SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0489/93 Received:25-JUN-93 Type:FULL

Name: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Description: Change of use from workshop and portacabin to stables and tackroom
Location : Manor Farm Cottage 52 Clough Common Holbeach Clough 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 The stables and tackroom shall be used for a purpose incidental to the enjoyment of the dwelling (52 Clough Common) and not for business purposes.

Reason: In the interests of the amenities of the locality and also because Little Common Road is inadequate to serve commercial premises.

3 The development shall be carried out in accordance with the details contained in the applicant's letter, received by the Local Planning Authority on 20 July, 1993, relating to manure storage, number of horses and drainage.

Reason: In the interests of the amenities of the locality.

Director of Planning and Building Control Services
11-AUG-93 H09/0489/93

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)

1975

32/47/97

SOUTH HOLLAND D.C.
PLAN DEPT
14 JUN 93
489/93

Little Common

Clough Bridge

32/47/92

Holbeach Clough

Old Three Tuns

Old Black Horse

Piggery

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0489/93

Date Registered 27 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS E J HUNTINGTON
MANOR FARM COTTAGE
52 CLOUGH COMMON
HOLBEACH CLOUGH
SPALDING LINCS

Tel. No. 0406 490338 (EVENINGS)

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MANOR FARM COTTAGE 52 CLOUGH COMMON HOLBEACH CLOUGH
SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF WORKSHOP/PORTACABIN TO A STABLES & TACKROOM FOR ENJOYMENT PURPOSES ONLY

Please complete

Signed.....

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.

Date 24/5/93

Previous application No. H09/0098/92

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 Certificates**

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

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

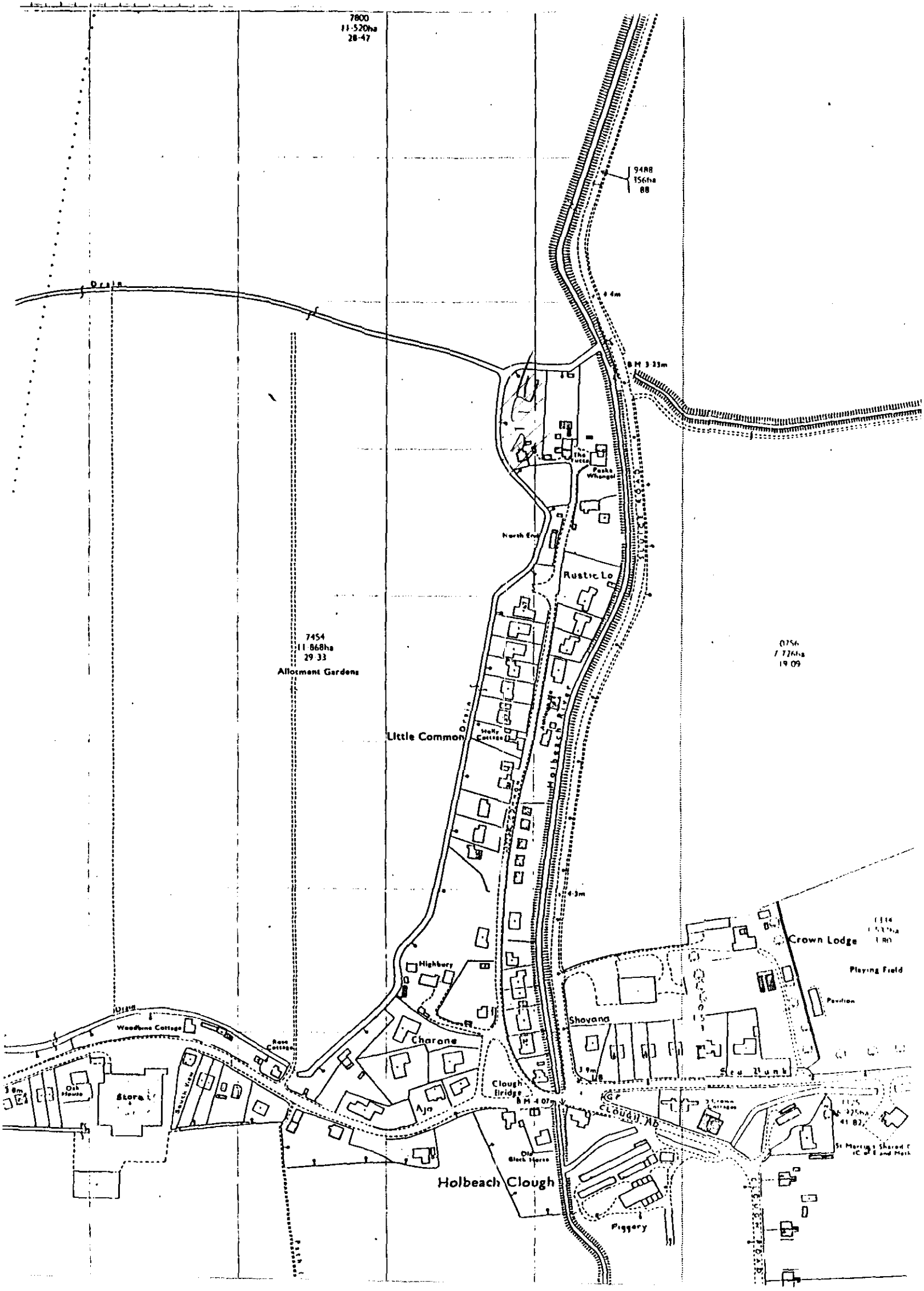
A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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.


7800
11·520ha
28·47
9488
356ha
88
Drain
BM 3·33m
Rustic Lo
7454
11·868ha
29·33
Allotment Gardens
Little Common
Holbeach River
Crown Lodge
Playing Field
Pavilion
Shovana
Highbury
Charone
Woodbine Cottage
Store
Oak House
Clough Bridge
BM 4·07
Ajo
Holbeach Clough
Piggery
Rustic Lo

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

5. **GENERAL INFORMATION** Please complete each section

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

WAS USED AS WORKSHOP & OFFICE

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

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

or

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

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

N/A

Mains sewer Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	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 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?	YES	➡ Application No. H09/0098/92

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

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).

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.**
(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 24/5/93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**
If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / Agent) Date 24/5/93

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 :
Boundaries :
Site Features : Workshop completed. close to boundary. Property to west. Other outbuildings nearby. Portacabin also on site.

dwell saw to be Replaced Block with tanked floor 1-8 pave to be 100 approx from neighbour

Inspected by DMG
Date 30/1

Site Notice posted by DMG
Date
Expiry 30/1

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
The Yacca, Common Lane	

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda ✓ Spk

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

INSTRUCTION SHEET

APPLICATION REF: H09/0489/93

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: 1/500 SCALE PLAN SHOWING PRECISE LOCATION ON SITE OF THE WORKSHOP/PORTACABIN WHICH IS TO BE USED AS STABLES. CONFIRMATION THAT STABLES ARE FOR DOMESTIC AND NOT COMMERCIAL USE

Direction authorised by Senior Officer.....MS..... Date...16/6

Revalidation after Direction

Information satisfactory Signed....DMG Date...25/6

Valid date:

Amended description

Reconsultations:

All.....✓.....

Specified:

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

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	✓SENT 17-JUN-93	
WAT	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

WP Note –
G Group available
G* Group essential (longer expiry)

Please consult Env. Services when information plan is available

Case Officer D M Gedney (confirmed by DMG on 17-JUNE-93)

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No P2830

Date first Rec'd 27 MAY 1993

Registration

Reference H09/0489/93

Cross-Ref R

Date 28/5

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Change of use from workshop and Portacabin to Stables + Tackroom

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

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

Additional £ 120 — Receipt No — Date
Refund £ — Voucher No — Date

Information

Index sheet 116 . OS Plots
Grid ref 534903277730

Ward G. Parish HOLBEACH

Inside IBD N. Inside LP area N

Constraints:

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

Linked to site — Ref

Linked to property — Ref 0068791

Planning Records:
Earlier apps 0098/92 - NOT IN SYSTEM.

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

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

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0489/93

Applicant: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Description: Change of use from workshop and portacabin to stables and tackroom
Location: Manor Farm Cottage 52 Clough Common Holbeach Clough Spalding Lincs

Type: FULL

17-AUG-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr A Gregory
50 Clough Common
Saracens Head
Spalding
Lincs PE12 8BQ

APPLICATION REFERENCE: H09/0489/93 DATE RECEIVED: 25-JUN-93

TYPE: Full

DESCRIPTION: Change of use from workshop and portacabin to stables and tackroom

LOCATION: Manor Farm Cottage, 52 Clough Common, Holbeach Clough

APPLICANT: Mrs E J Huntington AGENT:

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 AUG 1993

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

1 Building and portacabin erected/placed upon the site by previous owner and used as unauthorised workshop/office. Present owner now wishes to retain them for use as stables and tackroom.

2 Proposal considered acceptable on amenity grounds. Maximum number of horses within proposed stable will be two and horse manure will be stored on boundary furthest away from neighbour and taken to tip at regular intervals.

3 The County Highways have no objections subject to the stables and tackroom being used for private use only.

4 The site has been inspected by the Plans Sub-Committee on a previous occasion during the last 12 months.

REPRESENTATIONS

Parish Council: Supported.

Ward Member: Request considered by Planning Committee due to objections and close proximity to dwellings.

Public: Objections received from 50 Clough Common - summarised:
- Workshop built about 18 months ago without planning permission.
- Roadway from site to public highway is

very narrow and just about wide enough for cars only.

- Stable will only be about 20 yards from my bedroom windows. Stated years ago you could not run a business from down here as the road was not wide enough.

SCHEDULE OF CONDITIONS

1 The stables and tackroom shall be used for a purpose incidental to the enjoyment of the dwelling (52 Clough Common) and not for business purposes.
Reason: In the interests of the amenities of the locality and also because Little Common Road is inadequate to serve commercial premises.

2 The development shall be carried out in accordance with the details contained in the applicant's letter, received by the Local Planning Authority on the 20 July 1993, relating to manure storage, number of horses and drainage.
Reason: In the interests of the amenities of the locality.

RIAN 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

COM

SOUTH HOLLAND DISTRICT COUNCIL

H09/0489/93
FULL

Applicant: Mrs E J Huntington
Tel: 0406 490338 (evenings)

Agent: Mrs E J Huntington
0406 490338 (evenings)

Description: Change of use from workshop and portacabin to stables and tackroom

Location: Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Valid date: 25-JUN-93
Target dates:
To case officer 02-JUL-93
Inspected by 09-JUL-93
Extra contacts 16-JUL-93
Report if not clear by 30-JUL-93

Terminal date: 20-AUG-93
Target Committee: ~~04-AUG-93~~
Report deadline: 29-JUN-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Mr A Gregory	0406 23605	29-JUN-93	20-JUL-93	FURTHER INFO RECEIVED
Site/Press Advert MIN		30 ~~22~~-JUN-93	21 ~~18~~-JUL-93	
Clerk to Holbeach PC	0406 26739	29-JUN-93	13-JUL-93	FURTHER INFORMATION RECEIVED
Dir of Environmental		29-JUN-93	13-JUL-93	
Cllr J R Pearl	0406 32 207	29-JUN-93	06-JUL-93	

LCC - Obs Attached for CB 1/7/93.

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

H09/0489/93
FULL

Applicant: Mrs E J Huntington
Tel: 0406 490338 (evenings)

Agent: Mrs E J Huntington
0406 490338 (evenings)

Description: Change of use from workshop and portacabin to stables and tackroom

Location: Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Valid date: ~~14-JUN-93~~ 25-JUN-93
Target dates:
To case officer 21-JUN-93
Inspected by 28-JUN-93
Extra contacts 05-JUL-93
Report if not clear by 19-JUL-93

Terminal date: ~~09-AUG-93~~ 20-AUG-93
Target Committee: 13-JUL-93
Report deadline: 29-JUN-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

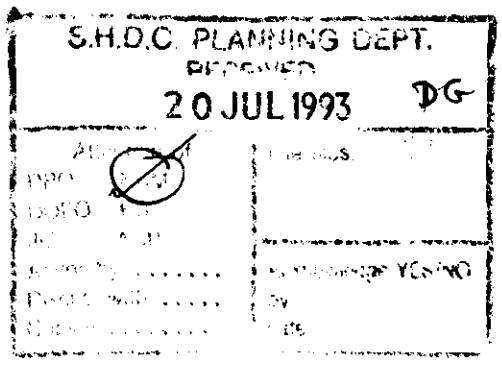
CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mr A Gregory	15-JUN-93	06-JUL-93
Site/Press Advert MIN	22-JUN-93	13-JUL-93
Clerk to Holbeach PC 0406 26739	17-JUN-93	01-JUL-93
Dir of Environmental	17-JUN-93	01-JUL-93
Cllr J R Pearl 0406 32 207	17-JUN-93	24-JUN-93

Ref H/9/0489/93

MRS E J HUNTINGTON
MANOR FARM COTTAGE
COMMON LANE
HOLBEACH CLOUGH
SPALDING
LINCS
PE12 8BX

16th July 1993



Dear Mr Gedney,

With reference to your letter dated 5th July and our recent telephone conversation, I confirm I have spoken to Mr Chapman, and the details you require are as follows.

a) The Horse manure will be stored on the boundary furthest away from the neighbours fence and will be taken to the "tip" at regular intervals.

b) a drain will be put into the floor and will be connected to the soakaway.

c) a maximum number of two horses will be kept in the proposed stables.

Yours faithfully

MRS E J HUNTINGTON

Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding
Lincs

Mr D M Gadney

D&C/JP/H09/0489/93

7 July 1993

Dear Madam

Planning Application H09/0489/93 - Change of Use From Workshop/Portacabin to Stables & Tackroom, Manor Farm Cottage, 52 Clough Common, Holbeach Clough, Spalding

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

In order to enable the Council to assess the application, the following additional information is required, namely:-

(a) Details of where the horse manure will be stored?

(b) What arrangements are to be made in respect of floor drainage relating to the stables.

(c) The maximum number of horses that will be accommodated within the proposed stables.

I look forward to your response in respect of the above within the next 28 days, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 1.7.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H09/0489/93
Stables and tackroom, Holbeach Clough

This is a relatively small site and the proposed stables are abutting the adjacent residential boundary.

In this location there is obviously a potential for complaints of odour and vermin.

The management of the stables would be critical.

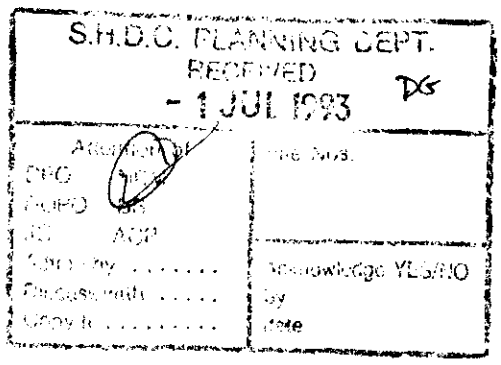
In the circumstances I would suggest that the following information be sought from the applicant:-

1. Number of horses

2. Waste storage and disposal arrangements.

3. Details of floor drainage to stables.

Director of Environmental Services



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: H09/0489/93

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Description: Change of use from workshop and portacabin to stables and tackroom

Location: Manor Farm Cottage 52 Clough Common
Holbeach Clough Spalding Lincs

Type: FULL

Date received: 25-JUN-93

29-JUN-93

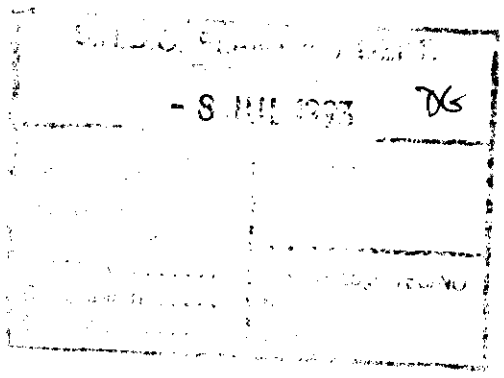
Dear Sir/Madam

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 13-JUL-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: NP Jarvis

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H09/0489/93

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

52, Church Common, Holbeach Church

3. Name, classification and number of road

U C

4. Date application referred 1 - 7 - 93

5. State whether outline, detailed application etc.

FULL.

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

CHANGE OF USE FROM WORKSHOP & PORTACABIN TO STABLES & TACKROOM

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: 1-7-93 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) The Stables and tackroom shall be for private use only and no commercial activities shall take place on the site

Delete as appropriate

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

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

(1) Kettle Common Road is inadequate to serve a commercial premise

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

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1993
Attention of
DPO MM
DOPO DG
JC ACP
Action by .....
Copy to .....
File Nos
YES/NO

NRA

National Rivers Authority
Anglian Region

24th June 1993

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

Our Ref: 93/1/SH/0180
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H09/0489/93

PROPOSAL: C/U OF WORKSHOP AND PORTACABIN TO STABLES & TACKROOM
LOCATION: MANOR FARM COTTAGE, 52 CLOUGH COMMON, HOLBEACH
APPLICANT: MRS E J HUNTINGTON

I refer to your consultation received on 23rd June 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.
REASON: To prevent pollution of the water environment.

Advice to Applicant

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

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

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

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

BR.. .. SMITH Dip TP MRTPI
Director of Planning & Building Control Services

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0489/93

Applicant: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Description: Change of use from workshop and portacabin to stables and tackroom

Location: Manor Farm Cottage 52 Clough Common
Holbeach Clough Spalding Lincs

Type: FULL

Date received: 14-JUN-93

17-JUN-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 01-JUL-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

S.H.D.C. PLANNING DEPT.
RECEIVED
29 JUN 1993
Application No.
DPO
SDPO
JO
Fee Nos.

FOR PARISH COUNCIL USE ONLY

Comments: Supported providing it does not generate increase in traffic

Signed:

DPC

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/489/93/FES **Your Ref.**

Date 23 June, 1993

Dear Madam,

FULL PLANNING APPLICATION - CHANGE OF USE
WORKSHOPS TO STABLES - MANOR FARM COTTAGE, HOLBEACH CLOUGH

Further to my letter of the 9th June 1993, the submitted details of your above planning application have now been made available for my inspection at the Planning Department. Although the proposal would not seem to directly affect my Board's interests I have the following observations for your consideration that should be brought to the attention of prospective purchasers.

As you will be aware from my above mentioned letter, the watercourse along the Northern and Western boundaries of your property is my Board's Holbeach Clough Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply.

Should any future works be intended within the 9 metre strip referred to please submit details for my Boards consideration.

A copy of this letter is being forwarded to the Director of Planning.

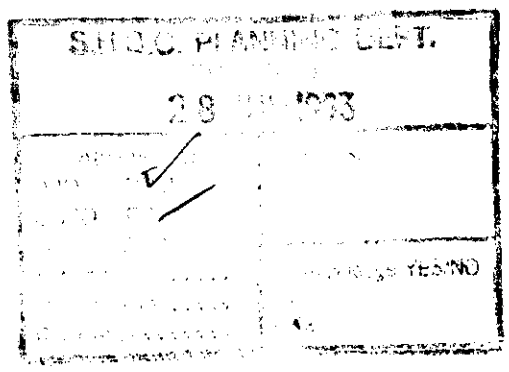
Yours faithfully,

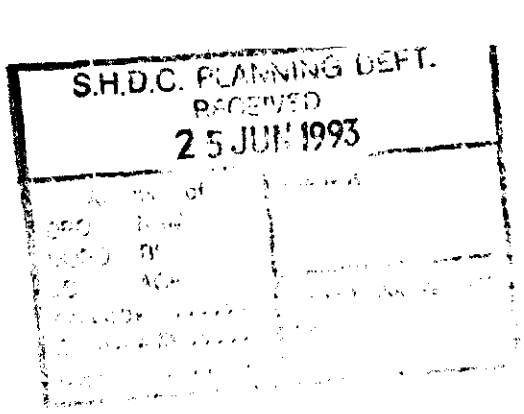
J J Elsey

ENGINEER TO THE BOARD

Mrs. E.J. Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding
Lincs

Encs





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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0489/93

Applicant: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Description: Change of use from workshop and portacabin to stables and tackroom

Location: Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Type: FULL

Date received: 27-MAY-93

SOUTH HOLLAND D.C.
PLAN DEPT
18-JUN-93
25 JUN 1993
REF Valid

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:

1: 500 scale plan showing precise location on site of the workshop/ portacabin which is to be used as stables.

Confirmation that stables are for domestic and not commercial use.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0489/93

Applicant: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Description: Change of use from workshop and portacabin to stables and tackroom

Location: Manor Farm Cottage 52 Clough Common
Holbeach Clough Spalding Lincs

Type: FULL Date received: 14-JUN-93

17-JUN-93

Dear Cllr J R Pearl

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 24-JUN-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 J R Pearl
Reckerby Farm
Holbeach St Matthew
Spalding Lincs
PE12 8EG

leg 4

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUN 1993
DPO MPM
DIOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
YES/NO

I request that this application be considered by Planning Committee, because already objections and the close proximity to Dwellings.

Signed: J R Pearl

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/489/93/JAM **Your Ref.** **Date** 9 June 1993

Dear Madam,

FULL PLANNING APPLICATION - CHANGE OF USE
WORKSHOP TO STABLES - MANOR FARM COTTAGE, HOLBEACH CLOUGH

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted the above application on behalf of your client.

Unfortunately the full details were not available for my inspection at the Planning Dept. but I would draw to your attention the fact that the watercourse forming the Northern and Western boundaries of the site is my Board's Holbeach Clough Drain in respect of which the Board's Byelaws as summarised on the enclosed standard conditions apply.

I shall be glad to receive at the earliest opportunity a copy of your drawing showing the buildings to which the application applies in order I can assess whether my Board's interests will be affected.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

J.J. Elsey

ENGINEER TO THE BOARD

Mrs. E.J. Huntington,
Manor Farm Cottage,
52 Clough Common,
Holbeach Clough,
Spalding, Lincs.

RG

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUN 1993
Attention of
DPO NRM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

S. H. D. C.
FINANCE DEPT REC'D
15 JUN 1993

MR A. GREGORY
50 CLOUGH COMMON
SARACENS HEAD
SPALDING, LINCS
PE12 8BQ
0406 23605

OBJECTION

4/6/93

Dear Sir

I am writing to you to object to the plans submitted by Mr & Mrs Hastings about the change of use from workshop to stables - tackroom at no 52 Clough Common. The workshop was built about eighteen months ago, without planning consent, when Mr W Robinson of the above address had put plans in at that time for conversion for two years, to make a repair garage does now he has been away for some time they would like to change. Put the roadway from the council road to the gates

Dear, is you a big enough
[illegible] what it just about wide
enough for cars only, also the
stables will only be about 20 yds
from my bedroom window, also
it was said years ago you could
not run a business from about here
as the road was not wide enough
I do hope you will pass the
[illegible] as then you will be
the [illegible] afford.

Yours faithfully

A Jeggins

ST
15/6

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2820
Date received : 14-JUN-93

Received from

Mrs E J Huntington

Address

Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....H.T. Lowe.....
(Authorised Collector)

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0489/93

Applicant: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Agent: Mrs E J Huntington
Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Description: Change of use from workshop and portacabin to stables and tackroom

Location: Manor Farm Cottage
52 Clough Common
Holbeach Clough
Spalding Lincs

Type: FULL

Valid

Date received: 27-MAY-93

28-MAY-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

A fee of £120.00 is required.

Four copies of a 1:2500 site location plan with the site outlined in red. Copies can be purchased from this office.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

S O U T H
HOLLAND
DISTRICT COUNCIL

PLANNING & BUILDING
CONTROL DEPARTMENT

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

FROM

Mrs E J Huntington
Manor Farm cottage
Common Lane
Holbeach Clough
Spalding
Lincs
PE12 8BX

SOUTH HOLLAND D.C
PLAN DEPT.
27 MAY 1993
REF 0489/93

TO

Your Contact: Mr D M Gedney

Our Ref: DMG/LAB

Your Ref: H09/0098/93

Date: 11 May 1993

Dear Madam

Workshop/Portacabin, 52 Clough Common, Holbeach Clough.

I refer to your letter dated the 26 April 1993 in respect of the above.

In response, as you are no doubt aware the previous owner used the building and portacabin as a workshop and office respectively. Given this fact, planning permission will be required to retain both for a purpose incidental to the enjoyment of the dwelling. Stables fall within this category providing the horses are used for enjoyment purposes only.

Given the above, therefore, I enclose the relevant forms which should be submitted to the Planning Department within the next 14 days.

If such an application is not received, then I am authorised by the Planning Committee to take enforcement action under the provisions of Section 172/173 of the Town and Country Planning Act 1990 to require the removal of the workshop and portacabin from the site.

I hope the above information is of assistance to you.

Yours faithfully

D.M.Gedney

N R Midlen
Principal Planning Officer
Development Control

Enc

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 4th August, 1993.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J. R. Pearl	Mr. E.N. Davies	Mr. N.H. Pepper
Mr. T. Barker	Mr. C.F. Fisher	Mr. M.S.L. Rollinson
Mr. C.J.T.H. Brewis	Mr. J. Goodley	Mr. W.D. Skells
Mr. N.I.Capes	Mrs. E.O. Hall-Patch	Mr. D.A. Tennant
Mr. J. Clark	Mr. N.P. Judge, M.B.E.	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mrs D.F. Davies	Mr. B.A. Paul	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillors A.J. Biggadike, B. Chappell, J.T. Davis and D. Dewsberry, and the Press.

Apologies for absence were received from or on behalf of Councillors Mrs. A.M. Newton, B. Alcock, Mrs. P.J. Buffham and J.A. Dobney.

554. MINUTES

The Minutes of the meeting held on 13th July, 1993 were signed by the Chairman as a correct record.

555. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H16/0435/93 Broadgate Builders	House with detached garage at plot 3, Beechfield Gardens, Spalding.
G H09/0489/93 Mrs E J Huntington	Change of use from workshop and portacabin to stables and tackroom at Manor Farm Cottage, 52 Clough Common, Holbeach Clough.

TRANSPARENCY INSTRUCTIONS

COMMITTEE :

APPLICATION NO : 489/93

CASE OFFICER : D M G

SITE 1:2500	✓	ELEVATION -				
1.50 000		N		E		FLOOR
	✓	S		W		PLAN
BLOCK						
(amended _____)		FRONT		REAR		SIDE

ALSO SHOW :		CONSERVATION AREA
	✓	I B D
		T P O or TREES
	✓	PHOTOGRAPHS
	✓	OBJECTORS
		PREVIOUS APPLICATION SITES- NO.s _____

ANY OTHER REQUIREMENTS :

_____

_____

Confirmed (DPO/DDPO)_____

DRAIN/DYKE

Garage.

SHEDS

PADDOCK

PORTA-CABIN.

Garden.

House.

Kennels

STABLE

GRAVEL

CONCRETE.

SILVER BIRCH.

POST & WIRE FENCE.

N

SOUTH HOLLAND D.C.
PLAN DEPT
25 JUN 1993
REF 489/93

SITE LAYOUT.

SCALE: 1/250.

MRS E J HUNTINGTON
MANOR FARM COTTAGE
52 CLOUGH COMMON
HOLBEACH CLOUGH
SPALDING
LINCS

CHANGE OF USE
BUILDINGS MARKED ✳

APPLICATION NO H09/0489/93