SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0096/94 Received:02-FEB-94 Type:FULL

Name: Mr & Mrs C Stebbings
Willow Farm
Jarvis Gate
Sutton St James
Spalding, Lincs

Agent: Steven Dunn Architects
27 West End
Walcott
Lincoln
LN4 3ST

Description: Dwelling in connection with agriculture

Location : Part OS 1400, Willow Farm Jarvis Gate
Sutton St James Spalding, Lincs

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

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

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

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

Reason: In the interests of visual amenity.

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

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

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in

SOUTH HOLLAND DISTRICT COUNCIL

Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

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

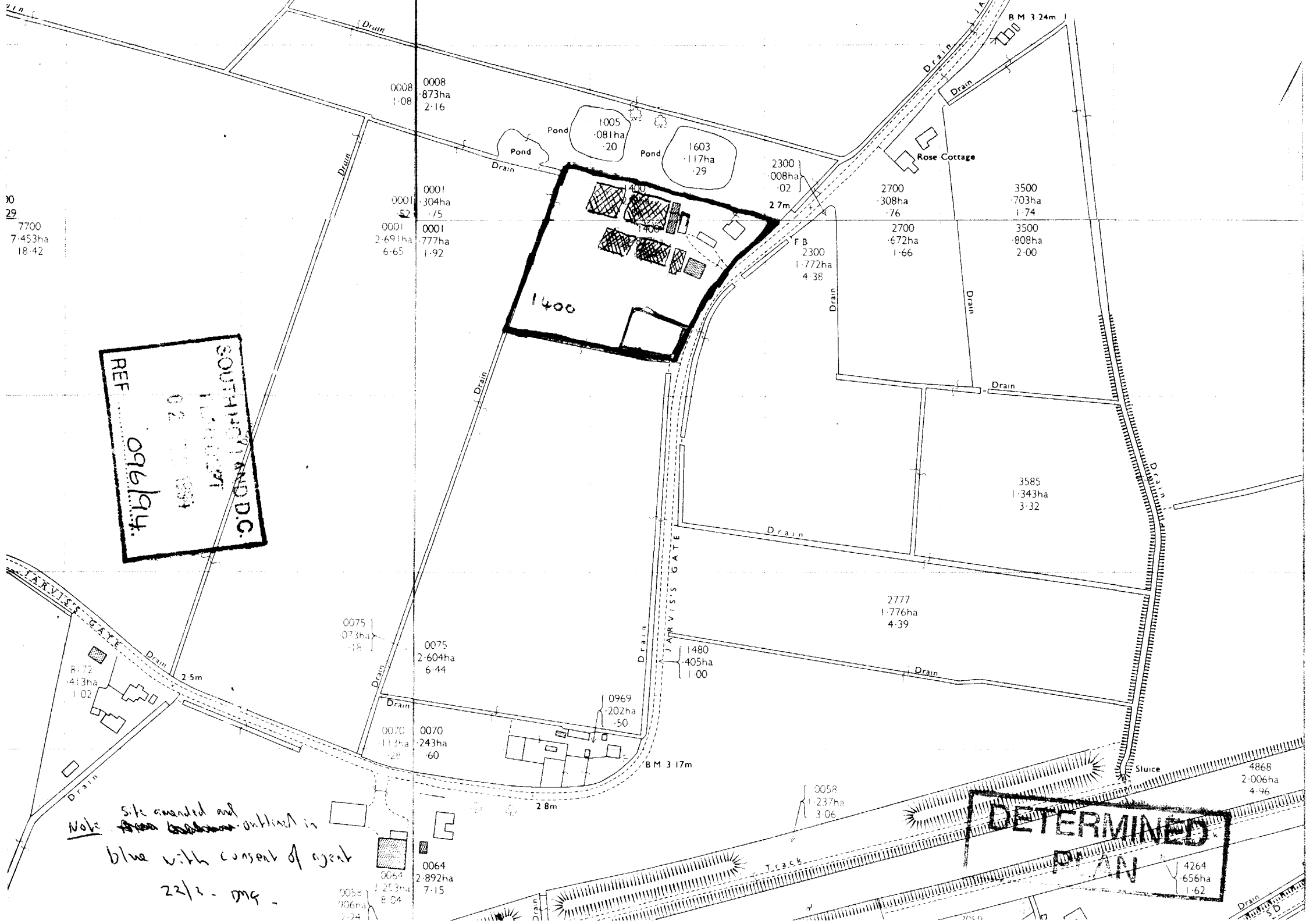
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
06-JUN-94 H11/0096/94

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)



REF 0961/84

S.D.C. PLANNING AND BUILDING CONTROL

DETERMINED

Note Site amended and outlined in blue with consent of agent 22/2 - DMG -

DC INSTRUCTION SHEET

APPLICATION REF: H20/0096/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DAVID GEDNEY

Senior Officer Confirmed ..... NJ Date 24/2/94 Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE JMG 22/2

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

(Approve (or equiv)) Refuse (or adverse)

Signed M.G. Date 27/5

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1. SC21 Reason standard
2. SC27 — " —
3. SC12 — " —
4. SC39 — " —

Note

1. SN9 (Planning Obligation)

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks
Works/DSR

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

Application for permission to develop land etc.

Town and Country Planning Act 1990

Four completed copies of this form and plans should be sent to the District Council

	For official use only
Application no.	H20\0096\94
Date received	26 JAN 1994
Grid reference	

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name MR & MRS C. STEBBINGS

Address WILLOW FARM, JARVISGATE SUTTON-ST-JAMES, SPALDING

Postcode LINCS Tel. No. –

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name STEVEN DUNN ARCHITECTS

Address 27 WEST END, WALCOTT LINCOLN

Postcode LN4 3ST Tel. No. 05266 60757

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known) — PART O.S. 1400 WILLOW FARM JARVIS GATE, SUTTON ST. JAMES SPALDING LINCS.

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser — OWNERS SON

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used — CONSTRUCT AN AGRICULTURAL DWELLING

(d) State whether applicant owns or controls any adjoining land and, if so, give its location — NONE

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for: –

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	NO ▶	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	YES	
(c) Approval of reserved matters following the grant of outline permission	NO ▶	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO ▶	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed .....

***On behalf of** MR & MRS C. STEBBINGS

(insert applicants name if signed by an agent)

Date 17 JANUARY 1994

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters— see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 66 of the Town and Country Planning Act 1990 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant / appellant was an owner [a] of any part of the land to which the *application / appeal relates at the beginning of the period of 20 days before the date of the accompanying *application / appeal

* 2. None of the land to which the *application / appeal relates constitutes or forms part of an agricultural holding:

* 2. *The applicant has given the requisite notice to every person other than *myself / himself / I have / The appellant has who 20 days before the date of the *application / appeal was a tenant of any agricultural holding any part of which was comprised in the land to which the *application / appeal relates, viz:-

Name of Tenant *(e)*	Address	Date of Service of Notice
SEE SEPERATE CERTIFICATE ENCLOSED.		

Signed .....

***On behalf of** MR & MRS C. STEBBINGS

(insert applicants name if signed by an agent)

Date 17 JANUARY 1994

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

SEE ATTACHED ADAS REPORT.

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

re question 7

The husbandry practices which significantly add to our functional requirements are glasshouse heating and irrigation.

i> Glasshouse Heating :-

The farm's practices entail heating the crops in the glasshouses during autumn, winter and spring. Depending on the specific crop heat is used for either protecting from frost damage or to bring the crop on earlier than nature intended. Both of these have to be closely monitored because extremes in temperature either way can ruin the whole crop. Some of our heaters have to be refuelled every three to five hours by hand depending on weather severity. This obviously requires twenty four hour supervision.

ii> Irrigation :-

Although most glasshouses are equipped with overhead irrigation, particular crops,<stocks and chrysanthemums>, cannot be watered from overhead when in full bloom, therefore need watering by hand. This has to be done at least once a day and twice in hot weather. This causes a problem as watering in the heat of the day will scorch the crop therefore watering has to take place either early morning, late at night or both. Thus watering periods could span an eighteen hour day.

re question 9

It is most important that someone is on hand at all times to supervise the delivery of stock and the collection of our final product. Collection of flowers by a local transport company is varied in time, help has to be at hand especially when eighty to one hundred boxes are being loaded up to five times a week.

Because the outside daffodils are situated four miles away, supervision of staff is of utmost importance,<regarding quality control>. This obviously leads to the absence of one of us, this time of year overlaps with indoor daffodils and tulips, one person cannot manage both jobs.

096194

As a young boy growing up on the farm, I always knew I wanted to stay. I saw both of my sisters tire of country life and make for London. This had absolutely no appeal for me. I knew my future was in the family business. The best way to aid my father's progress in my opinion, was to gain outside knowledge and qualifications. After attending Holbeach college of horticulture I studied for three years at Riseholme college gaining a National Diploma and a Licensciaship in farm management. I returned home in 1991 after 16 months post college work experience. The farm has always supported my parents, sisters and me comfortably. My aim was to establish a business that could support two families, as I was to marry in September 1992, and hopefully raise a family of my own. I wanted to make absolutely sure that this was done before any application for building was made. I found my farm management course extremely valuable, and since I have been home I have increased turnover and profit considerably. I have utilised profit by buying more glasshouses and polythene tunnels, also invested in newer horticultural machinery. I intend to use the increased profits in this way until the present expansion plan is complete. The management course was not only valuable to me, but also to my father as he has learned as much from my qualifications as I have from his wealth of experience.

The potential of the farm is nowhere near reached yet. I have already erected 4000 square feet of glass and polythene, a further 4000 square feet has been purchased, this is in the process of being erected. This will give us a total protected cropping area of over 16000 square feet.

We employ between 10 and 20 local people throughout various times of the year to pick daffodils,plant bulbs both in boxes for the glasshouse and in the land for outdoor picking, pick bulbs and general harvest work (wheat and sugar beet). Since 1991 this number has grown and I expect that two of these will become full time.

I have made absolutely sure we are doing the right thing before proceding with this application by living with my parents for two and a half years. I do not believe in rushing into things without a thorough trial. I'm sure the farm will continue to expand. When we decided to go ahead with the application we had to find the best way to go about it. It might seem unusual to put in a full planning application before outline. The reason for this is to show the Local Authority exactly how compact the suggested dwelling is.

I enclose details of the holding as it was in 1991, as it is now and a forward look at what I expect to achieve by 1997. This cannot happen if both my parents and I are

096/94

Cont - Sheet 2

not residing on the holding because of reasons stated in both the ADAS report and your questionnaire.

I hope you will consider this application from both a personal and business aspect. If you require any further information do not hesitate to contact me.

	1991	1994	1997	
Covered protection	7628	12108 +4000	20108	square feet
Manpower	2 full 4 part	3 full 10-15 part	5 full 10-15 part	

SOUTH HOLLAND D.C.
PLANNING
02 1 1994
REF 096/94

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : currently agricultural land.
Boundaries : Open countryside.
Site Features : Existing glasshouses and dwelling.

Inspected by JMG
Date 9/2

Site Notice posted by
Date
Expiry JMG 9/2

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions JMG 2/3

Open countryside.

Agricultural consultant has stated that there is an essential agricultural/horticultural need for an additional dwelling in this particular location. Proposal therefore acceptable on policy grounds (in accordance with Policy 7A).

NB. Discussed with NRM 25/2 who considered there was therefore no need for application to go to Committee.

CERTIFICATE TO ACCOMPANY APPLICATION
* CERTIFICATE UNDER SECTION 66
* CERTIFICATE UNDER ARTICLE 29

P1D

(Town and Country Planning Act 1990)
(Town and Country Planning General Development Order 1988.)
Established Use Certificate

(* Delete Where Inappropriate)

PLEASE COMPLETE AND SIGN ONE OF CERTIFICATES A, B, C OR D AND THE AGRICULTURAL HOLDINGS CERTIFICATE

(A) These Certificates are for use both with applications for planning permission (Section 66 of the Act) and for established use Certificates (Article 29 of the Order). References to either Section 66 or Article 29 should therefore be deleted as appropriate.

(B) ***"Owner"*** means a person having a freehold intrest or a leasehold intrest the unexpired term of which is not less than 7 years; or

1 in the case of a section 66 certificate in respect of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver);

2 in the case of an article 29 certificate, a person who is the occupier of any part of the land.

(C) ***"Agricultural Tenant"*** means a tenant of an agricultural holding.

CERTIFICATE A

* I certify that:-
at the beginning of the period of 21 days ending with the date of the accompanying application nobody except the applicant was the owner *(B)* of any part of the land to which the application relates;

OR

* I have/the applicant has given the required notice to every person other than myself/himself 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, as follows

Signed. ..... On behalf of. MR C. STEBBINGS Date. 17 JAN. 1994

Please now complete the Agricutural Holdings Certificate

CERTIFICATE B

1 I certify that:-
I have/The applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner *(B)* of any part of the land to which the application relates, as listed below.

Owners *(B)* name. MR. M. STEBBINGS

Address at which notice was served. WILLOW FARM, JARVIS GATE, SUTTON ST. JAMES

Date on which notice was served. 17 JAN 1994

Signed. .....

On behalf of. MR. C. STEBBINGS

Date. 17 JAN 1994

Please now complete the Agricultural Holdings Certificate.
Detach and serve on any Owner(s) the completed notice for service on an owner (below)

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H11/0096/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H11/1081/94 Received:10-NOV-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs C M Stebbings
Willow Farm
Jarvis Gate
Sutton St James, Spalding
Lincs, PE12 0EU

Agent: Mr & Mrs C M Stebbings
Willow Farm
Jarvis Gate
Sutton St James, Spalding
Lincs, PE12 0EU

Description: Details of landscaping and materials submitted (Conditions 2 and 4 of H11/0096/94)

Location : Adjoining: Willow Farm Jarvis Gate Sutton St James Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

22-NOV-94 H11/1081/94

BRIAN SMITH Di, 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

11

H20/0096/94

FULL

Applicant: Mr & Mrs C Stebbings
Tel:

Agent: Steven Dunn Architects
0526 860757

Description: Dwelling in connection with agriculture

Location: Part OS 1400, Willow Farm
Jarvis Gate
Sutton St James
Spalding, Lincs

Valid date:	02-FEB-94	Terminal date:	30-MAR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	09-FEB-94	Report deadline:	16-MAR-94
Inspected by	16-FEB-94	Agreed TD Ext:	
Extra contacts	23-FEB-94	Case Officer:	
Report if not clear by	09-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		08-FEB-94	01-MAR-94
Mr K Herring		14-FEB-94	28-FEB-94
Clerk to Long Sutton	0406 362402	16-FEB-94	02-MAR-94
Cllr D A Tennant		16-FEB-94	23-FEB-94
Cllr E J Clarey	0406 363141	16-FEB-94	23-FEB-94
Cllr M D Booth	0406 350034	16-FEB-94	23-FEB-94

SITE RECORD

Grid ref: 540130 319940
OS Sheet: 266 Parcel:

L C C - OS Attached JC 17/2/94.

BRIAN SMITH C[illegible] 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

H20/0096/94

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Mr K Herring	14-FEB-94	28-FEB-94
Clerk to Sutton St J	07-FEB-94	21-FEB-94
Cllr Mrs E O Hall-Pa 0945 700 829	07-FEB-94	14-FEB-94

SITE RECORD

Grid ref: 540130 319940
OS Sheet: 266 Parcel:

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

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SOUTH HOLLAND DISTRICT COUNCIL

H20/0096/94

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DEVELOPMENT/CONSTRAINTS

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Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~08~~ 09-FEB-94	~~01~~ 02-MAR-94
Clerk to Sutton St J	07-FEB-94	21-FEB-94
Cllr Mrs E O Hall-Pa 0945 700 829	07-FEB-94	14-FEB-94

SITE RECORD

Grid ref: 540130 319940
OS Sheet: 266 Parcel:

L.C.C – Obs Attached fr CG 10/2/94

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/LST/PL 768

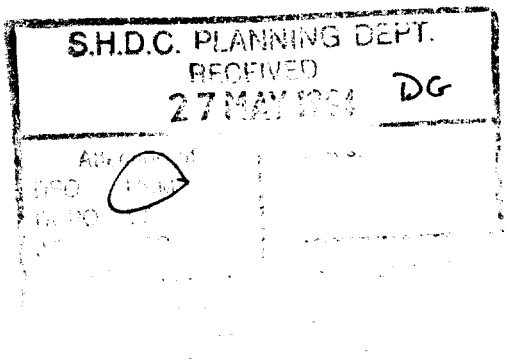
YOUR REF: GS/JJ H11/0096/94

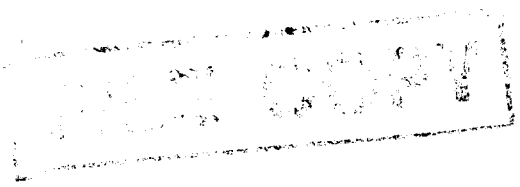
DATE: 27th May, 1994

SUBJECT: PLANNING APPLICATION NO. H11/0096/94 - AGRICULTURAL DWELLING AT WILLOW FARM, JARVIS GATE, SUTTON ST JAMES (STEBBINGS)

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

Director of Administration





Mr J King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs.
PE12 7AX.

Mr J Blacklock

SAW/NRM/JJ
H20/0096/94
E20/0490/96

19 January 1998

Dear Sir,

RESIDENTIAL DEVELOPMENT, OFF CHAPELGATE, SUTTON ST JAMES PLANNING PERMISSION H20/0096/94

I write with reference to the above and to advise you that following a site inspection of the above development, it is apparent that the approved plans have not been entirely adhered to and that a number of the conditions of the permission have not been complied with.

To resolve matters as quickly as possible - and I am mindful that the sales of individual dwellings are continuing - I would be obliged if you would contact my Officer, Mr J Blacklock to arrange a time and date to discuss the issues involved.

May I again stress the urgency of the need to resolve matters, particularly as individual householders have expressed concern that such matters should be quickly resolved.

Yours faithfully

N Midlen
Development Control Manager

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

PAULINE MARY STEBBINGS

re

the erection of an agricultural dwelling
on land at Willow Farm, Jarvis Gate,
Sutton St James.

I hereby certify that this is a true copy of the
Planning Obligation relating to the erection of
an agricultural dwelling on land at Willow Farm,
Jarvis Gate, Sutton St James.

.....
Director of Administration

THIS DEED is made the 27th day of MAY One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and PAULINE MARY STEBBINGS of Willow Farm Jarvis Gate Sutton St James in the County of Lincoln (hereinafter called "the Owner") of the other part

RECITALS

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

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

(3) CHRISTIAN MICHAEL STEBBINGS and TINA ELIZABETH STEBBINGS of Willow Farm Jarvis Gate Sutton St James in the County of Lincoln have by application by their agent dated the seventeenth day of January One thousand nine hundred and ninety four applied to the Council for planning permission for an agricultural dwelling on the land shown edged red on the plan annexed hereto in accordance with the plans and particulars supplied herewith under planning reference H11/0096/94 ("the Development")

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

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

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

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

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

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

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

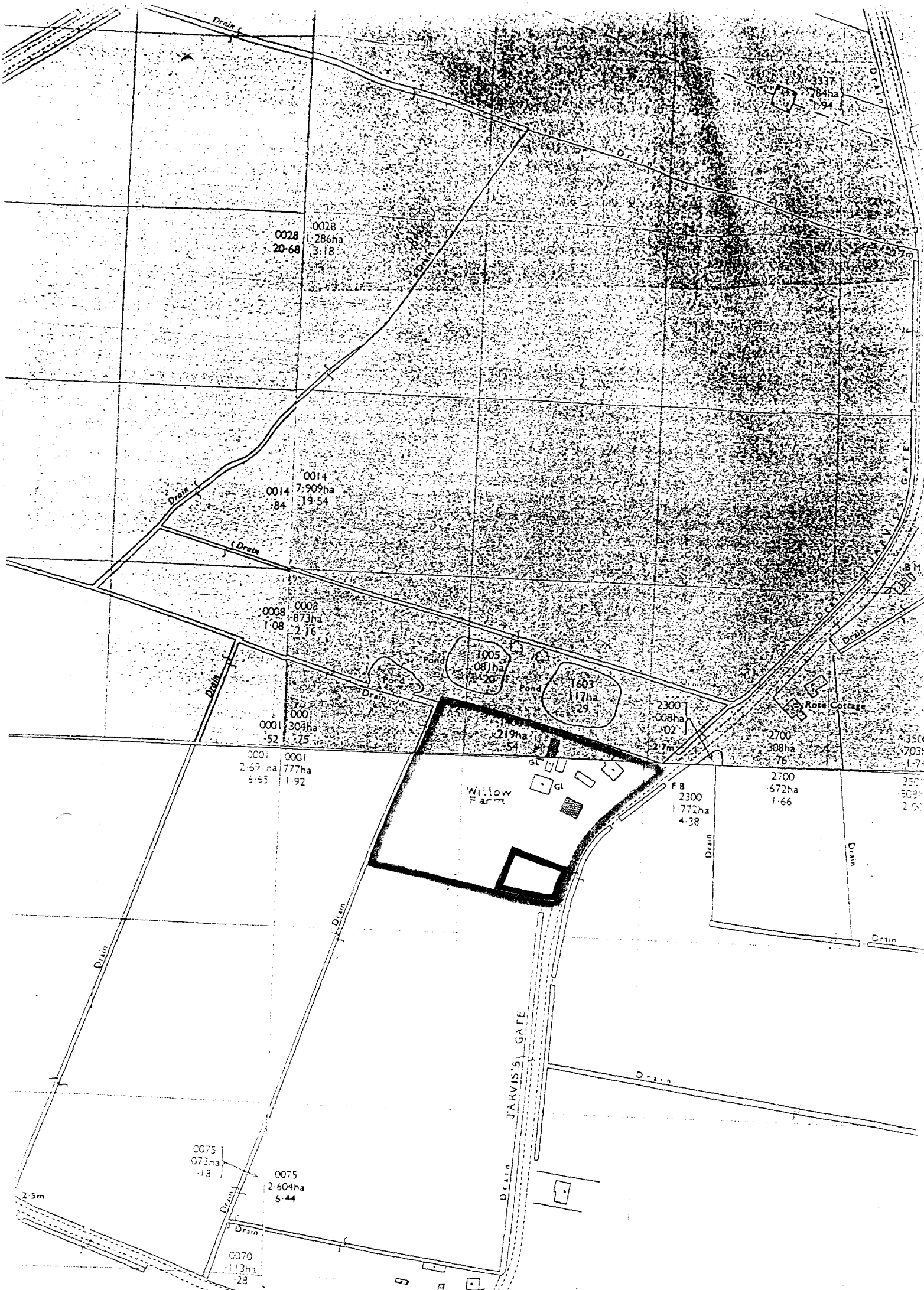
IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land situate at Willow Farm, Jarvis Gate, Sutton St James shown edged blue on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

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


Drain
0028
20·68
0028
1·286ha
3·18
0014
7·909ha
19·54
0014
·84
0008
·873ha
2·16
0008
1·08
1005
·081ha
·20
Pond
1603
·117ha
·29
Pond
Pond
0001
·304ha
·75
0001
·52
0001
2·69 na
6·65
0001
·777ha
1·92
·219ha
·54
2300
·008ha
·02
2·7m
Rose Cottage
2700
·308ha
·76
2700
·672ha
1·66
Willow
Farm
Gt
Gt
F B
2300
1·772ha
4·38
JARVIS'S GATE
0075
·073na
·18
0075
2·604ha
6·44
2·5m
0070
·113ha
·28
3337
·784ha
1·94

STEVEN DUNN

CHARTERED ARCHITECT

27 WEST END WALCOTT LINCOLN LN4 3ST TELEPHONE (0526) 860757

Ref SWD/clc/93134/st08

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

2 March 1994

F.A.O. Mr. D.M. Gedney

Dear Sir,

Proposed Agricultural Dwelling : Willow Farm, Jarvis Gate, Sutton-St-James

I refer to your letter of 28 February 1994.

I have discussed the matter with my clients, and I am pleased to say that they have agreed to the imposition of a Section 106 obligation in this instance.

I assume that the S.106 will related to the restriction on the occupancy of the dwelling to a use related entirley to the current Farm business, but perhaps you would let me know the brief details in due course, to enable me to communicate these to my clients.

Finally, may I take this opportunity to thank you for your work in resolving this application within a short timescale.

I look forward to hearing from you in the near future.

Yours sincerely,

Steven W. Dunn

cc. Mr.& Mrs. Stebbings.

96/94
DEPT.
DG

STEVEN. W. DUNN. B. A. (HONS) DIP. ARCH. R. I. B. A.

Steven Dunn Architects
27 West End
Walcott
Lincoln
LN4 3ST

Mr D M Gedney

DMG/LAC
H11/0096/94
SWD/CLC/93134/
ST06
28 February 1994

Dear Sirs

Planning Application H11/0096/94 - Proposed Agricultural Dwelling, Willow Farm, Jarvis Gate, Sutton St James (Mr and Mrs C Stebbings).

I refer to the above planning application submitted by yourself.

Further to the receipt of the Council's Agricultural Consultant's report it has been decided to determine the application under delegated powers, subject to the applicant's entering into a Section 106 Planning Obligation tying the dwelling to the associated 1 hectare of land of which it forms an integral part (as outlined in blue on the plans accompanying the application).

Further to the above, therefore, could you please confirm within the next 10 days whether the applicants are prepared to enter into such an Agreement.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0096/94

Applicant: Mr & Mrs C Stebbings
Willow Farm
Jarvis Gate
Sutton St James
Spalding, Lincs

Agent: Steven Dunn Architects
27 West End
Walcott
Lincoln
LN4 3ST

Description: Dwelling in connection with agriculture

Location: Part OS 1400, Willow Farm Jarvis Gate
Sutton St James Spalding, Lincs

Type: FULL

Date received: 02-FEB-94

16-FEB-94

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 02-MAR-94. 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 Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

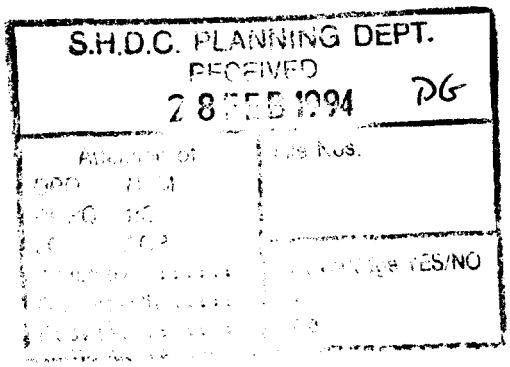
FOR PARISH COUNCIL USE ONLY

Comments:

Consider permission should be granted.

Signed:

R. Botellos



Sutton St. James Parish Council

Your Ref:
Our Ref: 94.11.08

ROBERT TOPLISS
The Parish Clerk

Kelling Lodge,
Old Main Road,
Fosdyke,
Boston,
Lincolnshire.
PE20 2BU
Telephone: Fosdyke 671

25th February 1994

The Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding.
Lincolnshire,
PE11 2XE.

Dear Sir,

Planning application reference number H20/0096/94

Please be advised that the property the subject of the above application is not situate within this Parish. I therefore return the consultation documents.

Yours sincerely.

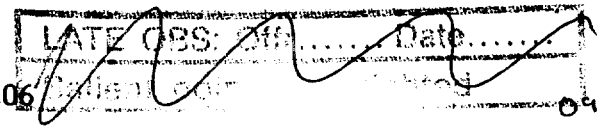
Robert Topliss

S.H.D.C. PLANNING DEPT.
RECEIVED
28 FEB 1994
DG

STEVEN DUNN

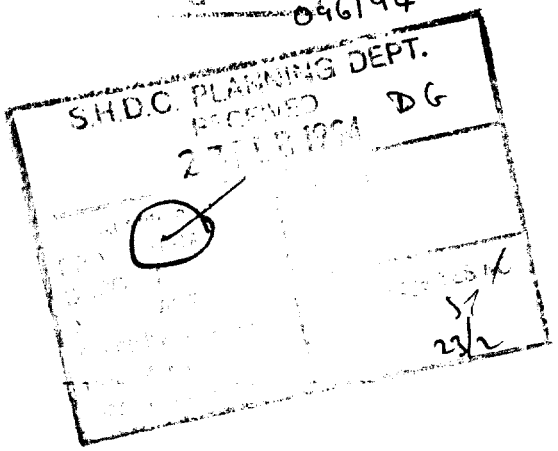
CHARTERED ARCHITECT

27 WEST END WALCOTT LINCOLN LN4 3ST TELEPHONE (0526) 860757



Ref SWD/clc/93134/st06

096/94



Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

21 February 1994

F.A.O. Mr. D.M. Gedney

Dear Sir,

Proposed Agricultural Dwelling : Willow Farm, Jarvis Gate, Sutton-St-James

With reference to the above application, I am writing to confirm that my clients have provided you directly with copies of your councils questionnaire relating to applications for Agricultural Dwellings.

In addition, I would respectfully draw your attention to the ADAS report which accompanied the original application, and to sheets 1 and 2 appended to the above mentioned questionnaire, which I feel are particularly relevant. I would be obliged if you would ensure that copies of these pages are made available to the Planning Committee in advance of the meeting, as I feel that these summarise particularly well my clients basis of genuine need in this instance.

Finally, I would like to take this opportunity to assure you of the basis of genuine need, and honesty in presentation of the facts in respect of this application. If you, or the Planning Committee are at any time in doubt in respect of this, then please do not hesitate to contact either myself, or Mr. & Mrs Stebbings for further written representations to explain the basis of their application more clearly.

Please do not hesitate to contact me if you require any further information in respect of this application.

Yours sincerely,

Steven W. Dunn

STEVEN. W. DUNN. B.A. (HONS) DIP. ARCH. R.I.B.A.

Kenneth J Herring. ASVA. FAAV.

Land Management Consultant.

29 The Avenue, March, Cambs PE15 9PS.
phone: 0354 54111.

South Holland District Council.
Planning & Building Control Dept.
Council Offices.
Priory Road,
Spalding PE11 2X

my ref: AA/SHDC/2/94.

your ref: DMG/SAH H20/0096/94.

date: 18/2/94.

Dear Sir,

Planning Application H20/00967/94 -Erection of Agricultural Dwelling, Mr & Mrs Stebbings Willow Farm, Jarvis Gate, Sutton-St-James, Spalding Lincs.

I have studied the relevant documents received and make the following comments.

I would agree with the comment in para; 6.1 / 6.6 of the ADAS report.

This is an intensive Horticultural / Agricultural unit and with the variety of crops grown , would require attendance beyond normal working hours.

I consider it would be unreasonable to expect one person to give the attention required.

I consider a functional test to be satisfied and for the proper functioning of the unit for two persons to be readily available at most times.

Yours faithfully,

K.J.Herring.

S.H.D.C. PLANNING DEPT.
RECEIVED
22 FEB 1994 DG

Rang Mr Herring.
He confirmed that there was an essential agricultural/horticultural need for two ~~dwellings~~ persons to reside on the holding, even at present.
DMG 23/2.

D M Gedney

DMG/SAH H20/0096/94

10 February 1994

Mr K J Herring
Land Management Consultant
29 The Avenue
March
Cambs PE15 9PS

Dear Sir

Planning Application H20/0096/94 - Erection of Agricultural Dwelling, Part OS. 1400, Willow Farm, Jarvis Gate, Sutton St James

I refer to the above planning application recently submitted and would be grateful if you could carry out an agricultural appraisal in respect thereof.

I enclose the relevant documents, plus an order and look forward to a response within 14 days of receipt if possible.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Encs.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: B SOUTH HOLLAND District Council Application Reference H20/0096/94

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	4	0	1	1	9	9

2. Address or location

Pt OS 1400 Willow Farm, James Gate Sutton St James

3. Name, classification and number of road

UC

4. Date application referred 10-2-94

5. State whether outline, detailed application etc.

Full

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

Dwelling in Connection with Agriculture.

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: 10-2-94 Signed: [signature]
Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: C Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H11/0096/94

Your Ref:

Date: 09 Mar 1994

H11/0096/94 - MR AND MRS C STEBBINGS
PROPOSED AGRICULTURAL DWELLING, WILLOW FARM, JARVIS GATE, SUTTON ST JAMES.

Further to the receipt of the Council's Agricultural Consultants report it has been decided the above application be determined under delegated powers, subject to the applicants entering into a Section 106 Planning Obligation tying the dwelling to the associated 1 hectare of land of which it forms an integral part.

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

1. 6 1:2500 site location plans indicating the curtilage of the site edged red with the associated land edged blue.

2. A copy of the planning application form.

3. Confirmation that the applicant is willing to enter into the above agreement.

I hope this is of some assistance to you.

G Smith
Technical Assisiant

Enc.

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



6171

A Member ~~Chairman~~ of the Council

Director of Administration

SIGNED AS A DEED by the said PAULINE MARY STEBBINGS in the presence of:-

P M Stebbings

Witness

Address William Farm Cottages Sutton St James Spalding Lincs

Occupation Farmer

ADMIN RECORD SHEET

Initi...

Submitted Fee £130.

Receipt No P3791

Date first Rec'd 26 JAN 1994

Registration

Reference H20/0096/94

Cross-Ref R

Date 27/1/94

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Dwelling in connection with ~~Erect Agricultural Dwelling~~ Agriculture.

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £140.

Additional £ 30
Refund £

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Receipt No P3801 Date
Voucher No Date

Information

Index sheet 366
Grid ref 540130 319940
Ward ~~W~~ K
Parish ~~SSS~~ L. SUTTON

Inside IBD NO
Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1961 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3791
Date received : 26-JAN-94

Received from

Mr C M Stebbings

Address

Willow Farm
Jarvisgate
Sutton St James
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. 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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3801
Date received : 27-JAN-94

Received from

Mr Stebbings

Address

Willow Farm
Jarvisgate
Sutton St James
Spalding

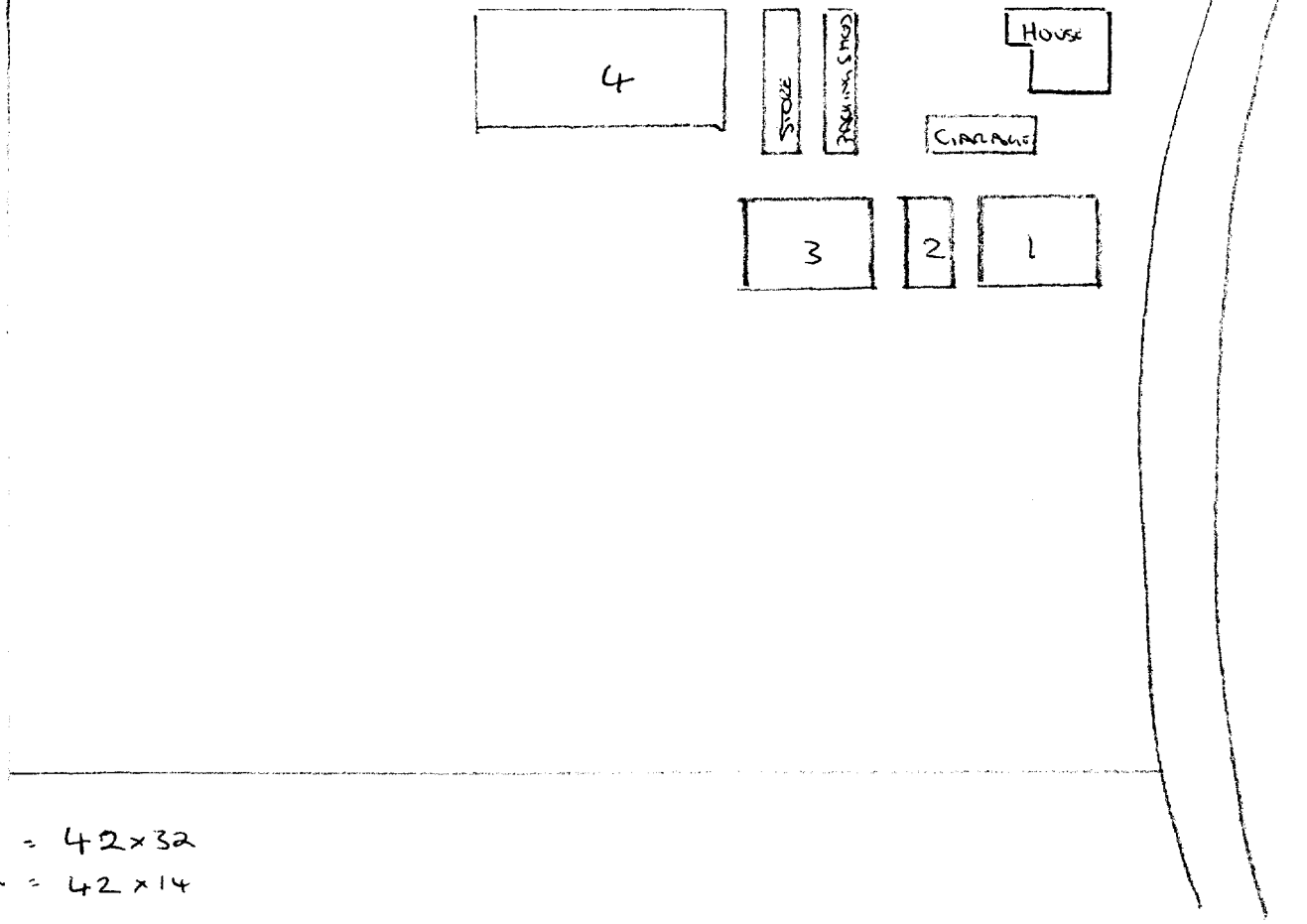
Fee paid	£	20.00
VAT	£	0.00
Total received	£	20.00

Cash/Cheque : Cash

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

1991

1



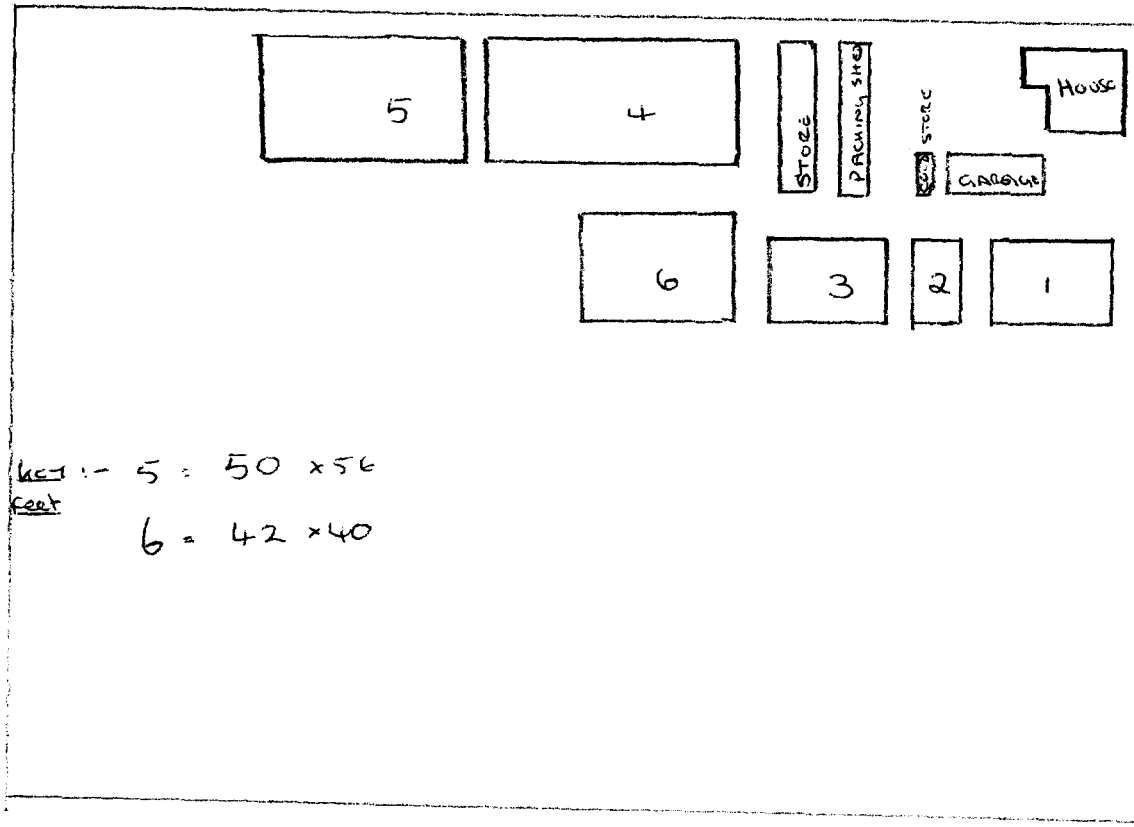
Key - 1 = 42 × 32
in feet 2 = 42 × 14
3 = 42 × 32
4 = 80 × 56

Plan 1-3 Show my expansion programme from dust before I arrived in 1991 to 1997. Plan 2 Shows the holding as it is today as required in Question 11 + 12 of the Questionnaire.

SOUTH HOLLAND D.C.
PLAN DEPT
02 SEP 1994
REF 096/914

(2)

1993

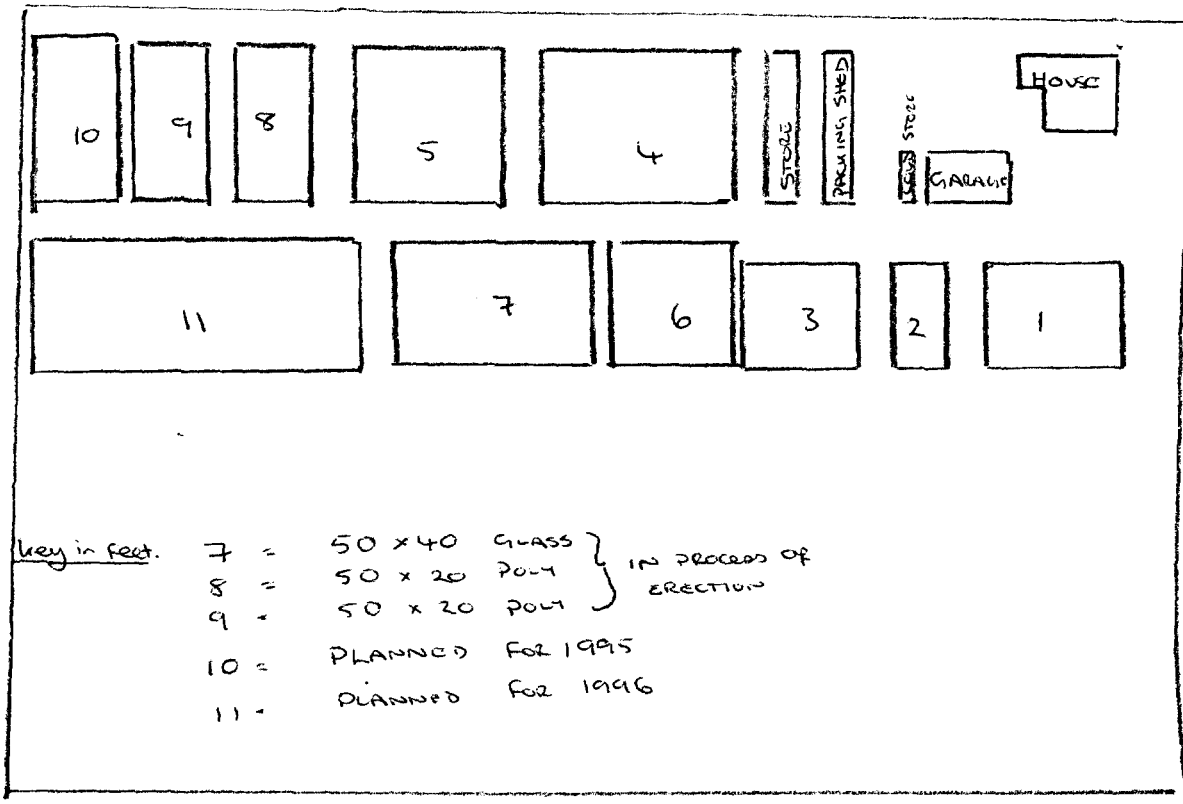


key :- 5 : 50 × 56 feet

6 = 42 × 40

(3)

1997



key in feet.

7 = 50 × 40 GLASS
8 = 50 × 20 POLY
9 = 50 × 20 POLY
} IN PROCESS OF ERECTION

10 = PLANNED FOR 1995

11 = PLANNED FOR 1996

REF 096/94.

SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION FOR AGRICULTURAL DWELLING

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

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

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

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

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

QUESTIONNAIRE

A. Particulars of Existing Holding

1 Please specify type of holding -

Arable ✓
Horticulture ✓
Intensive Livestock
Fish Farming
Any other

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

36½ Acres, Arable Land/Horticulture. OS/5200
2½ Acres, Intensive horticultural/Glasshouses OS/1400

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

SOUTH HOLLAND D.C.
PLAN DEPT.
26 JAN 1994
REF 0096/94

3 **Please give details of acreage owned or tenanted -**

All owned. 39 acres of arable/horticultural
all of grade II + grade I

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

4 **Please give details of any cropping with acreages.**

1+½ acres of Sugar beet
23[redacted] acres of winter/spring Cereals
9 acres of Bulbs
2½ acres of Grass/Poly + Intensive Flower production

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

Sugar Beet Quota, 68 Tonnes
No Set aside at present.

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

Flowers — National Wholesale Markets.
Wheat — Feed
S. Beet — Human.

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

N/A

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

N/A.

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

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

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

(c) For which market they are produced for. N/A

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

Full-time
Part-time all year
Seasonal

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

Daff Picking Indoor + Outdoor. Bulb setting + Picking. + Planting. General Harvest Work

3 Full time + 1 Part time all year. Reside on the holding These are the three partners and Part time Mrs C Stebbings 10-20 Part time for 8 Months of the Year. These are all local People from Sutton St James, St Edmonds, Gedney. etc.

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

See Sheet 1

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

N/A.

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

See Sheet 1

STEVEN DUNN

CHARTERED ARCHITECT

27 WEST END WALCOTT LINCOLN LN4 3ST TELEPHONE (0526) 860757

Ref SWD/clc/93134/st03

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT.
26 JAN 1994
REF ..S096/94....

24 January 1994

Dear Sirs,

Proposed Agricultural Dwelling : Willow Farm, Jarvis Gate, Sutton-St-James

Please find enclosed for your use the Planning Application for the above comprising the following information:

a). 4 copies of the application drawing with site location plan showing the application site bounded in red.

b). 4 Copies of form LCP1 duly completed.

c). 4 Copies of an ADAS report prepared to accompany the application.

d). A cheque in the sum of £120:00 to cover the application fee in this instance.

e).4 Copies of seperate certificates A and B as served on the owner of the application site on 17 January 1994.

I trust that the application is found to be in order, and I look forward to hearing further from you on the matter in due course. If you should have any incidental qeuries, or require any further information relating to the application, please do not hesitate to contact me direct.

Yours faithfully,

Steven W. Dunn

encs.
Please Note : ADAS report will be forwarded under seperate cover i n the next day or so.

cc. Mr. & Mrs C. Stebbings.

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

1 Farmhouse, occupied by both Mr & Mrs M Stebbings and Mr & Mrs C. Stebbings This, as the rest of the holding is Owned by Mr & Mrs M Stebbings. There are No Othe dwellings ~~have been sold~~.

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

See Plan Plan 2 1993.

i. General Storage — 60' x 13'
ii. Packing Shed — 45' x 15'
iii. Cold Store 900 Cubic Feet
iv Garages.
} On Jarvis Gate holding.

i. General storage inc machinery — 100' x 90' At Sutton St Edmonds

12 Please give details of any fixed equipment -

i. 42' x 32' Glasshouse with heating.
ii. 42' x 32' Glasshouse with heating.
iii. 42' x 42' Glasshouse with heating.
iv. 42' x 14' Glasshouse
v 80' x 56' Glasshouse.
vi 50' x 56' Polytunnel.

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

The house, buildings and Glasshouses have electricity & Water. The house has a cess pool and soakaway. All Glasshouses have water storage facilities.

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

Pesticides, herbicides and insechcides are stored safely and securely on the holding.
Fertilises are bought to requirement.

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

Nets of bulbs, tractor batteries and diesel stolen from the holding. All incidents reported to the police.

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

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

N/A.

B **Particulars of Proposal**

The Proposed Dwelling

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

Mr & Mrs C. Stebbings, Mr C Stebbings, Partner in M. Stebbings & Son. Ms Stebbings, Hairdresser

2 Please state where that person currently resides -

In the Farmhouse With Mr & Ms M. Stebbings.

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

No

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

N/A

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

N/A

6 Please state why the proposed dwelling is needed -

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

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

SEE PLANS.

Our Ideas had to take into account that this home won't be a "Stepping Stone". It will be our home for the rest of our lives, we tried to make it big enough for a family but compact enough not to interfere with the rest of the holding

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

The position of the proposed dwelling has been chosen, for ease of access to the road. It Overlooks the holding for security, but does not interfere with the expansion programme.

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

There needs to be someone on the holding at all times. Crime in rural areas is on the increase, we have no near neighbours, the absence of anyone on the holding would make it very easy for someone to come in completely unobserved. This does not present a problem at the moment because we all live in the farmhouse and make sure there is always someone on site, but, this cannot be a permanent solution As our living arrangements are far from Ideal.

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

No

Personal Circumstances

1 Has the applicant any experience or formal training and/or qualifications in agriculture? Please provide details - Mr C. Stebbings :- National Diploma in Agriculture, City & Guilds Licensaship in Farm Management.
8 Years Full time, experience in agriculture and Intensive horticulture. Having being brought up on the holding I have always taken an active interest

2 Has professional advice been taken in setting up the agricultural enterprise? If so, please provide details - (Your attention is drawn to the fact that the application for an agricultural dwelling must be accompanied by an assessment of the agricultural need prepared by a professional party or agency) -
The holding has been established for 25 years, no professional advice was taken except existing accountants and solicites.
My intention is to expand the business to double the present turnover. Since I have been here I have erected 4000 Square feet of covered protection a futhe 4000 Square feet have been purchased and awaiting erection.

The Proposed Agricultural Holding

1 Please state type of holding -

Arable
Horticulture
Intensive Livestock
Fish Farming
Any Other

N/A ↓

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

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

3 Please give details of acreage owned or tenanted -

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

4 Please give details of any cropping with acreages -

Please indicate intended markets for the crops -

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

Please indicate intended areas of woodland -

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

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

Full-time
Part-time all year
Seasonal

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

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

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

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

10 If the proposed holding is an extension of an existing holding, please show on a scaled map the relationship of the extension to the existing holding -

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

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

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

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

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

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

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

Financial Considerations

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

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

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

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

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

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

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

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

See Sheet 2

B SMITH MRTPI
DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

THIS DEED is made the day of

One thousand nine hundred and BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and of in the County of Lincoln (hereinafter called the "Owner") of the second part (and BANK (hereinafter called"the Bank") of the third part)

RECITALS

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

(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land (subject to a mortgage dated the
in favour of the Bank)

(3) The Owner has by application by its agents dated the day of One thousand nine hundred and ("the Planning Application") applied to the Council for planning permission for shown edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference ("the Development")

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

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

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

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

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

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

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

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

FIRST SCHEDULE

(Details of "the Land")

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

SECOND SCHEDULE

(The Planning Obligation)

The owner (with the consent of the Bank evidenced by its execution hereof) hereby covenants that the development shall permanently remain part of the horticultural/agricultural unit comprising the blue land of which it forms an integral part and shall not be occupied except by the owner manager or an employee of that horticultural/agricultural unit

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

Chairman of the Council

Director of Administration

SIGNED AS A DEED by the said

in the presence of:-

Witness

Address

Occupation

The COMMON SEAL of
BANK was hereunto affixed in
the presence of

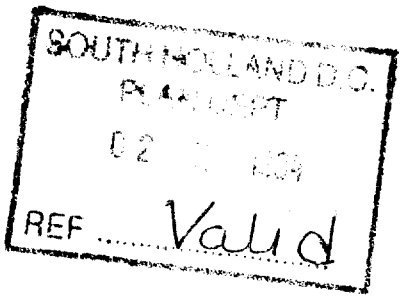
Invalid

H20/0096/9

* A further £20. is required (fees increased 13th January). ✓

* Four copies of an ADAS report (not included in your application) ✓

* Please complete and return the enclosed questionaire still to come. ✓



ADAS

PROPOSED SECOND AGRICULTURAL DWELLING

AT

WILLOW FARM
JARVIS GATE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EU

Report prepared for:

M STEBBINGS AND SON

Report prepared by:
B R Barrow BSc ARICS
Senior Planning Consultant
ADAS
Chalfont Drive
Nottingham
NG8 3SN

Tel: 0602 425255

AUGUST 1993

ADAS

1. INTRODUCTION

This report has been written at the request of Messrs M & C M Stebbings of Willow Farm, Jarvis Gate, Sutton St James, Spalding, Lincs.

The report has been written on an impartial basis, with the intention of outlining the facts considered relevant to the application for a second agricultural dwelling on Willow Farm. It does not represent the views of MAFF, who no longer provide official technical appraisals for applications of this type.

Information within this report should enable the local authority to assess the application in the light of current government guidelines contained within PPG7 and in particular, Annex E.

2. SITE VISIT AND INSPECTION

A site visit and inspection was undertaken on 10 August 1993, when Messrs M & C M Stebbings, were interviewed regarding the agricultural/horticultural business run from Willow Farm.

The information within this report was as supplied during that visit together with written information prepared by Messrs M & C M Stebbings, supplemented with personal observations where appropriate.

3. EXISTING BUSINESS

3.1 Area Occupied

Messrs Stebbings stated that they farmed a total of 15.8 hectares (39 acres) of which one hectare is on the application site and the remainder approximately 4 miles away in Sutton St Edmunds.

3.2 Buildings and Fixed Equipment

The majority of the buildings/glasshouses/polytunnels are at Willow Farm and consist of:

a. Glasshouses

i. 42' x 32' with heating
ii. 40' x 32' with heating
iii. 42' x 40' with heating
iv. 42' x 14'
v. 80' x 56'

b. Polytunnels

50' x 56'

c. Buildings

i.	General Storage	60' x 13'
ii.	Packing Shed	45' x 15'
iii.	Cold Store	900 cubic feet
iv.	Garages	

An additional building of approximately 100' x 90' exists at Sutton St Edmunds which is used for general storage including machinery.

3.3 Cropping

The holding specialises in cut flowers with some arable cropping consisting of:

a. Land at Sutton St Edmunds:

7.7 hectares of wheat
1.8 hectares of sugar beet
1.6 hectares of spring beans
3.6 hectares of daffodils

The daffodils are grown on a 3 year system and are rotated with the arable crops. Bulbs are lifted in the third year, the smaller ones replanted and larger ones used for inside forcing.

b. Willow Farm:

i. Outdoor production

A range of flowers including Acorutum, Agatartus, Achillea Parkes Var., Lilac Beauty, Sweet Williams, Eupatorium, Helichryslum, Gladioli (75,000), Alchemilla, Grocrosmia, Chrysanthemums (15,000).

ii. Inside

The glasshouses and polytunnel are used to grow:

a. 16 tonnes of forced daffodils (4 rounds December - March)

b. 50,000 stock plants (March - June)

c. 16,000 chrysanthemums (July - December)

d. Tulips and lettuce are also grown during the winter where space permits.

Flowers produced are sent via a local transport firm to various wholesale markets including Covent Garden, Birmingham and Manchester.

3.4 Labour

The labour on the holding consists of:-

Mr M Stebbings - full time
Mr C M Stebbings (son) - full time
- joined the business in 1991 after studying at Riseholme College
13 Casual staff (February - March on the daffodils)
3 - 4 Casual staff during the summer months on bulb picking.

3.5 Dwellings

Only one dwelling is associated with the business being the farmhouse at Willow Farm. This is occupied by Mr & Mrs M Stebbings and Mr & Mrs C M Stebbings.

4. PROPOSED AGRICULTURAL/HORTICULTURAL BUSINESS

Messrs Stebbings stated that it is proposed to further expand the unit. Since Mr C M Stebbings joined the business in 1991 expansion of the covered area has occurred and this will continue with the erection of 2 further polytunnels/glasshouses by January 1994, 2 more by December 1995 and more by the year 2000. This will effectively double the existing capacity to approximately 25,000 sq ft.

The additional area will allow many of the outdoor flowers to be grown inside on an earlier rotation thus maximising price. Current indoor production will also be expanded except for the daffodils which will remain at current levels due to the integration with the outdoor production at Sutton St Edmunds.

5. REASONS FOR THE PROPOSED DWELLING

Messrs Stebbings outlined that the dwelling was required for a number of reasons, namely:

5.1 Supervision of Equipment

Some of the glasshouses have static heating and the remainder portable heating. All equipment can fail and is checked regularly. With regard to the portable heaters Messrs Stebbings stated that these must be refuelled every 3 - 5 hours depending upon weather conditions.

5.2 Irrigation

Watering is undertaken by hand during sensitive stages of production. The glasshouses are equipped with automatic sprinklers for use at other times. Watering occurs at least once and often twice per day.

5.3 General Overseeing - including collections and deliveries

Collections require loading by hand to allow for delivery to the various markets and takes place up to 9 o'clock at night. At certain times of the year one of the partners has to be at Sutton St Edmunds to supervise the casual staff, which causes problems with supervision at Willow Farm.

5.4 Security

Problems with theft have occurred in the past with small items of equipment and bags of bulbs stolen. The police have been involved on a number of occasions.

6. ADAS COMMENTS

6.1 Willow Farm is an intensive unit which is undergoing gradual expansion. It currently provides a living to 2 family members.

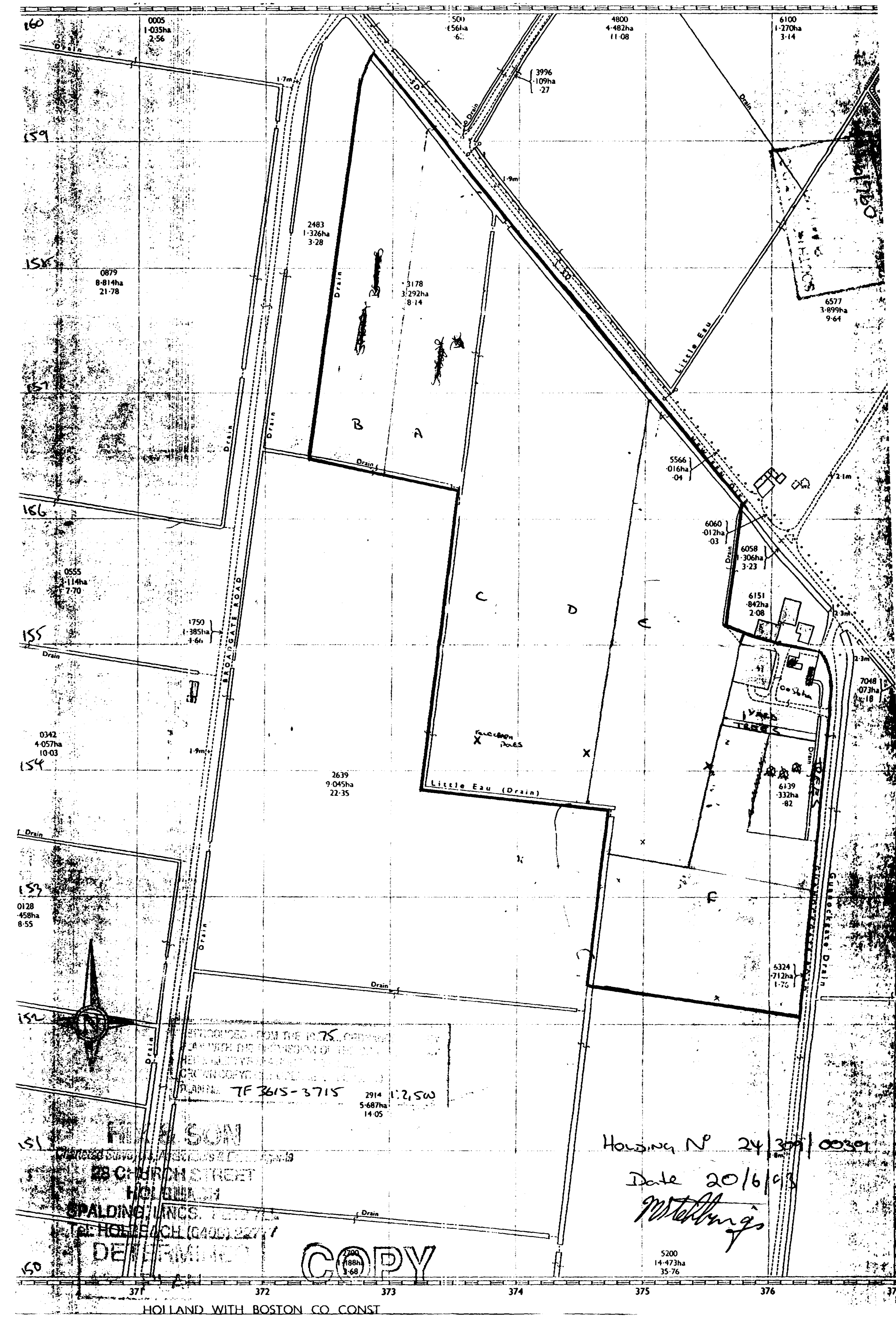
6.2 The unit grows a variety of crops and sells to several markets, this minimises the risks involved but does involve the partners in additional work, much outside normal working hours.

6.3 Heating is critical with a unit of this type. Failure of equipment (much of it being portable heaters) can lead to large losses of crop. Lack of adequate irrigation could also cause large problems.

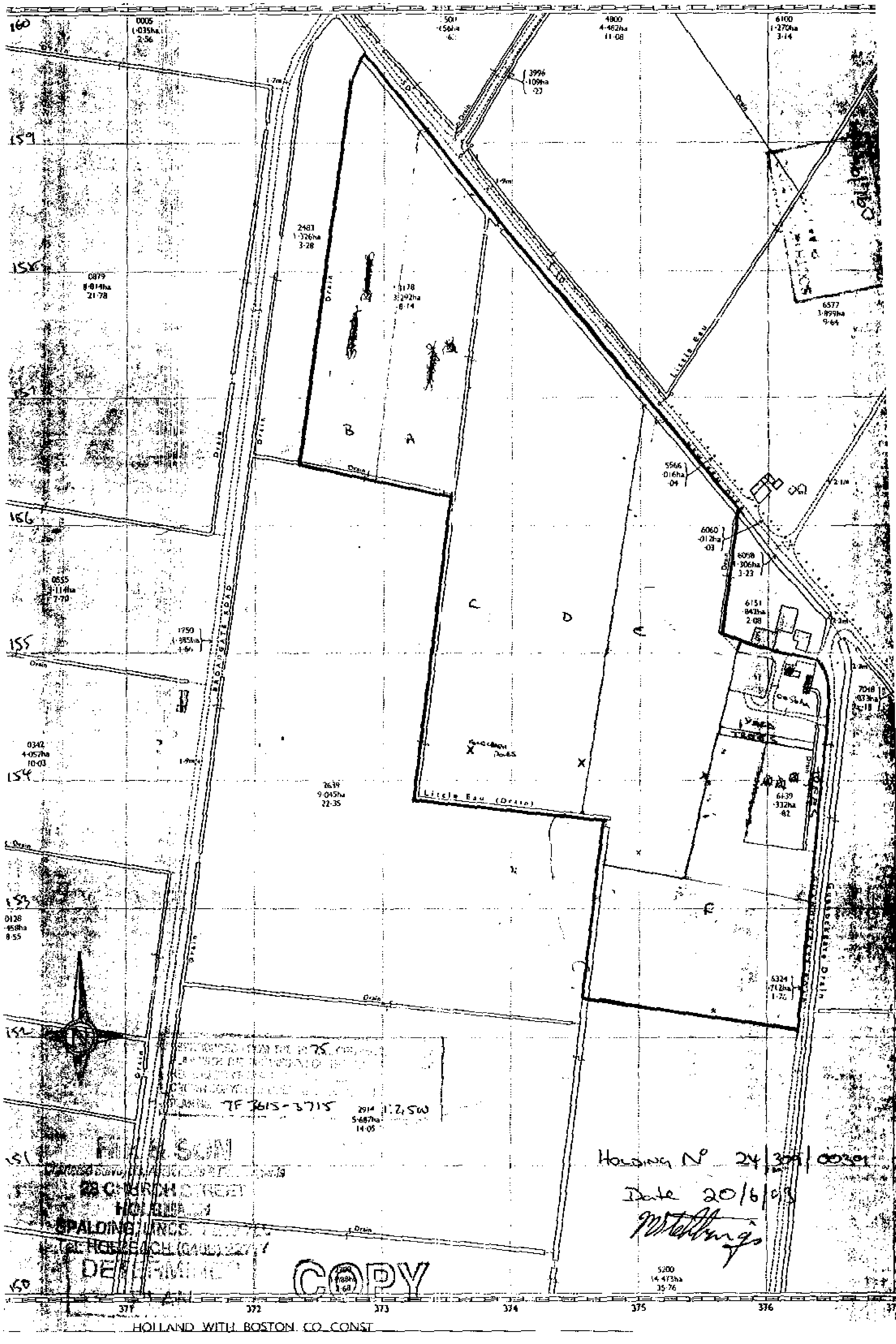
6.4 At present production levels, it would be possible, albeit with less efficiency, to run the unit with only one person resident on site. He would need to be on hand 24 hours a day with only limited travel to off lying land.

6.5 At the proposed levels of production, ie expansion anticipated within the next 2 years and beyond, operating the unit with only one person on site would become more difficult, resulting in a requirement for 2 people to be within close proximity to operate the unit efficiently. It would be beneficial if the second person were on hand at an early stage in the expansion programme.

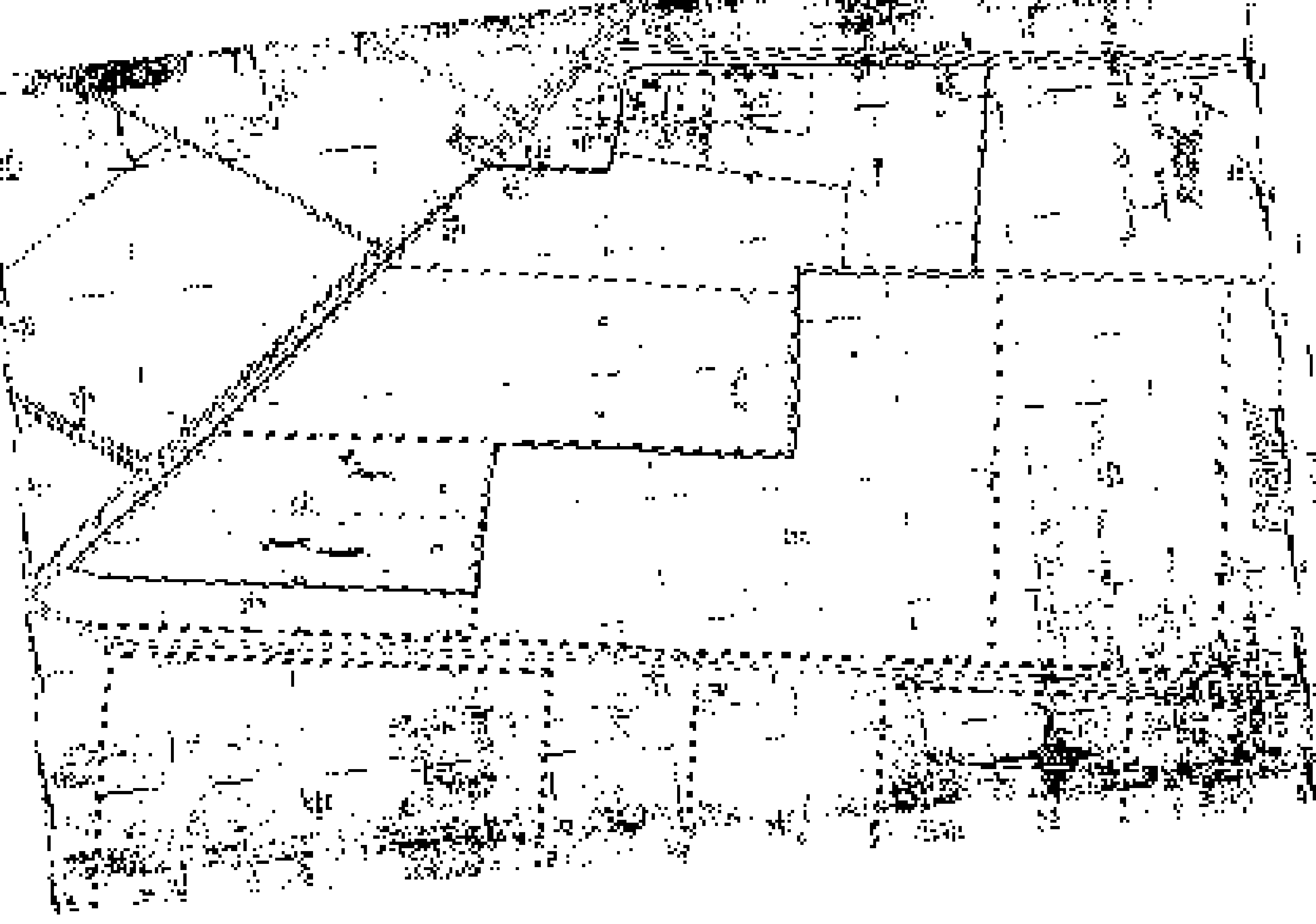
6.6 This is a family run unit which also provides casual employment to the local work force. There are considerable personal benefits in having both members of the family on site not only to allow for the expansion proposed but to maintain the existing close control of the business.



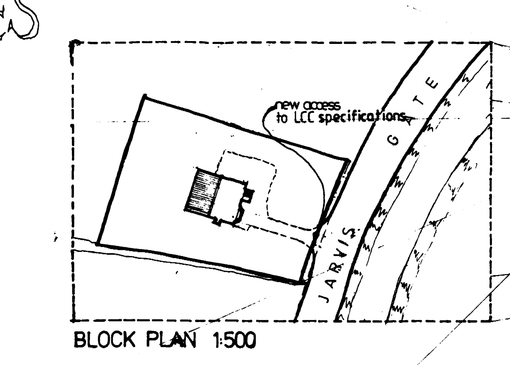
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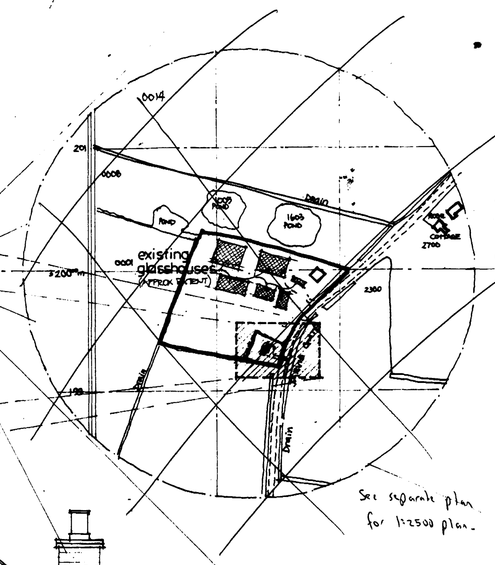
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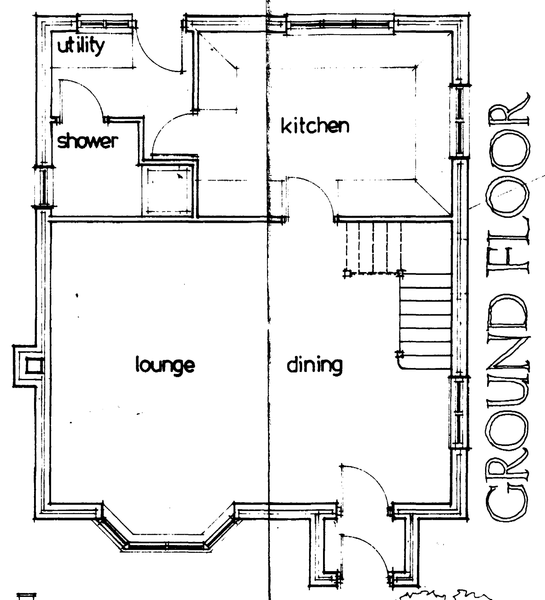
PROPOSED AGRICULTURAL DWELLING: WILLOW FARM, SUTTON ST. JAMES FOR MR. & MRS. C. STEBBINGS.



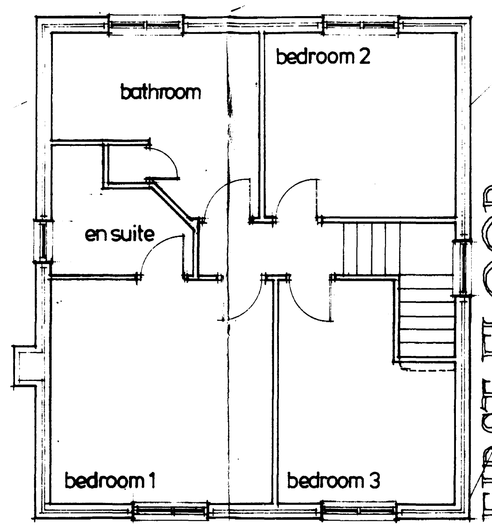
BLOCK PLAN 1:500



1:2500 SITE LOCATION



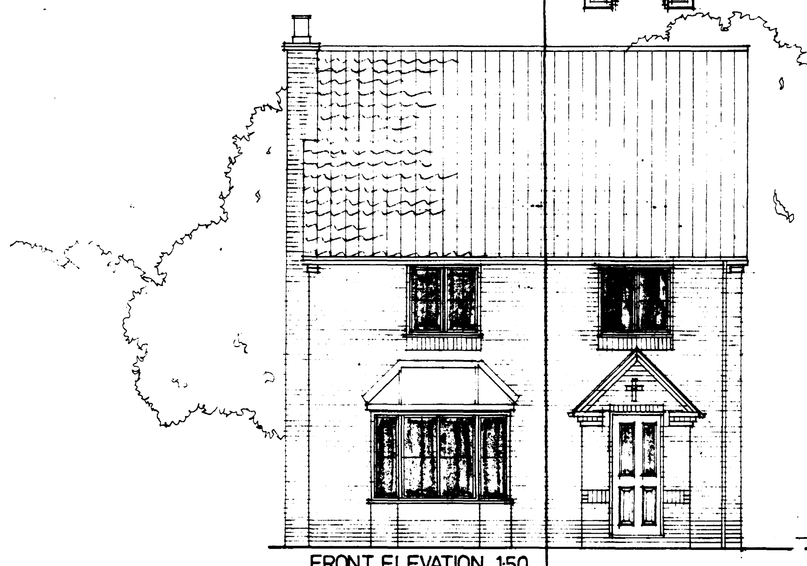
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FIRST FLOOR



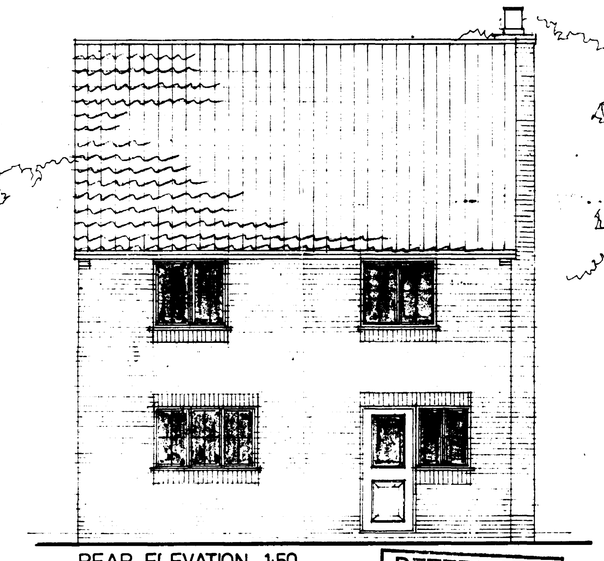
SOUTH HOLLAND D.C.
PLAN DEPT.
26 JAN 1994
REF. S/0515/94



FRONT ELEVATION 1:50



SIDE ELEVATION 1:50



REAR ELEVATION 1:50

DETERMINED
PLAN

3 JAN 1994 REVISED FOR PLANNING

PROJECT:
PROPOSED DWELLING
WILLOW FARM
SUTTON ST JAMES

CLIENT:
Mr & Mrs C STEBBINGS

DRAWING:
GENERAL ARRANGEMENT

DATE:	DRAWN:	APPROVED:
DEC 1993	swd	
SCALE: 1:50	DRAWING NO: 93134/01 a1	

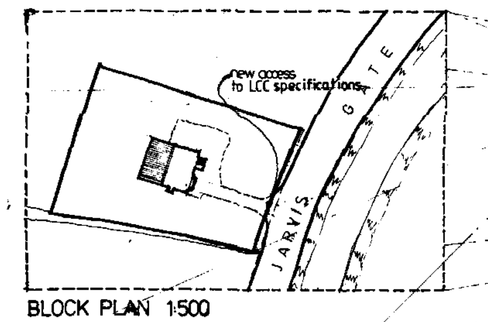
STEVEN DUNN
CHARTERED ARCHITECT

21 WEST END
HELPRINGHAM
LINCOLN
LN4 3EY

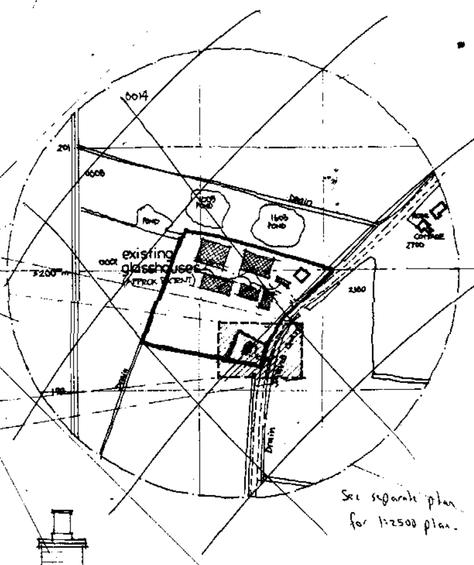
PHONE/FAX (0526 380757
MOBILE 0860 140916

STEVEN W. DUNN B.A.(HONS) DIP.ARCH. R.I.B.A.

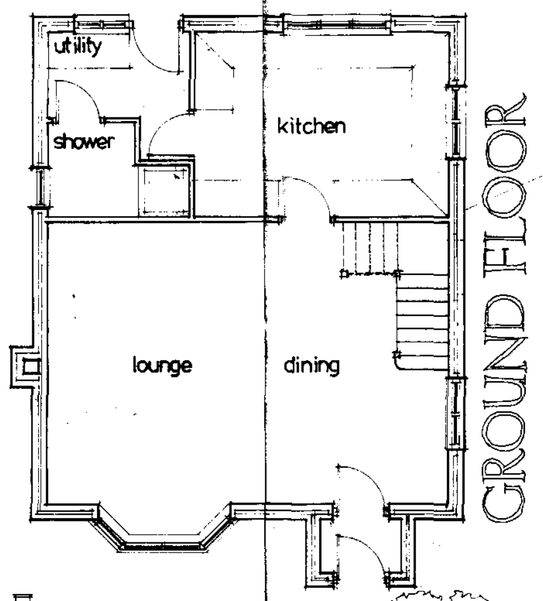
PROPOSED AGRICULTURAL DWELLING: WILLOW FARM, SUTTON ST. JAMES FOR MR. & MRS. C. STEBBINGS.



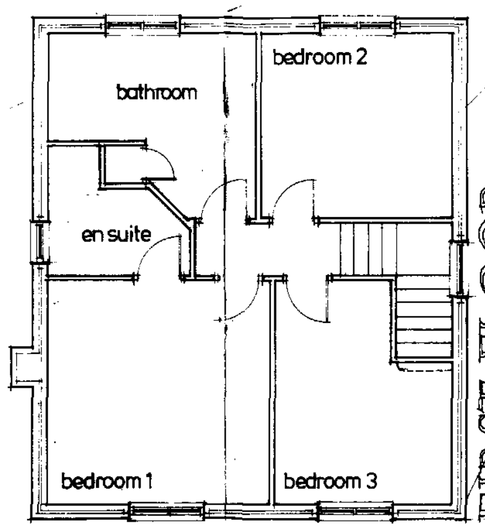
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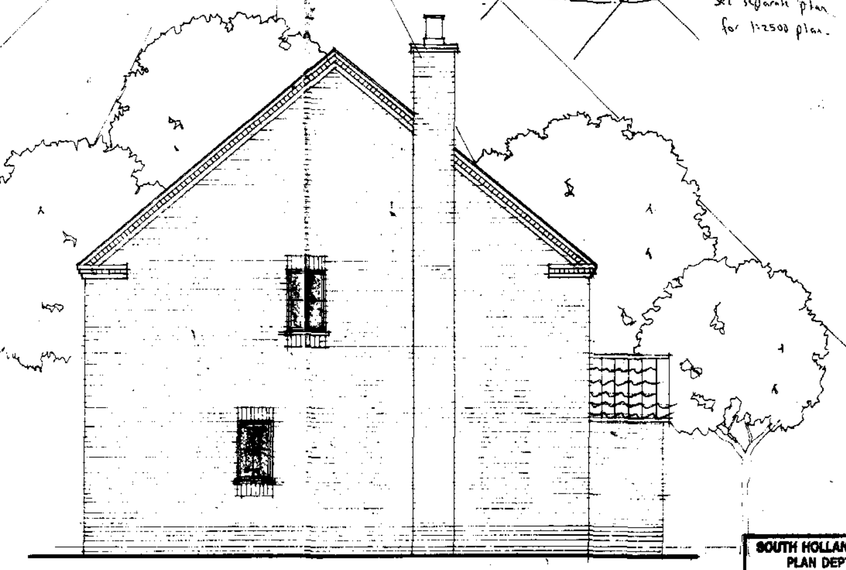
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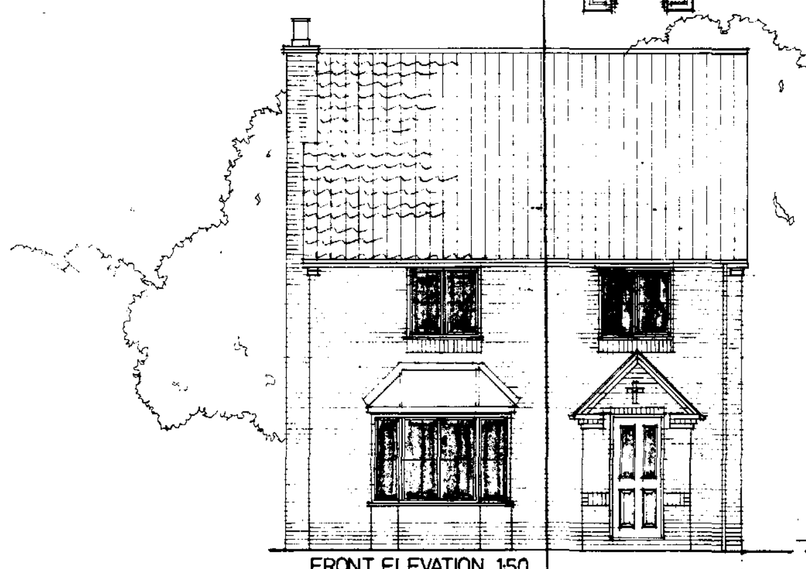


GROUND FLOOR



FIRST FLOOR

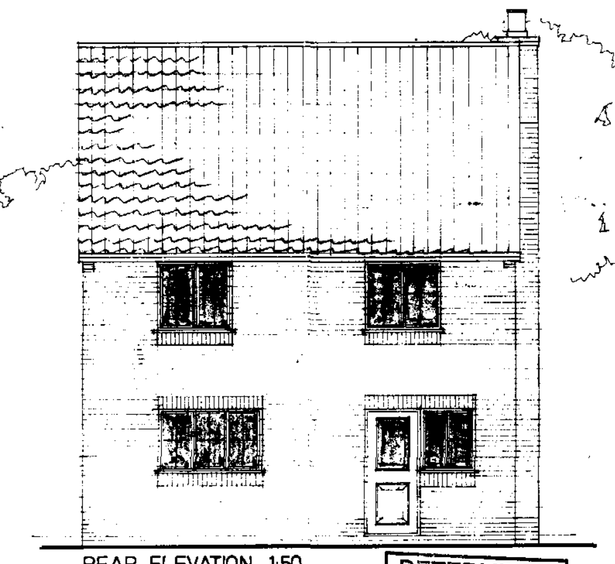




FRONT ELEVATION 1:50



SIDE ELEVATION 1:50



REAR ELEVATION 1:50

SOUTH HOLLAND D.C.
PLAN DEPT.
26 JAN 1994
REF. S0/95/94

DETERMINED PLAN

23 JAN 1994 REVISED FOR PLANNING

PROJECT: PROPOSED DWELLING WILLOW FARM SUTTON ST JAMES

CLIENT: Mr & Mrs C STEBBINGS

DRAWING: GENERAL ARRANGEMENT

DATE: DEC 1993 | DRAWN: swd | APPROVED:

SCALE: 1:50 | DRAWING NO: 93134/01a

STEVEN DUNN
CHARTERED ARCHITECT
[redacted]

PROPOSED AGRICULTURAL DWELLING:
WILLOW FARM, SUTTON ST. JAMES
FOR MR. & MRS. C. STEBBINGS.

