APPLICATION NO. : H09.0794.92

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0794/92 Received:30-SEP-92 Type:FULL

Name: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Agent: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Description: Erection of agricultural dwelling house and garage

Location : New River Gate Holbeach Drove
Spalding Lincs

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

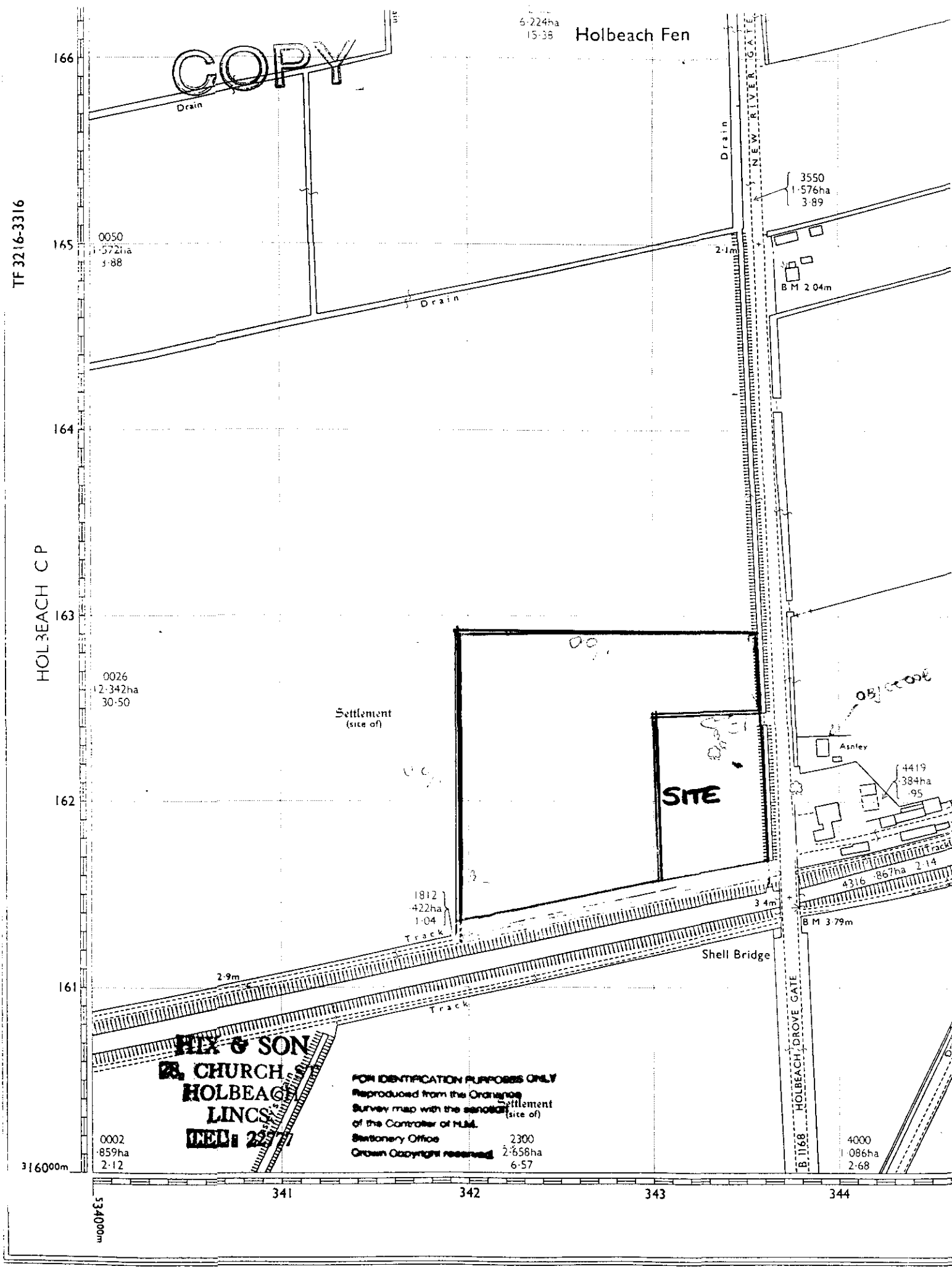
1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
02-JUN-93 H09/0794/92

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

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

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



Made and published by the Director General of the Ordnance Survey, Southampton.

Hectares 0
Acres 0 1

Metres 30 20 10
Feet 100 50

COMPILATION DATA

Levelled 1965

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0794/92

Date Registered 23 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS L BRITTON.
BARLEY HOUSE
ROMAN BANK
HOLBEACH CLOUGH, PE12 8DS
Tel. No. 0406 24450.

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

OFFICE

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

NEW RIVER GATE, HOLBEACH DROVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF AGRICULTURAL DWELLING HOUSE & GARAGE

Please complete

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

Signed. L. Britton Date. 20.4.92

Previous application No H09/0176/91

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: One

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

B. Please state size of any new structure:- (a) max. height: 8.0 metres

(b) max. length: 10.6 metres

(c) max. width: 15.4 metres

C. Please state type and colour of materials for facing external walls: Brick Ballybrook Dreadon Buff facing bricks

D. Please state type and colour of roofing materials. Redrose Old English Pantile Brown

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

5. GENERAL INFORMATION Please complete each section

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

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? Garage + drive

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	Yes	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary. ADAS report attached

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (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.

State Name and address of owner: State Date notice served: 27.7.90

J. N. & O. Thorpe
Ten Farm, Hillbeach, St Johns

Signed O Butler (Applicant/~~Agent~~) Date 20.4.92

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed O Butler Applicant/Agent) Date 20-7-92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features — Other

FLAT OPEN SITE — PLOUGHED FIELD — NO VISIBLE BOUNDARIES EXCEPT DRAIN & ROAD

Inspected by

Date 7/10/92

Notice posted by

Date 7/10/92

Resident Notices required

Sent | Delivered

Case Officer Conclusions

? LANDSCAPING + HOUSE TYPE

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer 1/6/93

Case Officer Recommendation

Approve | Refuse ✓

Signed 1/6/93

Conditions/Reasons
(continue overleaf)

REFUSE - of the development for the following reasons:

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Department of the Environment Policy Note 7, and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction: AN ASSESSMENT BY A QUALIFIED PERSON OR PERSONS OF THE FUNCTIONAL NEED FOR THE AGRICULTURAL DWELLING.

Senior Officer authorised: ..... Sent: 11/5

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed: .....

Further direction: Precise details:

Amended description:

New valid date: 30/9/92

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer J. A. BLACKLOCK **Recorded on board:**

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

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

Date First Received .....

REGISTRATION

REFERENCE H09/0794/92

Cross-Ref R

Date 24/7/92

VALIDATION Date.....

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

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

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

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☑ Ref 17/4/91
– type ☐
Discounted fee ☐ Reason .....

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

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets 311 OS Nos ..... Grid Ref 5 30 30 3 (illegible)

Ward Hartsdown Parish Hartsdown

Inside CBD No Inside LP area No

TR Zonal	☐	C1	☑
TR Bypass	☐	L3	☑ Grade
Level crossing	☐	LPO	☑
Footpath	☐	Other:	Archaeological Site

Linked to site.....Ref.....7823 Linked to property.....Ref.....

Planning Records:
Earlier apps 17-4-91

3 Dec Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0794/92 Received:30-SEP-92 Type:FULL

Name: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Agent: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Description: Erection of agricultural dwelling house and garage

Location : New River Gate Holbeach Drove
Spalding Lincs

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

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

01-JUN-93 AD check....N.1/6.....

Authorised to issue (inc Delegation).....PH.2/6

APPLICATION REFERENCE: H09/0794/92 DATE RECEIVED: 30-SEP-92

TYPE: Full

DESCRIPTION: Erection of agricultural dwelling house and garage

LOCATION: New River Gate, Holbeach Drove

APPLICANT: Mr & Mrs L Britton AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 12 MAY 1993

RECOMMENDATION

A *Refuse permission on following grounds:-*

1 *The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Department of the Environment Planning Policy Guidance Note No. 7, and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.*

B *That in view of the current circumstances the applicant be advised that the LPA would be prepared to consider an application for the siting of a mobile home on the site for a period of 2 years in order to ascertain whether or not the enterprise had become established. If at the end of that period or earlier the evidence confirms that it is a viable unit then the Local Planning Authority would be prepared to consider an application for a permanent dwelling in connection with the holding.*

COMMENTS

1 The Committee will recall that at its meeting on 9 March 1993, a report was submitted advising of the progress of this application. Following the Committee's resolution that the applicants be advised of the requirements and implications of a Section 106 Obligation, the applicants have supplied: -

A A written assurance from themselves that there will be a need only for 'minimum borrowing'. Borrowing would probably be by way of a business loan rather than a mortgage.

B A letter from neighbouring farmers (the parents of Mrs Britton) offering their 'full backing' financially to the venture and to such an extent that, if necessary, no recourse would need to be had to commercial borrowing.

2 Apart from the issue of finance, there is also the question of the viability of the proposed horticultural enterprise (bedding plants and chrysanthemums). In essence, the enterprise now envisaged has been recast to provide for the establishment of 980 sq m of glasshouses at the outset (rather than over 3 years as proposed in the previous unsuccessful application H09/0176/91) on the two hectare site and ADAS have provided gross margin figures which appear to show an annual gross margin of £26,484. However, concern is felt at a judgement of viability based on this approach for, as the ADAS assessment concedes: -

A Returns may vary considerably with different market outlets - cash flows difficult to predict therefore.

B Labour, fixed and capital costs need to be deducted - although here it needs to be borne that the applicants may not be resorting to financial assistance for land acquisition in the conventional way.

C The crops stated are only suggestions: cropping schedules may have to be modified to take into account market forces.

D Minimum capital expenditure of £23,500, is 'only a very rough guide'. However, much of the machinery may be provided by the parents of one of the applicants.

E No full soil survey has been undertaken of the site.

F Marketing is a crucial element - and only a general indication is given of a marketing approach.

However, with regard to D one of the applicants (Mr L Britton) has stressed that he has a long acquaintance with local nurseries, plant producers and various wholesale outlets throughout the country. He has worked for Frans Maas and Spalding Haulage - both suppliers to the local horticultural community - and has thus enjoyed 'unimpeded insights into the workings of both growers and wholesalers of horticultural products'.

3 Nonetheless, while the applicants may feel confident about the proposed enterprise and may experience no undue difficulty in obtaining funding, whether for the house or the horticultural enterprise itself, it is considered it is the viability of this latter element - the horticultural enterprise - which remains open to doubt.

4 However, the option remains, given the Committee's resolution in January 1993 that in such circumstances of uncertainty, permission may be forthcoming on a temporary basis (2 years maximum) for a residential caravan - an option which to date they have declined to take.

REPRESENTATIONS

Parish Council: Approved.

Public: One objection from neighbouring householder on following grounds: -

a) Applicants not employed in agriculture.
b) Viability of enterprise still in doubt.
c) Highway hazard owing to proximity of access to bridge.
d) Loss of open views.

Two letters of support of following grounds: -

a) Applicants come from a respected farming community in the area.
b) More residents welcome in the locality.
c) Small businesses and local initiative should be encouraged.
d) Local people should be encouraged to remain in the area.

Applicant: Has given following information: -

a) Mrs Britton will work full-time on holding having been made redundant in her previous job.
b) Site currently owned by Mrs Britton's parents.
c) Area of protected cropping (980 sq m) has been increased above that originally envisaged (557 sq m) to ensure viability.
d) It is now the viability of enterprise which is at issue: not the need for a dwelling.

An ADAS appraisal has been submitted which addresses the issue of viability in terms of a specific cropping regime, area of protected cropping and the degree of support which will be likely to be given to the enterprise from Mrs Brittons parents. More detailed comments on the appraisal are given above.

12th MAY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H09/0794/92 Mr & Mrs Britton	JB	Deferred for Site Visit. Clarify vagaries of situation if possible and identify if other land is available.
4	H16/0069/93 Parigo Horticultural Co	DJR	Revised 106 agreement as recommended.
6	H23/0124/93 Mrs Bolton	DMG	Grant as recommended.
8	H09/0145/93 Mr Lloyd	JB	Refuse as recommended.
12	H10/0151/93 Lindsey Walton	DMG	Refuse and legal action if necessary as recommended. DPBCS Authorised to refuse any further application for this sign, and to take legal action.
13	H08/0161/93 Mr Sharpe	DJR	Deferred for Site Visit.
14	H08/0207/93 Mr Houldershaw	DJR	Grant as recommended.
15	H14/0222/93 Patterson Properties	DJR	Deferred for Site Visit.
18	H18/0226/93 M Stanojevic	DMG	Grant as recommended.
19	H14/0231/93 Mr Hammond	PJU	Grant as recommended.
21	H23/0237/93 P & S W Hoyes	DMG	Deferred for Site Visit.
23	H05/0247/93 Mr Jordan	JB	Refuse as recommended.
25	H08/0254/93 Mr & Mrs Nikoloff	DJR	Grant as recommended.
26	H11/0255/93 Longhurst Housing	JB	Grant as recommended.
28	H22/0256/93 Lingarden Ltd	DJR	DPBCS Authorised subject to further discussions with highways and applicant re 278 Agreement and negotiate development further back from bypass turn.
29	H23/0259/93 Mr Drury	DMG	Refuse as recommended.
31	H23/0269/93 G R Merchant	DMG	Grant as recommended.
32	H01/0277/93 Patterson Properties	PJU	Deferred for Site Visit. Confirm ownership and extent of application site.

34	H14/0279/93 Eastman Securities	DJR	Grant as recommended.
36	H22/0282//93 Nestwood Homes	DJR	Grant as recommended. Delete condition 7. Expand wording of landscaping condition to ensure substantial screening to rear gardens.
38	H08/0292/93 M Watson	PJU	Refuse as recommended.
40	H23/0293/93 Mr Usher	DMG	Refuse as recommended.
42	H03/0295/93 Mrs Earth	DJR	Deferred for Site Visit.
45	H02/0306/93 L Brisley	PJU	Deferred for Site Visit.
46	H16/0308/93 Environmental Engineering	DJR	Grant as recommended.
48	H16/0309/93 Broadgate Homes	DJR	Grant as recommended. Permission to be in accordance with amended plans received 12 May 93.
49	H16/0322/93 Broadgate Builders	DJR	Grant as recommended.
50	H16/0327/93 Mr & Mrs Landman-Drage-Weston	PJU	Refuse as recommended.
51	H05/1316/92 Ashwood Homes	JB	Deferred for Sub-Committee as recommended.
53	H14/0187/93 H14/0188/93 John Allen Transport	PJU	Refuse as recommended. Refuse as recommended.
56	H14/0262/93 Cecil Francis Ltd	PJU	Grant as recommended.
57	H14/0263/93 Mr Bowser	PJU	Refuse as recommended.
59	H22/0270/93 Mr Whittaker	PJU	Refuse as recommended.
60	H16/0289/93 Mr & Mrs French	PJU	Deferred for Site Visit.
61	H16/0284/93 Swallow Homes	DJR	Deferred for Sub-Cttee as recommended.
63	H16/0301/93 Stamford Construction	DJR	Deferred for Sub-Cttee as recommended.

14th May 1993

Signed _____
Principal Planning Officer

APPLICATION REFERENCE: H09/0794/92 DATE RECEIVED: 30-SEP-92

TYPE: Full

DESCRIPTION: Erection of agricultural dwelling house and garage

LOCATION: New River Gate, Holbeach Drove.

APPLICANT: Mr & Mrs L Britton AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -9 MAR 1993

REASON FOR COMMITTEE CONSIDERATION

To appraise the Committee of the progress of the application and secure endorsement for the approach to be taken in expediting a determination.

RECOMMENDATION

That the applicant be advised of the Authority's policy requirements regarding a Section 106 Obligation and the need to confirm that funding will be available for this development, with the implementation of the Obligation.

PLANNING ISSUES

1 In September 1991, permission was refused in respect of the applicant's proposal for an agricultural dwelling: A.D.A.S. had advised the proposed horticultural enterprise would only be marginally viable after 3 years and the conclusion was drawn no essential horticultural need had been established for the dwelling on the site.

2 In essence, the horticultural enterprise now envisaged has been recast to provide for the establishment of glasshouses at the outset rather than over a period of years, as previously.

3 The applicant was requested to produce and has now submitted an ADAS assessment which assesses the suitability of the site for flower production and the viability of the holding. The applicant has also provided information supplementary to the ADAS assessment.

4 The ADAS appraisal is in the process of being assessed (it raises a number of issues concerning profitability, crop regimes, infrastructure costs and marketing which require further examination) and a further report will be submitted to the Committee in due course.

5 However, the Committee has now adopted the requirement that confirmation that funding will be available for the development, including a 106 Agreement is necessary. It will, therefore, be necessary for the applicant to submit such evidence.

---

165. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
H16/0088/93 Lincolnshire County Council	Radio mast at roof level on the new Police Station main building at Westlode Street, Spalding.

(g) Application H09/0794/92 - Agricultural Dwellinghouse and Garage at New River Gate, Holbeach Drove

In accordance with minute 3/93, and the recommendation of the Director of Planning and Building Control Services, the applicants be requested to submit independent confirmation that funding for the undermentioned development will be available on the basis that, if approved, planning permission will be subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to ensure that the dwelling permanently remains part of the agricultural holding of which it will form an integral part:-

Plan No. and Applicant	Proposal
H09/0794/92 Mr & Mrs L Britton	Agricultural dwelling house and garage at New River Gate, Holbeach Drove.

(h) Applications H16/1153/92 and H16/1154/92 - British Rail Property Board and Mr C J Simpkins

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, subject to confirmation by the Policy and Resources Committee that appropriate conditional requirements will be imposed upon the sale of the land:-

Plan No. and Applicant		Proposal
H16/1153/92 British Rail Property Board and C J Simpkins	O.A.	Retail superstore, warehousing, commercial development, relocation of bus station, car parking with roads and highway improvement on land north of Winsover Road, and south of Kings Road, Spalding.
H16/1154/92 British Rail Property Board and C J Simpkins	O.A.	Retail superstore, warehousing, commercial and residential development, relocation of bus station, car parking, road improvements on land between Winsover Road/Station Approach and Pinchbeck Road/West Elloe Avenue, Spalding.

(O.A. denotes outline application.)

166. NORTH PARADE, HOLBEACH - UNAUTHORISED DEVELOPMENT

The Director of Planning and Building Control Services submitted a report outlining various unauthorised alterations in the layout of the residential development on the former Machins Site, North Parade, Holbeach, and in the elevational treatment of individual dwellings on the site. In view of the number of unauthorised alterations, the character of the development as originally approved had been changed, and it was also reported that the layout did not now permit the original landscaping scheme to be wholly implemented.

The report indicated that enforcement action was a possibility in respect of the unauthorised development, but the Committee was advised that, as most of the properties had been sold, notices would have to be served on various individual owners of those properties, and the developers depending upon their having retained any material interest in the development.

9th MARCH 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/1174/92	PU	Refused as recommended.
2	H13/1177/92	DG	Deferred for Site Visit.
4	H14/1283/92	PU	Refused as recommended.
5	H14/1295/92	PU	Refused as recommended.
6	H05/1300/92	DG	Grant as recommended.
8	H23/0003/93	JB	Grant as recommended.
9	H16/0004/93	DR	Refused as recommended.
10	H12/0005/93 H12/0006/93	DG	Deferred for Site Visit.
12	H16/0012/93	PU	Grant as recommended.
13	H16/0014/93	PU	Refused as recommended.
15	H16/0015/93	DR	Deferred for Site Visit.
17	H16/0021/93	DR	Refused - Parish Council observations received.
19	H09/0026/93	JB	Grant as recommended.
20	H09/0031/93	DG	Deferred for Site Visit.
22	H14/0034/93	DR	Grant - Amended plans received.
24	H09/0049/93	DG	Deferred for Site Visit. Transparency required of refusal on nearby site.
25	H16/0069/93	DR	DPBCS Auth subject to Sect 106 Agreement as recommended.
26	H11/0076/93 H11/0102/93	DG	Grant as recommended. DPBCS Auth as recommended.
28	H02/0077/93	PU	DPBCS Auth subject to survey of site.
30	H16/0088/93	PU	No Objection as recommended.
31	H06/0104/93	DG	Deferred for Site Visit as recommended. Transparency required of other decisions around site.
33	H09/0794/92	JB	Applicant to confirm funding etc as recommended.
34	H16/1153/92 H16/1154/92	DR	DPBCS Auth as recommended. Memo to Admin Dept ref P & R Cttee.

39	H16/1203/92	PU	Refused as recommended. Letter to accompany decision notice - but check with Douglas Gyte first. Letter contents to be constructive rather than negative.
40	H02/0032/93	DR	Deferred for Site Visit.
42	H10/0048/93	JB	Grant as recommended.
45	H05/0087/93	DG	Refused as recommended. Letter to accompany decision notice to suggest negotiations to try to achieve more appropriate scheme.

15th March 1993

Signed _____
Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
Dir 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: H09/0794/92 Type: FULL

Applicant: Mr & Mrs L Britton
Tel: 0406 24450

Agent: Mr & Mrs L Britton
0406 24450

Description: Erection of agricultural dwelling house and garage

Location: New River Gate
Holbeach Drove
Spalding
Lincs

Valid date: 30-SEP-92
Target dates:
To case officer 05-OCT-92
Inspected by 10-OCT-92
Extra contacts 15-OCT-92
Report if not clear by 04-NOV-92

Terminal date: 25-NOV-92
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	02-OCT-92	16-OCT-92
Cllr N P Judge MBE 0406 330300	02-OCT-92	16-OCT-92
Site/Press Advert MIN	09-OCT-92	30-OCT-92

H.C.C. — Obs Attached to OS 9/10/92

SITE DETAILS

Grid ref: 534320 316200
OS Sheets: 314 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

Application no: H09/0794/92

Applicant: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Agent: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Description: Erection of agricultural dwelling house and garage

Location: New River Gate Holbeach Drove
Spalding Lincs

Type: FULL

03-JUN-93

Dear Sir/Madam,

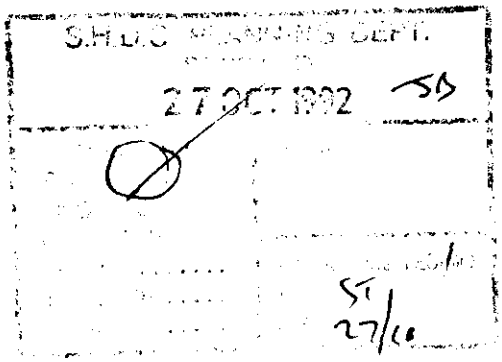
PLANNING APPLICATION

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

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

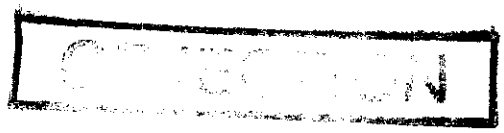
Mr & Mrs K Mansfield
Ashley
New River Gate
Holbeach Drove
Spalding, Lincs. PE12 9RY



Mr & Mrs K A Mansfield
"Ashley"
New River Gate
Holbeach Drove
Spalding
Lincs PE12 ORY

24 October 1992

For the attention of Mr B Smith



The Planning Department
Priory Road
SPALDING
Lincs

Dear Mr Smith

We are registering our objections to the planning application of Mr & Mrs L Brittain for a Agricultural dwelling a Holbeach Drove reference number H09/0794/92. We were under the opinion that for a dwelling to have a A/G clause, the owner of the dwelling had to own and be working the land, or employed wholly by the owner of the land, as one proposed occupant is a hairdresser and the other a transport manager, I fail to see how they will qualify for a A/G clause.

I also fail to see how things have changed from the last application when we were led to believe that Adas stated it was not a viable proposition to run a small holding from the site, and as stated previously that another continually used access to the main highway in such a close proximity to the bridge could prove a hazard to traffic as it will be partially obscured by the rise in the road.

Another reason for my objection is that having lived here for 20 years with unspoilt views of the country side, with this building those views will be obliterated. It should also be noted that it is in a green belt area and outside of the building lines of either village, Holbeach Drove or Holbeach St Johns.

Yours sincerely

K.A. Mansfield

Mr & Mrs K A Mansfield

Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding
Lincs PE12 8DS

Mr J Blacklock

JB/JP/N09/0794/92

17 May, 1993

Dear Sir & Madam

Erection of Agricultural Dwelling and Garage - New River Gate, Holbeach Drove

With reference to the above, I write to advise you that at its meeting on 12 May, 1993, the Planning Committee resolved that the site should be inspected by the Committee's Sub-Committee. The date for that inspection has not, as yet, been finalised.

However, in order that the Sub-Committee may be fully appraised of the background to the application, I would be obliged if you would let me know if you consider there are any extenuating circumstances over and above the agricultural need which you have advanced. It would also be an assistance if you could let me know if there is any other land upon which you might be able to locate the proposed dwelling and enterprise. In this regard a plan showing the location of such land would be of assistance.

Finally, I would be obliged if you would let me have a reply to my letter of 27 April, 1993.

Yours faithfully

N E MIDLEN
Principal Planning Officer (Development Control)

J Blackiock

JB/SAH H09/0794/92

Mr & Mrs L Britton
Barley House
Rowan Bank
Holbeach Clough
Spalding
Lincs PE12 8DS

27 April 1993

Dear Sir and Madam

Erection of Agricultural Dwelling and Garage - New River Gate, Holbeach Drove

Thank you for your letter in respect of the above which was received on 5 April 1993

It would assist me in reporting to Committee if you would confirm that you would be prepared to enter into a Section 106 Agreement tying the house to the holding if planning permission were forthcoming.

I would also be obliged if you could clarify whether, in fact, the Midland Bank has since offered you a mortgage in the knowledge of the implications of a Section 106 Obligation.

May I emphasise the above enquiries are made without prejudice to the formal decision of this Authority on your application.

Yours faithfully

A P Midlen
Principal Planning Officer (Development Control)

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 APR 1993

Mr + Mrs L Britton.
Barley House.
Roman Bank.
Holbeach Bank
Spalding
Lincs.

Your Ref JB/SJS H09/0794/92

Dear Sirs,

Ref your letter dated 15/3/93.

To answer your question, we enclose copy letters from the Midland Bank and Jones Thorpe, and we hope that this resolves your question.

May we also add that at present we can only see the need for minimum borrowings for the venture, and that these would probably be more along the lines of a business loan than a mortgage anyway.

Yours faithfully

J Britton

15/4/93. Returned approved 2-15 No copy.

2-4-93

J.O.+ N.Thorpe
Fen Farm
Holbeach St Johns
Spalding
Lincolnshire

Tel 0406 34291

Mr N Midlen
Principal Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs.

29th March 1993

Dear Sir,

We are writing to you reference the proposed Dwelling and Nursery at New River Gate, Holbeach Drove. The applicants have drawn our attention to your letter dated the 18th March.

We would like to take this opportunity to stress that we as a partnership give the venture our full backing. If this backing needs to take the form of financial assistance then we would like to confirm to you that we are in a position, and willing to, offer the financial backing to the venture that we envisage may be required, without the need for commercial borrowing.

If you feel that you would like more information, please do not hesitate to contact us at the above address.

Yours Faithfully,

N Thorpe.
J O Thorpe.

J.O.+ N.Thorpe

MIDLAND

S.P. Cole
Manager

Midland Bank plc
HOLBEACH, LINCS
59 HIGH STREET
HOLBEACH
SPALDING
LINCS
PE12 7EB

L. Britton, Esq.
Barley House
Roman Bank,
Holbeach Bank
Spalding
Lincs
PE12 8DS

24-22

0406-22023

24 March 1993

Dear Mr. Britton,

Proposed Nursery & Dwelling at New River Gate, Holbeach Drove.

Further to your enquiry, I am pleased to be able to confirm that the Midland Bank has, in the past, made available to its customers mortgage finance on properties which are subject to a Section 106 Agreement, which is also known as an Agricultural Clause.

Whilst this letter is not to be construed as an offer, I hope that this answers the question that you raise.

Yours sincerely,

S.P. Cole
Manager

Registered in England
Registered number 14259
Registered office
Poultry London EC2P 2BX
A member of Investment
Management Regulatory
Organisation Limited

Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding
Lincolnshire
PE12 8DS

J Blacklock

JB/SJS H09/0794/92

18 March 1993

Dear Sir and Madam

Erection of agricultural dwelling house and garage - New River Gate, Holbeach Drove

I write to advise you that at its meeting on the 9 March 1993 the Planning Committee resolved that you be requested to submit independent confirmation that funding for the proposed development would still be forthcoming if a Planning Obligation, under Section 106 of the Town and Country Planning Act 1990, had to be entered into tying the dwelling to the holding. Accordingly I would be obliged if you would provide such information.

If you have any queries please do not hesitate to contact my officer, Mr J Blacklock.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Mrs & Mr L Britton,
Barley House,
Roman Bank,
Holbeach Bank,
Spalding Lincs.

Dear Sir, Your Ref JB/JP/H09/0794/92

I am writing to answer some of the questions that arose from our meeting in November.

It appeared to me that your main concerns were regarding the funding, viability, and high chance of failure of the proposed business venture.

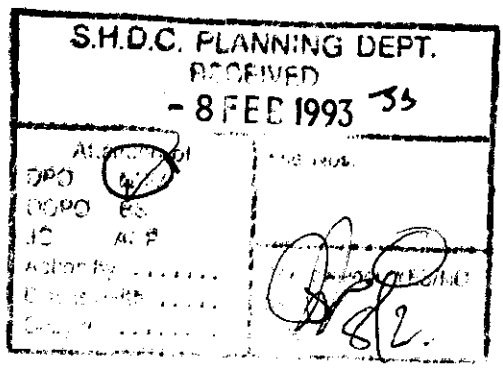
Firstly the funding of the nursery. Since our meeting I have consulted my estate agents, builder and mortage company, and have recalculated the fundings of the venture. The Halifax, my present lenders, have agreed in principal to consider a mortgage on the property, but stating that they would only be able to take out a charge over the dwelling and a small garden area. They would not be in a postion to take charge on the glasshouses or any surrounding agricultural land as this would be classed as commercial lending. This will present no problem to us and I am sure it will present no problem to yourselves either.

Secondly the viability of the project. Our first application was rejected upon the grounds that ADAS reported that it would only reach " the margins of viability". following the advice from your office and our Local Ward, we have engaged ADAS to advise on the area of production required to provide viability, and now having put forward their proposal I feel personally grieved that you still question the viability of the project.

You also raised the point that you had recieved an objection to our application, hinting that it was questioned why a Transport Manager should need a nursery. To counter the objection we have enclosed two letters of support for our planned venture from two of the neighbouring properties. The support was offered, and I am sure that if we approached the third of the four neighbouring properties that they too would support our venture.

If the objector had done their homework into my back-ground, they would have probably formed a different opinion. My first job was working for H Scott & Sons of St James Market Bradford for whom I worked for seven years. During this time I was in daily contact with most of the local nurseries and plant producers, as well as wholesale outlets throughout the country. I have since worked for Frans Maas and Spalding Haulage, both well known suppliers to the local horticultural community. During my career I have enjoyed unimpeeded insights into the workings of both growers and wholesalers of horticultural products.

continued,



It is this insight into the marketing of the produce, and the number of contacts I have made that I feel will give our venture the necessary edge to suceed in todays hostile business enviroment. I would also like to ask for your assistance in this matter, as I feel that the less restrictions that you see fit to impose on any planning permission, the less strains you will impose on the finances of the venture, and therefore its likely hood of success will be improved.

Finally I would like to stress that we have the full backing of J.O & N Thorpe in this venture, both in a practical and a financial manner. I would like to feel that the professional manner in which they conduct their business will throw a favourable light on the sincerity and viabilty of our proposed venture.

May I also draw your attention to our letter dated the 25th August 1992, which may also help to answer some of your questions.

All that remains for me to ask is that you view our application in a favourable light and grant permission to set up the nursery so that we can back up our proposals with positive action.

Yours Faithfully,



Mr & Mrs L Britton.

Enclosed.

Halifax Letter
Mr Sears Letter
Mr & Mrs Popes Letter.

Somerset Cottage,

Drove Gate,

Holbeach Drove,

Spalding PE12 ORX.

25th January 1993.

Dear Sir,

re: Mr. and Mrs. L. Britton - Planning Application
New Rivergate, Holbeach St. Johns.

We write in support of Mr. and Mrs. Britton's planning application to erect a dwellinghouse at the above location.

A number of newcomers have come into the area to new properties in Holbeach St. Johns. We feel that local young people should be given encouragement and support to remain in the area and farm the land.

Mrs. Britton is a local girl who we have known virtually since birth and her husband and herself wish to farm family land and ensure continuity.

We have no hesitation in supporting this application.

Yours faithfully,

Mr. Graham and Mrs. Shirley Pope.
Miss J.M. Pope.

The Planning Officer,
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

The Planning Committee &
Principal Planning Officer
South Holland District Council
Town Hall
Spalding
Lincolnshire

"Waplea"
Sycamore House
Lammings Bridge
Holbeach Drove
Spalding, Lincs
PE12 ORY

25th January 1993

Dear Sirs

RE: APPLICATION BY MR & MRS L BRITTON TO ERECT A BUILDING AND GREENHOUSES AND/OR POLY TUNNELS AT NEW RIVER GATE, HOLBEACH DROVE, SPALDING, LINCOLNSHIRE

I write in support of the application made on behalf of Mr & Mrs L Britton in seeking planning permission to erect a building and associated outhouses opposite my house.

As you are well aware this area is virtually uninhabited and anyone coming to reside must be made welcome. We are approximately 1/2 miles from the village of Holbeach St Johns. At present between South Holland main drain and Holbeach St Johns there are four dwellings. I am given to understand that previously there was a building on the site that this application has been made for.

I personally have known Mr & Mrs Britton and their immediate families for over six years. They come from a respected farming community in this area and farm to a very high standard. I nor my family have ever had cause to complain about the working practices they use in connection with farming activities in the area opposite my house.

Since taking residence in this area I have taken a great interest in South Holland as a whole and not only in my area. It is with great regret that many small business ventures have had to cease trading with the resultant loss of many jobs in this area. Several of my friends have recently lost employment with a well known vegetable packing firm in Holbeach and Moulton, and I feel that in view of the current economic climate consideration should be given to someone with enterprise and determination to run a viable concern.

While I am aware that there are certain criteria to be met as far as planning permission is concerned, I wish to request that this application be given favourable consideration.

I am yours respectfully

Alan W Sears

Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding
Lincs PE12 8DS

Mr J Blacklock

JB/JP/H09/0794/92

22 January, 1993

Dear Sir & Madam

Erection of Agriculture Dwelling House & Garage
New River Gate - Holbeach Drove

Further to my letter dated 14 December, 1992 in respect of the above, I write to enquire whether you are yet in a position to give me a reply.

I would advise you that if the information requested is not provided within the next 14 days, I shall be obliged to treat your application as Non-determined.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding
Lincs PE12 8DS

Mr J Blacklock

JB/JP/H09/0794/92

14 December, 1992

Dear Sir & Madam

Erection of Agricultural Dwelling House & Garage
New River Gate, Holbeach Drove

Further to your meeting with my Officers, Mr J Blacklock and Mr D Gedney, on 9 November, 1992 in connection with the above, I would be obliged to know if you are now in a position to let me have the additional information you agreed should be supplied.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

HALIFAX

When calling please ask for Miss Tracey Kitchen

23rd November 1992

Halifax Building Society
25 Bridge Street
Spalding
Lincolnshire PE11 1XG
Telephone 0775 766453
Fax 0775 710446

Mr L Britton
Barley House
Roman Bank
Holbeach Bank
Spalding
Lincs
PE12 8DS

MORTGAGE ENQUIRY
New Rivergate, Holbeach Drove

Dear Mr Britton

I refer to your recent telephone call to this office, when you made an enquiry concerning mortgage lending on a property with an agricultural clause.

I would advise you that the Society would be prepared to consider an application on such property. The Society would only be able to take out a charge over the said property and small garden area, we would not be able to take out a charge over surrounding agricultural land as this would be classed as commercial lending, which is against the Society's lending policy.

I trust this information is satisfactory for your needs.

Yours sincerely

MRS JANE CHUTER
Assistant Manager

Appointed Representative of Standard Life, a Member of Lautro, for life assurance, pensions and unit trust business only.
Printed on recycled paper.

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

S.H.D.C. PLANNING DEPT.
22 OCT 1992 31

NRA

National Rivers Authority
Anglian Region

20 October 1992

Our Ref: GT/92/1/SH/0275

Dear Sir

PLANNING APPLICATION NO H09/0794/92
FOR PROPOSED ERECTION OF A DWELLING AND GARAGE
AT NEW RIVER GATE, HOLBEACH DROVE, HOLBEACH
FOR MR & MRS BRITON

With regard to the above-mentioned application received on 7 October 1992. I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

cont / .. .. ..

ROGER HYDE
Regional General Manager

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

NRA

Our Ref: GT/92/1/SH/0275

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

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

Yours faithfully

R F Morgan
Planning Engineer

cc: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
SPALDING
Lincs PE12 8DS

MV

B[illegible] SMITH Dip TP MRTPI
Dir[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

S.H.D.C. PLANNING DEPT.
RECEIVED
15 OCT 1992 30
Attention of
DPC NRM
DOPO BS
JC AGP
Action by .....
Response Required .....
Reply Sent .....
File Nos.

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0794/92

Applicant: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Agent: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Description: Erection of agricultural dwelling house and garage

Location: New River Gate Holbeach Drove
Spalding Lincs

Type: FULL

Date received: 30-SEP-92

02-OCT-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 17-OCT-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

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:

Signed:

Approved.

d/c Judge rang 8/10

Enquired why we had requested additional information and ~~~~ asked applicant to have further discussions with ADAS? He considered submitted information was sufficient.

He also stressed that he supported the application and that it should be dealt with under "delegated powers."

DMG 8/10

9/11/92

meeting with Mr Mrs Britton —
David Godsey present.

Explained to Mr Mrs Britton :—

- (a) Concern was a 'viability' within one year
- (b) Mean financial commitment on the home first business.
- (c) Best option still a mobile home until viability proven
- (d) Existence of objection

Agreed to Mrs Britton should submit details of :—

- (a) marketing arrangements / outlets to overcome concern about viability of prices
- (b) Expert assistance & help ~~from~~ on horticultural side.
- (c) Mortgage arrangements (if any) on proposed house and which financial institutions would provide mortgage.

Submitted ~~committee~~ report for 8/12/92 Committee ~~for~~ viewed at. No indication given of recommendation.

Dr. Eddy

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 09/0794/92

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	4	3	1	6	2

2. Address or location

New River Cate, Hurbeach Drive

3. Name, classification and number of road

4. Date application referred 8-10-92

5. State whether outline, detailed application etc.

Full

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

Erection of Agricultural Dwelling.

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:—

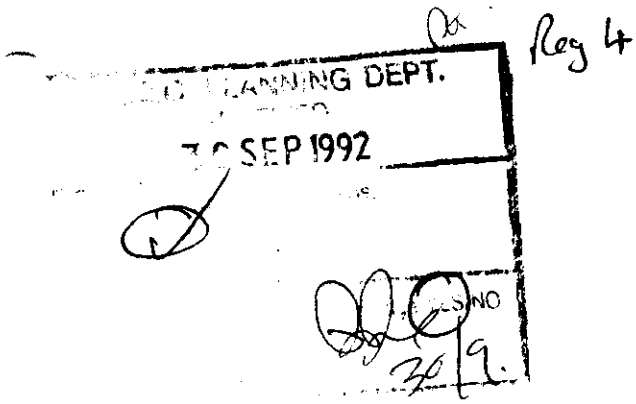
a. ~~Does not wish to restrict the grant of permission.~~

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: 8-10-92 Signed: [signature]
Director of Highways and Planning



Reg 4

Mr & Mrs L Britton,
Barley House,
Roman Bank,
Holbeach Clough,
Spalding,
Lincs, PE12 8DS.

Mr Midlen
Ref no: DMG/WL/H09/0794/92
Your letter: 25/Aug/92

Dear sir,
Please find enclosed clarification of the six points raised in your above letter.

1. Due to the increased size of the undertaking, it will be necessary for Mrs Britton to work full time. Ref: Adas Report estimated 5909 hours of labour required per year.

2. The land is owned by Messers J.O& N Thorpe who are Mrs Brittons parents and Mr Brittons in-laws.

3. The Adas Report on the initial application raised questions on the viability of the project. To achieve viability Adas recommended the increased areas.

4. Since the first application Mr Britton has been made redundant and if the present economic climate continues will be available in a full-time capacity.(Adas estimated labour requirements.) In any case he will be taking control of marketing and management.

5. The Adas Report states that before deciding on the exact siting and nature of the project it would be advisable to have a full survey carried out by a soil scientist. It is however envisaged that the glasshouses will be erected between the dwelling and the river.

6. Due to factors beyond my control,such as planning consent and market demand I cannot answer this question. It is however in the interest of viability for the whole project to be up and running as soon as possible.

The original Adas Report only raised questions on the viability of the project. Itagreed that there was a need for

an agricultural dwelling. This application addresses the question of viability and I cannot therfore see how the functional need has changed as area and cropping has been increased thus increasing the functional need for the dwelling.

I hope that this has cleared up any questions you have. If you are any doubt please do not hesitate to contact.

Yours faithfully



Mr & Mrs L Britton.

D M Gedney

DMG/WL/H09/0794/92

Mr and Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs
PE12 8DS

25th August 1992

Dear Sir and Madam,

Planning application H09/0794/92 - Erection of agricultural dwellinghouse and garage, New River Gate, Holbeach Drove, Spalding

I refer to the above planning application submitted by yourselves.

Further to a recent conversation between Mr Britton and one of my Officers, I have re-examined the proposal as submitted to ascertain whether or not a further assessment is required by ADAS of the functional need for an agricultural dwelling in this location.

It would still appear, however, that there are a number of discrepancies between the original ADAS report submitted in respect H09/0176/91 and that submitted with the current proposal. These include the following

1. The original report stated that Mrs Britton worked full time as a hairdresser and that she would only work part time for the first and second years of operation on the unit. The current report, however, states that Mrs Britton would work full time from the beginning.

2. The original report states that the land is currently owned by members of Mrs Britton's family, whilst the present stresses that the business will be developed on land already owned and farmed by Mr Britton's family.

3. The original stresses that 6,000 square feet (557 square metres) of protected cropping structures would be erected within the first three years. The present proposal states that 980 square metres of protected cropping, in the form of glasashouse, would be constructed.

cont'd...

cont'd...

4. Will Mr Britton be involved in any capacity (i.e. marketing, etc.)?

5. Whilst reference is made to the erection of glasshouse, the actual position is not shown on the submitted plans. This information is required if at all possible.

6. When will the total 14.5 hectares be brought into operation?

Given that circumstances appear to differ from the previous submission, therefore, it would appear that a further assessment is required by ADAS relating to the functional need for an agricultural dwelling in respect of the current proposal.

I therefore look forward to your response in respect of this matter in due course, so that I am in a position to proceed with the application.

Yours faithfully,

N R Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND
Internal Drainage Board

Reg 4

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

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1992
Attention of: DPO NPM DDPO RS JC AHP
Action by .....
File Nos.

Please contact: Mr. Staines

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

Our Ref. RS/PA-C/794/92/JAM **Your Ref.**

Date 11 August 1992

Dear Mr. & Mrs. Britton,

FULL PLANNING APPLICATION - DWELLING ETC.
NEW RIVER GATE, HOLBEACH DROVE

Thank you for the plan received today showing your above proposed development regarding which I have the following observations.

The watercourse along the sites Eastern boundary is my Board's New River Gate Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply. I am pleased to confirm the siting of the dwelling and leylandii hedges shown conform with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

I would also stress at this time that the 9 metre wide strip of land between the South Holland Main Drain and the site and adjoining field is owned by the Board.

I understand soakaway drainage systems are intended in respect of which the consent of the National Rivers Authority may be required. It is suggested that appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. In the event that a direct storm water outfall to my Board's New River Gate Drain is intended, full details must be provided for my Board's approval. Any consent given will be subject to an annual acknowledgement and a single once and for all time contribution towards future improvement of the Board's system to ensure adequate capacity for increasing flows from continuing development.

In that eventuality full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

Our Ref: RS/PA-C/794/92/JAM Your Ref: 11 August 1992

My Board will raise no objection in principal to the existing field access being utilised and resurfaced with gravel provided the level of the access driveway is not raised. Should it ever become necessary to extend the access at any future date, such works would have to be undertaken at your cost to my specification.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours sincerely,

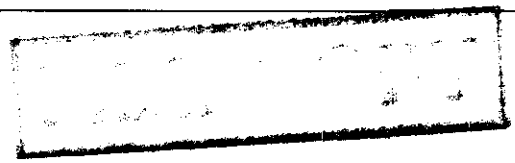
Mr. & Mrs. L. Britton,
Barley House,
Roman Bank,
Holbeach Clough,
Spalding, Lincs.

ENGINEER TO THE BOARD

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

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

SOUTH HOLLAND DISTRICT COUNCIL



Application no: H09/0794/92

Applicant: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Agent: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Description: Erection of agricultural dwelling house and garage

Location: New River Gate
Holbeach Drove
Spalding
Lincs

Type: FULL

Date received: 23-JUL-92

11-AUG-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

An assessment by a qualified person or persons of the functional need for the agricultural dwelling.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0794/92

Applicant: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Agent: Mr & Mrs L Britton
Barley House
Roman Bank
Holbeach Clough
Spalding Lincs PE12 8DS

Description: Erection of agricultural dwelling house and garage

SOUTH HOLLAND D.C.
PLAN DEPT
07 AUG 1992
REF.....

Location: New River Gate
Holbeach Drove
Spalding
Lincs

Type: FULL

Date received: 23-JUL-92

27-JUL-92

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 further fee of £110 is required.
The site differs from that refused under H09/0176/91 but if the siting of the dwelling as shown on the block plan can be incorporated into the site referred to in the original application with the remainder of the site edged blue, a fee would not apply. Please call and check the plans on file
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 Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

Amended block plan herewith.
L Britton
4.8.92

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th May, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. J.T. Davis	Mr. T.G.M. Tyler
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	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: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.A. Dobney, N.P. Judge, M.B.E. and W.D. Skells.

390. MINUTES

The Minutes of the meeting held on 4th May, 1993 were signed by the Chairman as a correct record.

391. PLANNING APPLICATIONS

(a) Determinations following Site Inspections

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant		Proposal
H18/0064/93 J W Trayford		Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to conditions including a) the restriction of the hours of use to 11 p.m. at the latest; b) the restriction of the use to that of a bowling rink only; c) the provision of enhanced landscaping; d) the surfacing of the yard and access road; and e) the relocation of the parking area so that the proposed building acts as a noise barrier.

H09/0794/92 Mr and Mrs L Britton	Agricultural dwellinghouse and garage at New River Gate, Holbeach Drove.

RESOLVED: Planning permission be refused for the above development in accordance with recommendation A of the Director of Planning and Building Control Services.

H23/0237/93 P and S W Hoyes	Sculpture (oak and steel) off Churchgate, Whaplode.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

ASSESSMENT OF THE SUITABILITY OF A GREEN FIELD SITE AT NEW RIVER GATE, HOLBEACH DROVE, FOR THE DEVELOPMENT OF AN ORNAMENTAL NURSERY

Prepared for:

Mr L Britton
Barley House
Roman Bank
Holbeach Bank
Spalding
Lincs

June 1992

By: L R Mason
Horticultural Consultant
MAFF, ADAS
Vancouver House
County Court Road
King's Lynn
Norfolk
PE30 5EH

SOUTH HOLLAND D.C.
23 NOV 1992
0794/92...

ADAS

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Labour	4
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Capital Expenditure	5
Future Expansion Plans	5
Summary of Gross Margins	6
Hybrid Pinks (Protected)	APPENDIX I
Bedding Plants	APPENDIX II
Chrysanthemums Outdoor Spray	APPENDIX III
Chrysanthemums Protected Spray (December Crop)	APPENDIX IV

ADAS

INTRODUCTION

It is proposed to develop a 14.5 ha "green field site" at New River Gate, Holbeach Drove into an ornamental horticultural unit producing outdoor and protected ornamentals. The enterprise should initially support one full time worker (Mrs Britton) calling on part time and casual labour as required.

TERMS OF REFERENCE

The objective of the report is to:-

1. Make an assessment of suitability of the site for flower production.

2. Provide Gross Margin Budgets to enable an assessment of viability to be made for the holding.

3. Make an estimate of likely capital requirement for the development of the nursery.

9.800 5 4 12 9)

PROPOSED DEVELOPMENT

It is proposed to initially develop 2.0 ha out of the 14.5 ha site. This will consist of 0.8 ha producing outdoor chrysanthemums and a protected area of 980 m^2 producing bedding plants, pinks and chrysanthemums. The protected area will probably consist of glasshouse which will be purchased second-hand hence reducing the capital costs. The nursery will be developed on land already owned and farmed by Mr Britton's family. Mr Britton will have free access to all machinery and buildings etc which are associated with the farm.

THE SITE

The total area of the site extends to 14.5 ha and is situated within approximately 25 miles of King's Lynn, 10 miles of Wisbech and 11 miles of Spalding.

At the present time the field is a "green field site" and no horticultural buildings are present. It is very exposed and it would be desirable to provide shelter with the use of windbreaks.

Mains water will be available and it will be highly desirable to construct a water storage facility. The size of pipe and water extraction rate should be investigated to ensure it is sufficient for the needs of the enterprise.

Three phase electricity will be available once connected.

SOIL TYPE

The Holbeach St John area contains both clay and silty soils and is marked by Soil Survey as Wallasea Association. The soil here is a sandy silt loam top-soil and providing this is to a reasonable depth should be relatively easy to cultivate in the Autumn and Spring. Sub surface compaction caused by ploughing and rotary cultivation could occur but this can easily be remedied by subsoiling. The soil is likely to be prone to surface capping which in some seasons may slow down the emergence of some planted crops. However, with good management it should be able to grow a wide range of crops.

Before deciding on the exact siting of the nursery and the nature of the cropping programme it would be advisable to have a full survey conducted by a Soil Scientist.

LABOUR

It is proposed that initially the only full time worker will be Mrs Britton. Casual labour will be acquired to help out during peak periods. Family labour will also be available in the form of mother, father and uncle. For the time being this labour will be supplied at no cost to the nursery.

From ADAS standard labour and gross margin data I would estimate the labour required for the initial enterprise to be approximately 5909 hours/year.

MARKETING

The marketing of the produce is a crucial part of any business and it must be explored as fully as possible before embarking on this venture. The nature of the marketing outlet can greatly affect the Gross Margin calculations and hence ultimately the profitability of the nursery.

Mr Britton already has a market for approximately 40% of his proposed production via retail outlets. The remaining 60% will be sold via the wholesale markets. In the long term the business will aim to move towards more retail sales.

CAPITAL EXPENDITURE

Second-hand glass and heating system	£10000
Irrigation tank	£1000
Irrigation pump + equipment	£2000
Misc (buckets, chrysanthemum wires etc)	£3000
Connection of water and electricity	£7500
	£23500

This is only a very rough guide to the minimum capital expenditure required to start up the enterprise. The cost of this could be much greater as the nursery develops to require roads and hard standing areas. This does not take into account machinery for cultivations etc as at this stage it is intended to use machinery from the farm for most of the cultivations.

FUTURE EXPANSION PLANS

At the moment future expansion plans are not entirely clear as this will depend on the strengths and weaknesses of the business. It is hoped to move in a more retail orientated nursery with profitable lines being increased.

SUMMARY OF GROSS MARGINS

From ADAS figures we would estimate the gross margin figures from the enterprise to be as follows:

Outdoor spray chrysanthemums		£16000
Protected spray chrysanthemums		£3119
Protected bedding plants		£5656
Protected hybrid pinks		£1709
	TOTAL	£26484

For more detailed gross margins see the appendixes attached. It must be pointed out that these are standard ADAS gross margin figures based on normalised yields. Returns may vary considerably with different market outlets and should therefore not be used as an aid to predicting cash flows. Labour, fixed and capital costs must also be taken off these figures. The crops stated are only suggestions and cropping schedules should be modified to take into account market forces.

APPENDIX I

HYBRID PINKS (PROTECTED)

COSTS AND RETURNS PER 0.1 HA

Spacing 25 cm x 25 cm, 50 cm pathways between 175 cm bed.

Planting August.

YIELD

50,000 cropped bunches (8-10 stems per bunch) which is 2000 boxes at 28p per bunch	=	14,000

VARIABLE COSTS

Rooted cuttings 15,000 @ 90 per 1,000	1,350
Fertilisers	350
Insecticides and fungicides	160
Packing at 68p per box (25 bunches per box)	1,360
Transport at 66p per box	1,320
Commission 12.5%	1,750
Misc (water sterilisation etc)	735
Total variable costs	7,025
Gross margin (2 years)	6,975
Annual gross margin	3,488
GROSS MARGIN PER 490 m²	£1,709

BEDDING PLANTS

COSTS AND RETURNS PER 0.05 HA (5875 BOXES)

The following costs assume:-

* Spacing of 11.73 boxes with 80% space utilisation.

* One round of crop.

* Crop produced from specialist or home raised seedling.

* Harvest end of April to mid July.

* 100% direct sales to wholesale buyers.

YIELD

950 boxes marketable per 1000 produced hence total is 4465	=	8706

VARIABLE COSTS

Seed	564
Heating oil	645
Compost	434
Sprays	100
Boxes	1027
Casual labour	180
Misc (water sterilisation etc)	100
Total variable costs	3050
GROSS MARGIN PER 490 m^2	£5656

CHRYSANTHEMUMS OUTDOOR SPRAY

OUTPUT AND RETURNS PER 0.1 HA

The following costs assume:-

* Spacing 20 cm x 20 cm.

* 15% wastage.

* Three stems per plant.

* Assumes 60% space utilisation.

OUTPUT

Yield (boxes of 20 wraps - 5 stems per wrap)
367 @ £13.00 per box

	Total enterprise output	4,774
VARIABLE COSTS (Marketing)	£	
Commission @ 12.5%	597	
Packing @ 66p/box	242	
Carriage @ £1.80/box	661	
	Sub total	1,500
VARIABLE COSTS (Production)		
Cuttings - 14,000 @ £67 per 1000	964	
Fertilisers	20	
Sprays	30	
Water	20	
Misc	240	
	Sub total	1,274
	TOTAL VARIABLE COSTS	2,774
	GROSS MARGIN PER 0.1 ha	2,000
	GROSS MARGIN FOR 2 ACRES	£16,000

APPENDIX IV

CHRYSANTHEMUMS PROTECTED SPRAY (DECEMBER)

COSTS AND RETURNS PER 0.1 HA

The following costs assume:-

* Average price based on "Grower" magazine figure for 1991.

* Spacing 20 cm x 20 cm.

* 10% wastage.

* Three stems per plant.

* Assumes 70% space utilisation.

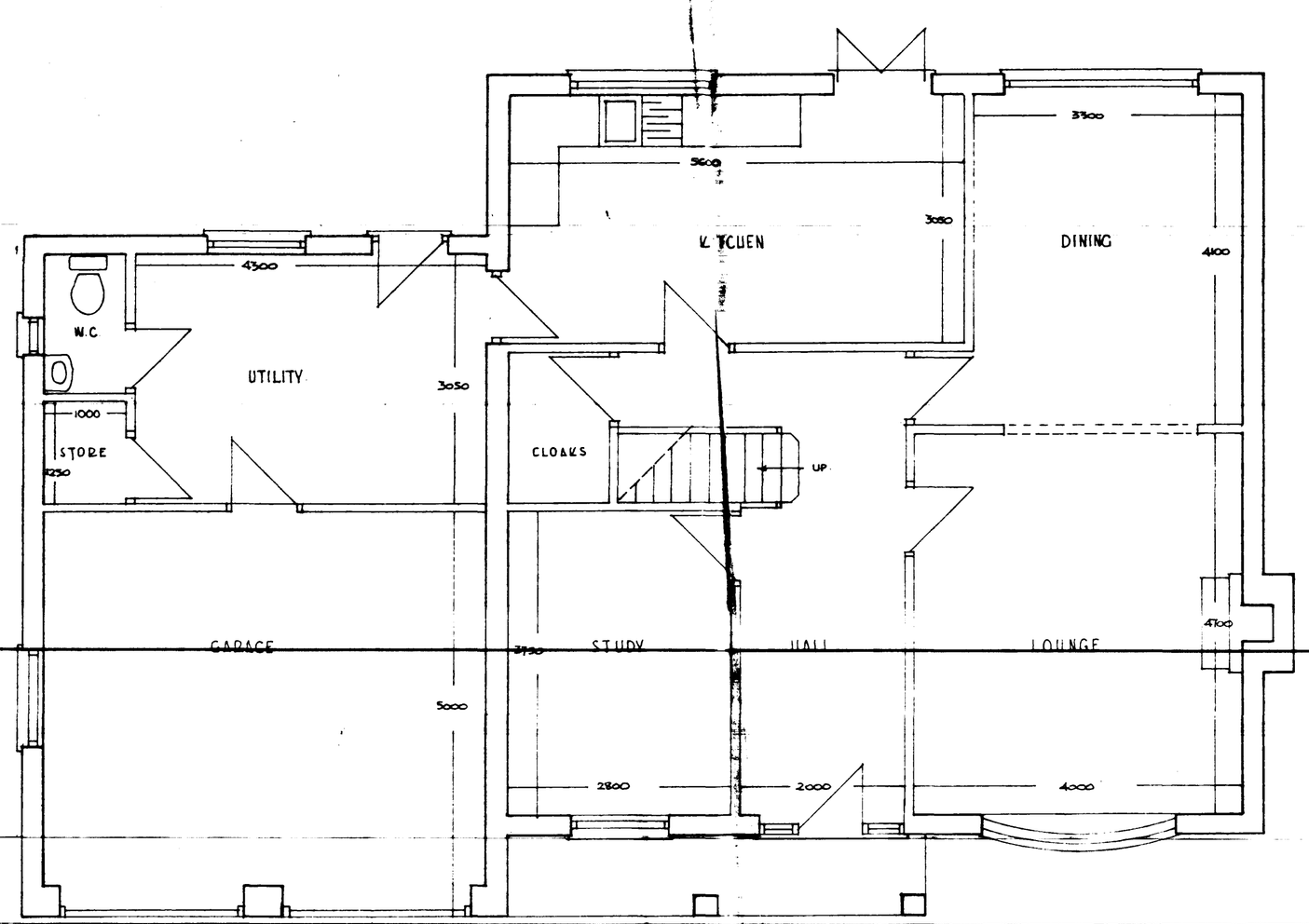
OUTPUT

Yield (boxes of 20 wraps - 5 stems per wrap)
454 @ £23.20 per box

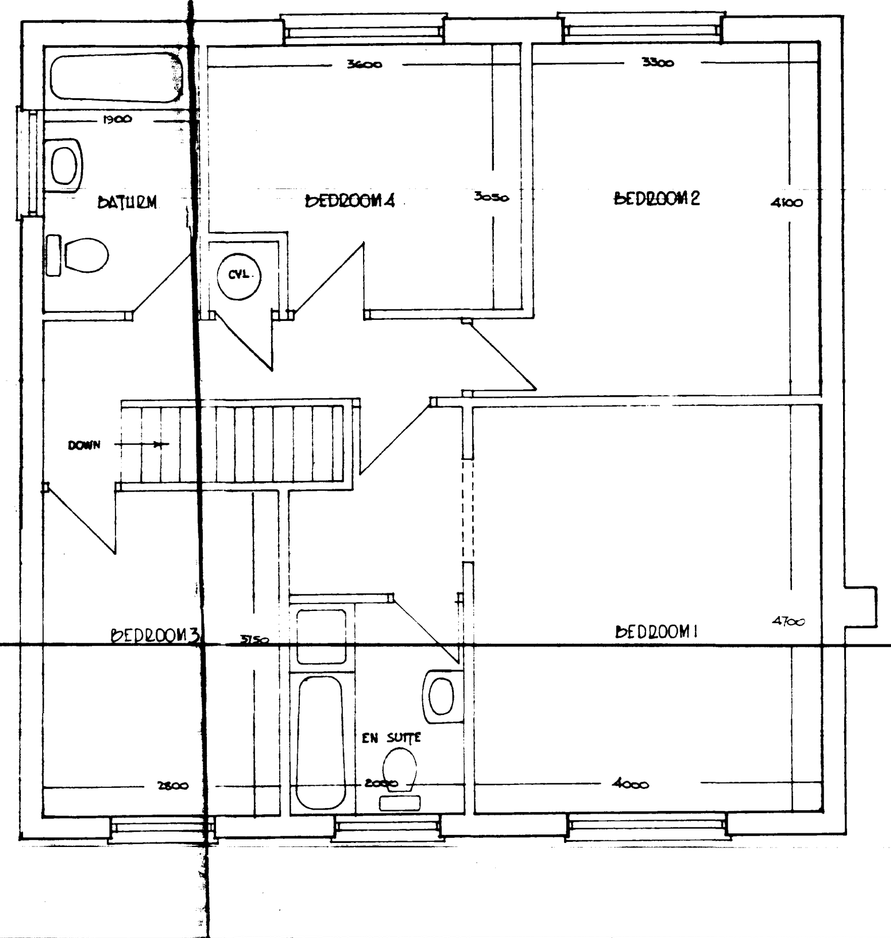
	Total enterprise output	10,523
VARIABLE COSTS (Marketing)	**£**	
Commission @ 12.5%	1315	
Packing @ 66p/box	295	
Carriage @ £1.80/box	817	
VARIABLE COSTS (Production)	Sub total	2,427
Cuttings - 17,000 at £67 per 1000	1125	
Fertilisers	60	
Sprays	150	
Water	150	
Sterilisation	245	
	Sub total	1,730
	TOTAL VARIABLE COSTS	4,157
	GROSS MARGIN PER 0.1 ha	£6,366
	GROSS MARGIN PER 490 m²	£3,119

ADAS

PROPOSED DETACHED HOUSE & GARAGE AT NEW RIVER GATE HOLBEACH DROVE FOR MR & MRS. L. BRITTON

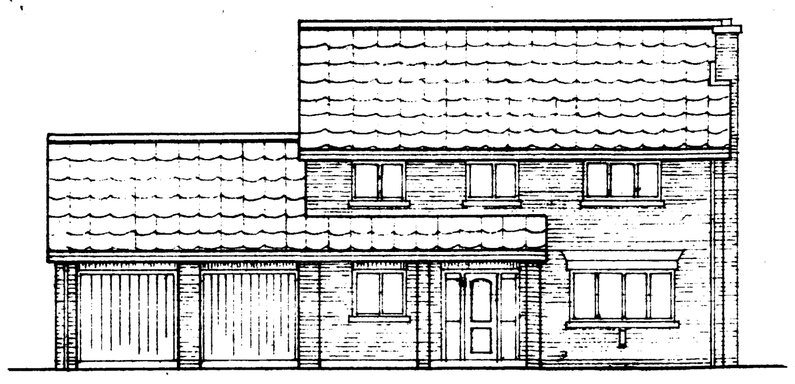


GROUND FLOOR PLAN

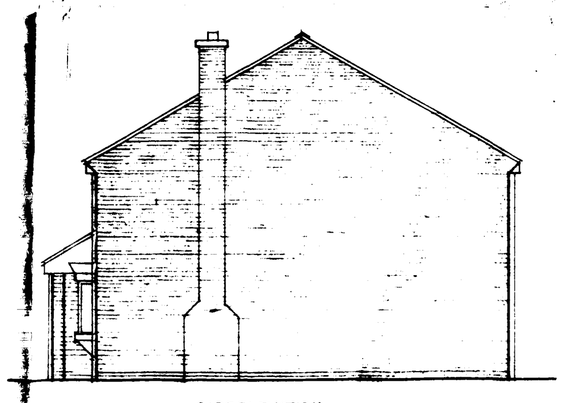


FIRST FLOOR PLAN

SCALES 1/50 & 1/100



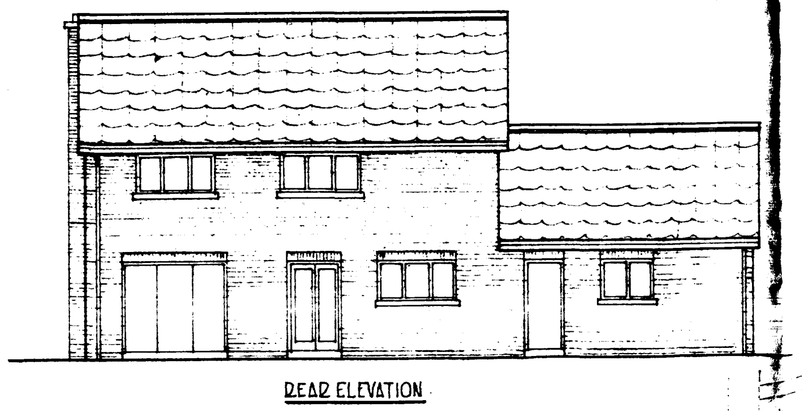
FRONT ELEVATION



SIDE ELEVATION

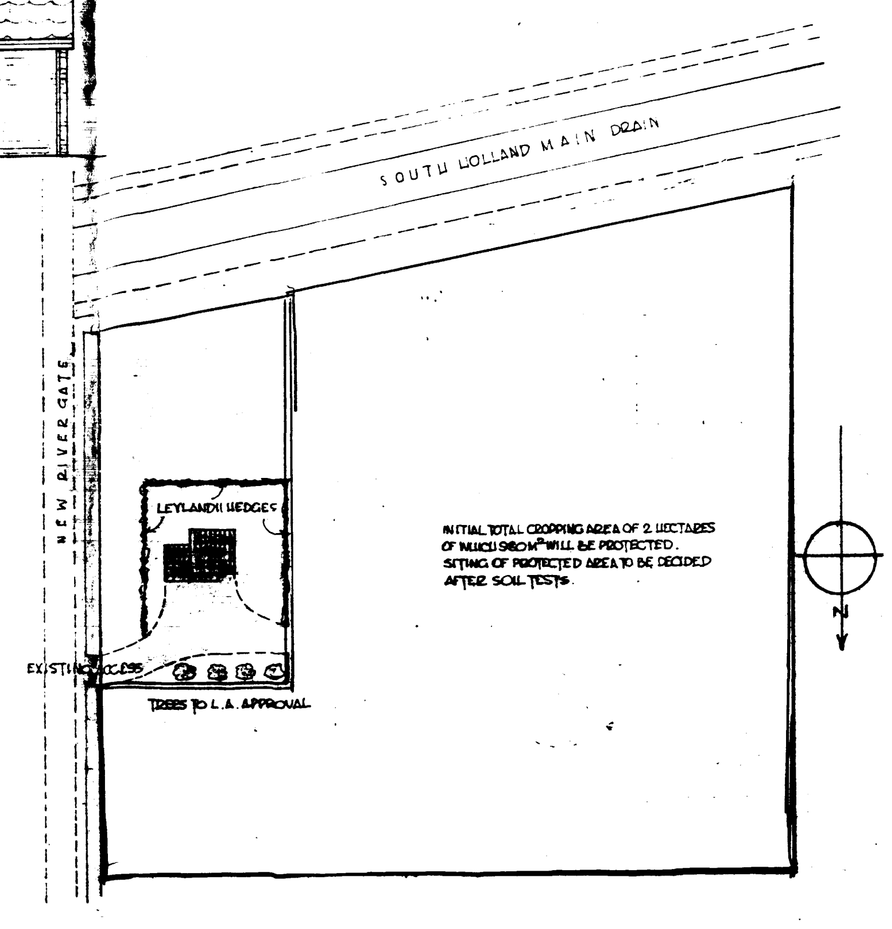


SIDE ELEVATION



REAR ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT.
25 JUL 1992
REF S/94/192



BLOCK PLAN. SCALE: 1/1000