a public inquiry or informal hearing was involved.

I look forward to hearing from you.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Rang N Measures 25/6.
He will fax through his
support wng
DMG 25/6

West View,
Holbeach Drove,
Spalding,
Lincs PE12 0PX

Tel: 0406 330489

APPLICATION No.
H09/0345/93

22. MAY 1993.

Dear Sir,

Regarding the above application by Mr. Stokes.

Since the proposed site is surrounded on either side by bungalows, I would like it put on record that I would prefer any existing dwelling to take the form of a bungalow and not of a house, mainly for reasons of privacy.

S.H.D.C. PLANNING
PERSONAL
25 MAY 1993
Action by
DPO
ACP
Reply by .....
Write with .....
Circulate .....

Yours faithfully

M. [illegible]

MR. BRIAN PROTHEY.

Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs
PE12 0PR

Mr D M Gedney

DMG/LAB
H09/0345/93

19 May 1993

Dear Sir

Planning Application H09/0345/93 - Erection of Dwelling In Connection With Agricultural Holding, Holbeach Drove, Spalding.

I refer to the above planning application recently submitted by yourself.

To enable the application to be presented before Members of the Planning Committee further information is required showing the precise location of the existing business currently operating from Fleet Fen (adjacent to Lambert Drain).

Accordingly, I enclose a copy of the ordnance survey plan for the area and I would be pleased if you would outline the 3.5 acres of land in blue (including the dwelling and packing shed) and return it within the next 10 days.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

B[illegible]N 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2550
Date received : 16-APR-93

Received from

R Stokes

Address

Fleet Fen
Gedney Hill
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

MR RICHARD STOKES
FLEET FEN
GEDNEY HILL
SPALDING
LINCS
PE12 OPR

Dear sir,

I hope the following information is what you require regarding the last page of the questionaire.

I shall not be aquiring a commercial or residential mortgage.The dwelling and further expansion to the holding will be financed privately through myself and the family.

I am fully aware of the section 106 obligation and I am willing to enter in to a full legal agreement.

Yours faithfully

R Stokes

R STOKES

SOUTH HOLLAND D.C.
PLAN DEPT
27 APR 1993
REF .....

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0345/93

Applicant: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 0PR

Agent: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 0PR

Description: Erection of dwelling in connection with agricultural holding

Location: Holbeach Drove Spalding
Lincs

Type: OUTLINE

Date received: 23-APR-93

27-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

M P Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAY 1993 DC

Attention of
DPO NSM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

.IAN 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: H09/0345/93

Applicant: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 0PR

Agent: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 0PR

Description: Erection of dwelling in connection with agricultural holding

Location: Holbeach Drove Spalding
Lincs

Type: OUTLINE

Date received: 23-APR-93

27-APR-93

Dear Cllr N P Judge MBE

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 04-MAY-93 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 N P Judge MBE
The Forme
Holbeach Drove
Spalding Lincs
PE12 0PR

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

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
29 APR 1993
Attention of
DPO NRM
DOPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date

S.H.D.C. PLANNING DEPT.
DS
1993
DPO
DOPO
JC
NO

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0345/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	4	4	1	9	7

2. Address or location

HERBEACH DRIVE, HERBEACH

3. Name, classification and number of road

4. Date application referred 29-4-93

5. State whether outline, detailed application etc.

OL

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

DWELLING IN CONNECTION WITH AGRICULTURAL HOLDING

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

Date: 29/4/93 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

(1) B21

Delete as appropriate

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

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

(1) B21

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

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0345/93

Applicant: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 0PR

Agent: Mr R Stokes
Fleet Fen
Gedney Hill
Spalding
Lincs PE12 0PR

SOUTH HOLLAND D.C.
PLANNING
2 APR 1993
REF ..Valid..

Description: Erection of dwelling in connection with agricultural holding

Location: Holbeach Drove
Spalding
Lincs

Type: OUTLINE

Date received: 16-APR-93

21-APR-93

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:

Completion of the attached questionnaire to provide information in relation to the agricultural case, including an assessment and business plan as explained on the form.

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 D M GEDNEY .

Yours faithfully

Principal Planning Officer