SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H11/0315/94 Received:04-MAY-94 Type:CONDITION COMPLIANCE

Earlier Permission: 629541

Name: Mr G H White
White Hill Farm
Vicarage Lane
Long Sutton
Spalding Lincs

Agent: David J Loveday
22 Midland Court
Station Approach
Oakham
Rutland LE15 6QW

Description: Details of parking and physical barriers/signage

Location : White Hill Farm Shop Vicarage Lane
Long Sutton Spalding

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:

Director of Planning and Building Control Services
16-JUN-94 H11/0315/94

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)

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218710
Switchboard 0272-218811
Fax No 0272-218 782
GTN 1374

David J Loveday
Chartered Planner & Development Consultant
Independence House
15 Burley Road
OAKHAM
Leics. LE15 6QW

Your Reference:
93/07
Council Reference:
JMB/SP/PL.664
Our Reference:
T/APP/C/93/A2525/629541
Date:
21 JAN 1994

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 FEB 1994
Acknowledged
DPO
DOPO
SC
Answered
NO

SOUTH HOLLAND
PLAN DEPT
28 MAR 1994
REF 0315/94

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 174 AND SCHEDULE 6
PLANNING AND COMPENSATION ACT 1991
APPEAL BY MR G H WHITE
LAND AND BUILDINGS AT WHITE HILL FARM, VICARAGE LANE, LONG SUTTON

1. I have been appointed by the Secretary of State for the Environment to determine your client's appeal against an enforcement notice issued by the South Holland District Council concerning the above mentioned land and buildings. I held an inquiry into the appeal on 21 December 1993.

THE NOTICE

2. (1) The notice was issued on 24 June 1993.

(2) The breach of planning control as alleged in the notice is the change of use without planning permission from agriculture to a retail use as defined in Class A1 of the Town and Country Planning (Use Classes) Order 1987 except for the sale of produce grown on your land at White Hill Farm.

(3) The requirement of the notice is to discontinue the unauthorised use for retail purposes except for the sale of produce grown on land at White Hill Farm which remains within your ownership.

(4) The period for compliance is 12 months.

GROUND OF APPEAL

3. Your client's appeal is proceeding on ground (a) as set out in section 174(2) of the 1990 Act as amended by the Planning and Compensation Act 1991. This is that in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted.

PRELIMINARY MATTERS

4. At the inquiry you and the Council agreed that the appeal site does not cover the whole of your client's retail operation. As I saw on my visit, approximately the whole northern third of the main building on the site is used for sales, amounting to about 250 sq m, rather than just the north-eastern corner as edged red on the plan attached to the notice. In my opinion, it would not be within my powers of correction to amend the notice to include the whole area where a change of use has occurred, since that would increase the site and make the notice more onerous to such an extent as to cause prejudice to your client. However, since there is no doubt that a change of use has occurred on the area edged red, the notice in so far as it goes is not invalid. You and the Council accepted that the essential issues raised by your client's overall retail use could be adequately addressed in relation to the smaller site.

5. The shop sells fruit and vegetables and a mixture of goods including garden plants, indoor plants, garden ornaments and pots, bird tables, pine furniture and fancy goods, such as dried flower arrangements, pickles and candles. You did not dispute that a material change of use had occurred, but it was clear from my visit that potatoes were being sold from within the area edged red. The Council did not contend that these were not grown on the farm and that element of the sales is therefore part of the agricultural use of the land. It therefore seems to me that the alleged breach should more accurately be described as a change of use to a mixed use for agriculture and for retail use. Amending the notice in this way would not create injustice and I intend to use my powers of correction to do so.

GROUND (a) AND THE DEEMED APPLICATION

6. From the evidence presented to me and my inspection of the site I consider the main issues are the impact of the use on the character and appearance of the surrounding area and the implications for the provision of retail facilities in the area, in the light of development plan policies.

7. The site is at the junction of Vicarage Lane, an unclassified country road, and Wisbech Road, part of the A1101 primary route. It is about 1.5km south of Long Sutton, separated from that settlement by the A17 trunk road and the roundabout junction between the A17 and the A1101. Although there are a few houses scattered along Wisbech Road and further west on Vicarage Lane and 2 modern petrol filling stations at the roundabout, the surrounding area is predominantly open, flat countryside.

8. At the time of the inquiry, the development plan for the area was the Lincolnshire Structure Plan approved in November 1981 and the Long Sutton and Sutton Bridge Local Plan adopted in March 1990. The Lincolnshire Structure Plan Alteration No 2, Employment and Shopping, was due to become operative in January 1994. One of the main reasons for undertaking this alteration was to enable account to be taken of recent national guidance, in

particular Planning Policy Guidance (PPG) Notes 6 and 7, in recognition of the significant changes in central government policy since the Structure Plan had been prepared. These PPGs also post-date the Local Plan. Thus, Alteration No 2 represents the most up to date policy and I agree with both you and the Council that full weight should be given to its provisions.

9. With the intention of protecting agricultural land and the character and appearance of the countryside, Policy 97 of the Structure Plan gives a presumption against all forms of development outside settlements, apart from those permitted elsewhere in the Plan. The policy is applicable to this site and its overall thrust is not altered by the Local Plan. In response to the desirability of diversifying the rural economy, Alteration No 2 makes provision through Policy 17A for the re-use of buildings in the countryside for industry, warehousing and office development. The supporting text indicates that the policy can be applicable also to small scale shopping developments relating to recreation or tourism. Your client's shop is not part of a recreation or tourist facility and thus, in my opinion, does not fall within the remit of Policy 17A. Nevertheless, it seems to me that the alteration in policy marks a recognition that uses involving commercial activity and the attraction of members of the public can be accommodated outside settlements in certain circumstances without upsetting the aims of the Structure Plan for the countryside.

10. In this case, there was no suggestion that use of part of the building was a loss to the operation of the farm or had made it necessary to erect new buildings taking up agricultural land. The existing building has not been altered externally and remains of essentially utilitarian, agricultural character. There is some visual impact from the signs and outside display of goods for sale, although some of the display consists of garden plants which is not out of place in this locality. The sign on the building is of a size and style not uncommon on farm buildings and could well be displayed anyway due to the wholesale trade of agricultural produce from the farm. I did not find the addition of the double-sided sign at ground level to be particularly intrusive. Your client was prepared to accept a condition to keep the land in front of the building clear for parking, which you acknowledged would have the benefit of also reducing or removing the area of outside display. The level of custom and of cars attracted, which you estimated as up to 3 cars at the site at any one time, a figure not challenged by the Council, is not so great as to significantly affect the rural character of the area.

11. Any increase in the size of retail area would require planning permission, so that the impact of a greater level of activity on the character of the area could be assessed. In these circumstances, I consider the use has not undermined the aim of protecting agricultural land and could be controlled so that no serious damage to the character and appearance of the surrounding rural area was caused.

12. With regard to the second issue, in my opinion, Policy S4 of the Local Plan cannot be taken without reference to the context of Policies 97, 12 and 13 of the Structure Plan. Taken together, the effect of the Structure Plan and Local Plan is to limit retail development to within settlements. The strategy is concentration in the main town centres and local centres, such as the defined shopping area of Long Sutton, and small scale local needs facilities in the remainder of the built-up areas, with the objective of protecting the attractiveness and viability of existing centres which tend to be the most accessible locations, particularly for those using public transport.

13. The shopping policies (12 and 13) of the Structure Plan are deleted by Alteration No 2. In response to advice in PPG6 and to changing shopping patterns, the new document encourages a wide range and choice of shopping facilities in suitable locations throughout the County, but the basic strategy remains to ensure that existing towns continue to be the main focus of the social and economic life of the community. Policy 25A allows for small scale shopping proposals to meet the needs of local communities in urban residential areas and villages, but no policy is introduced to allow small scale shopping development in the open countryside. Therefore, the overall thrust of policy from the Structure Plan and Local Plan as it is relevant to this case is not significantly altered by Alteration No 2.

14. On the information you provided many customers of your client's shop come from a range as much as 10 to 15 miles away, as well as some from significantly further afield. The groupings of houses and places of employment close to the site are not so large as to provide a catchment for customers ofa shop of this scale and there are a good range of shops at Long Sutton to serve residents of that settlement and the surrounding rural area. In addition to being outside any settlement, the shop at the appeal site cannot therefore be regarded as primarily to meet the needs of the immediate locality or the local community in the context of either Local Plan Policy S4 or Alteration No 2 Policy 25A. On its face the development is contrary to the policies set out in the development plan.

15. Nevertheless, whilst not strictly meeting the criteria of Policies S4 and 25A, the development in this case has built up a service used not just by those from further afield but also by residents of the district. The perceived value of the facility is made clear in the representations, including support from both Long Sutton and Sutton Bridge Parish Councils, and the shop is therefore not inconsistent with the policy aim of providing a good choice of shopping facilities.

16. Also, the shop which your client operates is not directly comparable to the type of shops generally found in town centres. It is within a building of continuing agricultural ambience. It grew out of a long established farm shop originally selling produce from the farm and that element, together with a wholesale trade in potatoes and bulbs, remains a substantial part of your client's operation. As you argued, in practice the physical

surroundings, not being enticing for conventional retailing, are likely to limit the type of operation to something similar to its present form. In my opinion, in the absence of this site, the retail facility would be unlikely to transfer to a location within the nearby Long Sutton town centre. The Council did not contend that the shop is the cause of vacancies in that centre. Councillor Tenant, speaking in a personal capacity, explained that although your client sold fruit and vegetables a third green grocer's shop had opened in Long Sutton in the last 6 months. There is therefore no evidence to demonstrate that the attractiveness or viability of that centre is weakened by the development itself.

17. The Council was concerned that the policy is intended to prevent a cumulative impact from shops outside the established centres, which could harm their attractiveness, and that permitting development contrary to the policy would undermine its effectiveness. However, any proposal to further expand your client's business would have to be assessed in the light of the impact of the turnover from a larger retail floor space on trade in Long Sutton or other centres. The Council could give no instances of approaches from other farmers considering the possibility of re-use of farm buildings for retail outlets and gave no evidence that it had received applications for permission for similar ventures. Only 2 instances of unauthorised uses of a similar nature, where farm shops had expanded to sell a wider range of goods, were cited.

18. This particular location also has distinguishing features. The building is immediately opposite a development site where permission has been recently granted for a garden centre, restaurant and motel and so is likely to form part of a complex with a strong commercial element. The site, whilst gaining access from a side road and therefore not raising highway objections, is close to main routes so the shop does not encourage traffic onto narrow, country road networks to the detriment of the character of the countryside. In these circumstances, I do not consider the evidence presented points to a realistic prospect of there being irresistible pressure for other similar operations, on such a scale as to adversely effect the attractiveness or vitality of nearby shopping centres and damage the policy objective.

19. In my opinion, the lack of identification of serious harm to the policy objectives - namely of protecting agricultural land; the character and appearance of the countryside; and the attractiveness and viability of existing shopping centres - and the demonstrated service to residents of the district are material considerations which indicate that an exception can be made to development plan policy. I consider that planning permission should be granted and the appeal under ground (a) succeeds.

20. The Council suggested a number of conditions. I have already discussed the need to keep land in front of the building clear for parking. As a I saw, the farm access onto Wisbech Road

is onto a stretch carrying fast moving traffic and has a fairly steep gradient up to the carriageway. Its use by customers of the shop would be likely to harm highway safety and would be contrary to advice in PPG13 that direct access onto primary routes should be avoided as far as practicable. Whilst the present layout of the site means most customers tend to use the access off Vicarage Lane, I consider a condition to ensure this situation continues is needed and that it would be possible to discourage use of the Wisbech Road access without inhibiting farm traffic circulation. Your client already sells a range of goods and, in my opinion, a condition limiting sales to fruit and vegetables would not be justified and would largely negate the benefit of the permission.

21. You also suggested conditions. A restriction of the area in which sales take place is not necessary as the deemed application site does not go beyond the area already used. With regard to a personal condition, it is the overall nature of the operation, stemming from its close connection with the farm produce and wholesale elements of the business, which is relevant to the acceptability of the development rather than the personal circumstances of your client or his identity. I therefore intend to impose a condition to ensure that link is retained.

22. In reaching my conclusions on the grounds of appeal I have taken into account all the matters raised, including the effect of the shop on marketing the adjoining development site and the requirement imposed on that development to improve road access. However, it is not the function of the planning system to regulate competition between developers and there was no suggestion that the scale of traffic generated by your client's use is such as to warrant road alterations. None of the matters raised is of such weight as to override the considerations which have led to my decision.

FORMAL DECISION

23. In exercise of the powers transferred to me and for the reasons given above, I correct the enforcement notice by inserting after the words "from agriculture to" in paragraph 3 the words "a mixed use for agriculture and for". Subject thereto I allow your client's appeal and quash the enforcement notice. I hereby grant planning permission, on the application deemed to have been made under S177(5) of the amended Act for the development already carried out, namely the use of the land shown edged red on the plan attached to the notice for a mixed use of agriculture and for a retail use as defined in Class A1 of the Town and Country Planning (Use Classes) Order 1987 except for the sale of produce grown on land at White Hill Farm subject to the following conditions:

1) Within 2 months of the date of this letter, a plan showing the area of the site to the north of the building to be used for customer parking shall be submitted to the local planning authority for approval and, within 1 month of approval, the approved area shall be cleared and shall

thereafter be kept clear for use solely for customer parking.

2) Within 2 months of the date of this letter, a scheme of physical barriers and/or signing to preclude use of the access from White Hill Farm to Wisbech Road by customers of the retail shop shall be submitted to the local planning authority for approval. Within 2 months of approval, the approved scheme shall be implemented and retained thereafter.

3) The retail use herby permitted shall be carried on only by a person carrying on the business at White Hill Farm of the sale of farm produce from White Hill Farm and wholesale trade in potatoes and bulbs.

24. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to Secretary of State if consent, agreement or approval is refused, or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

25. The developer's attention is drawn to the enclosed note relating to the requirements of the Buildings Regulations 1991 with respect to access for disabled people.

RIGHTS OF APPEAL AGAINST DECISION

26. This letter is issued as the determination of the appeal before me. Particulars of the rights of appeal against my decision to the High Court are enclosed for those concerned.

Yours faithfully

S M Rolstone

S M ROLSTONE BSc MA MRTPI
Inspector

ENC

APPEARANCES

FOR THE APPELLANT

Mr D J Loveday BSc MRTPI	Chartered Planner & Development Consultant

who also gave evidence

FOR THE PLANNING AUTHORITY

Mr R E Atkins FCIS	Deputy Director of Adminstration

He called:

Mr J A Blacklock BA DipTP MRTPI	Senior Planning Assistant

INTERESTED PERSON

Cllr D Tennant	Local Parish and District Councillor, 45 Market Street, Long Sutton

DOCUMENTS

Document 1	List of persons present at the inquiry
Document 2	Council's letter publicising inquiry with list of addressees
Document 3	Letters of representation
Document 4	Suggested conditions submitted with Mr Loveday's proof
Document 5	Appendices 1 to 3 to Mr Loveday's proof
Document 6	Suggested conditions submitted with Mr Blacklock's proof
Document 7	Appendices 2 to 6 attached to Council's statement
Document 8	Lincolnshire Structure Plan Alteration No 2 - Employment-Shopping dated 1993
Document 9	Extract from Long Sutton and Sutton Bridge Local Plan with policies S1 to S4

PLANS

Plan A	Plan attached to enforcement notice

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H11/0315/94.

Date registered

Grid reference 04 MAY 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

G. H. White
White Hill Farm
Vicaraje Lane
Long Sutton

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

D. J. Loveday
22 Midland Court,
Stallan Appwad Oakham

Tel. No. 0572 723493 (Contact) Rutland

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

White Hill Farm, Vicaraje Lane
Long Sutton

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Enforcement Appeal

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date 15/4/94

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ☑

State which details are submitted

a) Car parking
b) Treatment of access.

State drawing no's relating to the current submission

State condition no. under which this application is required

See appeal Decision

ADMIN RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd

Registration

Reference H11/0315/94

Cross-Ref

Date 29-MAR-94 2AC

Validation

TYPE C COMP

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet
Grid ref 5

OS Plots
3

Ward

Parish

Inside IBD

Inside LP area

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

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps

Earlier permission reference is T/APP/C/93/A2525/629541

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

DC INSTRUCTION SHEET

APPLICATION REF: H11/0315/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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 (revalid...)

		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 : [illegible]

Senior Officer Confirmed ..... Date 9/5/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Site previously inspected.
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DME 14/6.

Proposed density considered acceptable.
County Highway Authority raise no objections.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

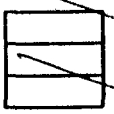
DELEGATED DECISION

Case Officer

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

Signed DMG Date 14/1

~~Notes:~~



Disabled
Prev conditions
Amended plans –
Dwg no:
Received;

CONDITIONS/~~REASONS:~~

None.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks



Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ENFORCEMENT ENQUIRIES

TO: CASE OFFICER: _____

APPLICATION NUMBER: H111/0315/94

Please note that this application ~~has been~~/is the subject of an Enforcement Enquiry.

For further information please contact the Enforcement Officer.

Date: 7.4.94. Signature: K Elwood

D M Gedney

DMG/SAH H11/0315/94

Mr D J Loveday
Chartered Planner & Development Consultant
22 Midland Court
Station Approach
Oakham
Rutland LE15 6QW

17 May 1994

Dear Sir

Condition Compliance Application H11/0315/94 - Details Relating to Parking and Physical Barriers/Signage at White Hill Farm Shop, Vicarage Lane, Long Sutton (Mr G H White)

I refer to the above application recently submitted by yourself.

To enable me to proceed with the application, could you please provide details of the colour of the lettering and also background in respect of the two signs.

Additionally, it is assumed that sign A will be supported on legs. If this is the case, could you please provide details in respect thereof, including height, etc.

I look forward to your response in respect of the above within the next 14 days, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/0315/94 Received:04-MAY-94 Type:CONDITION COMPLIANCE

Name: Mr G H White
White Hill Farm
Vicarage Lane
Long Sutton
Spalding Lincs

Agent: David J Loveday
22 Midland Court
Station Approach
Oakham
Rutland LE15 6QW

Description: Details of parking and physical barriers/signage

Location : White Hill Farm Shop Vicarage Lane
Long Sutton Spalding

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

14-JUN-94 AD check....AF 15/6...

Authorised to issue (inc Delegation).....MD 16/6

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H11/0315/94

CONDITION COMPLIANCE

Applicant: Mr G H White
Tel:

Agent: David J Loveday
(0572) 722493

Description: Details relating to parking and physical barriers/signage. ✓done 17/5

Location: White Hill Farm Shop
Vicarage Lane
Long Sutton
Spalding

Valid date:	04-MAY-94	Terminal date:	29-JUN-94
Target dates:		Target Committee:	22-JUN-94
To case officer	11-MAY-94	Report deadline:	08-JUN-94
Inspected by	18-MAY-94	Agreed TD Ext:	
Extra contacts	25-MAY-94	Case Officer:	
Report if not clear by 08-JUN-94		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C. – No objections to CS	12/5/94	

David J. Loveday. BSc. MRTPI.
Chartered Planner &
Development Consultant.
22 Midland Court,
Station Approach,
Oakham, Rutland. LE15 6QW.
telephone: Oakham (0572) 722493
fax: (0572) 821595

South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

our ref:
your ref:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUN 1994

Tuesday 7 June 1994

Dear Sirs

CONDITION COMPLIANCE APPLICATION H11/0315/94 - DETAILS RELATING TO PARKING AND PHYSICAL BARRIERS/SIGNAGE AT WHITE HILL FARM SHOP, VICARAGE LANE, LONG SUTTON (MR G H WHITE)

I refer to your letter dated 17 May 1994 in respect of the above.

I am pleased to confirm that the lettering proposed is black on a yellow background. If you have any problems with that perhaps you could let me know.

Bearing in mind the ground levels, the sign at A will be located on two wooden posts so that the bottom of the sign is 5 feet above ground level.

If there is any further information that you require please do not hesitate to contact me.

Yours faithfully

S.J. Roby

pp.

David J. Loveday

c.c. George White
Whitehill Farm
Vicarage Road
Long Sutton

BRI 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: H11/0315/94

Applicant: Mr G H White
White Hill Farm
Vicarage Lane
Long Sutton
Spalding Lincs

Agent: David J Loveday
22 Midland Court
Station Approach
Oakham
Rutland LE15 6QW

Description: Details

SOUTH HOLLAND D.C.
PLAN DEPT
04 MAR 1994
REF Valid

Location: White Hill Farm Shop
Vicarage Lane
Long Sutton
Spalding

Type: CONDITION COMPLIANCE

Date received: 28-MAR-94

29-MAR-94

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:

Please complete enclosed forms.

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

Yours faithfully

Principal Administrative Officer

H11/0315/94

28 MAR 1994

David J. Loveday. BSc. MRTPI.
Chartered Planner &
Development Consultant.
22 Midland Court,
Station Approach,
Oakham, Rutland. LE15 6QW.
telephone: Oakham (0572) 722493
fax: (0572) 821595

our ref:
your ref:

COPY

South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 1DB

Tuesday 22 March 1994

Dear Sirs

White Hill Farm Shop

I attach two copies of drawing no. 0040-1 which is to satisfy the condition attached to the recent appeal.

Yours faithfully

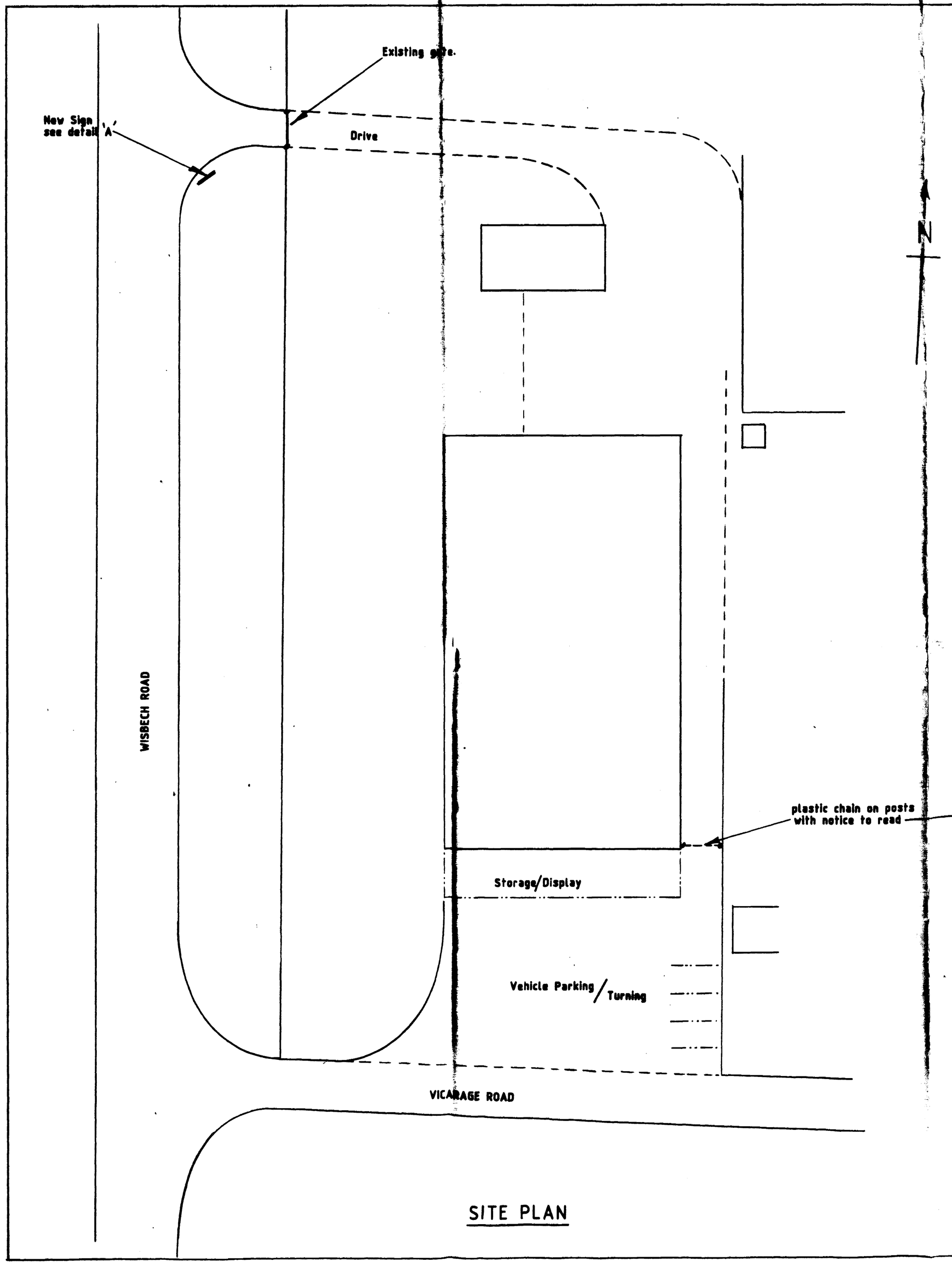
David

David J Loveday

Enc.

Cond Copy for Enforcement Appeal Allowed.

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAR 1994
Attention of
DPO KIM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date



SITE PLAN

WHITE HALL FARM SHOP
NO ENTRY
ENTRANCE 100 YARDS ON LEFT

16 in.

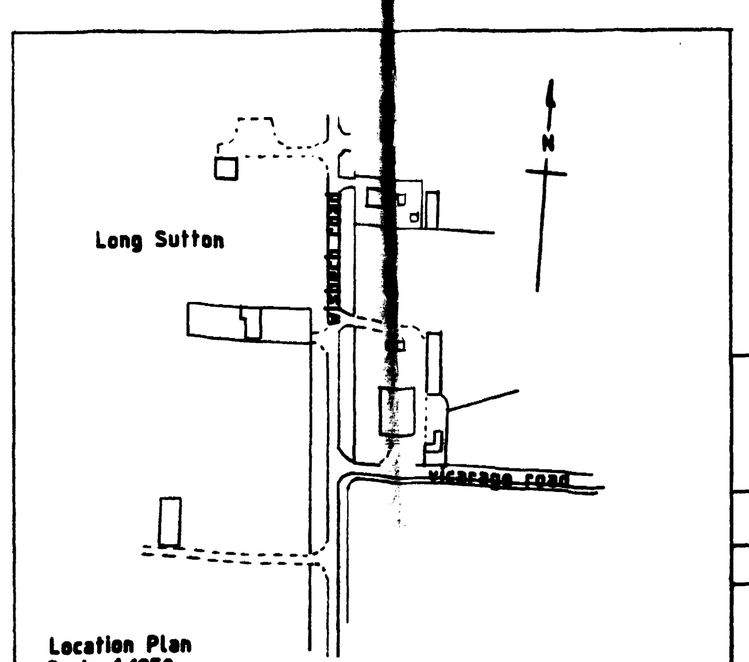
44 in.

Sign Detail 'A'
Scale 1/8 Full Size

28 in.

NO ENTRY
FARM VEHICLES
ONLY

15 in.



SOU... PLAN DEPT
28 MAR 1994
REF. 0315/94

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAR 1994
Attention of
DPO NTM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

White Hall Farm Shop

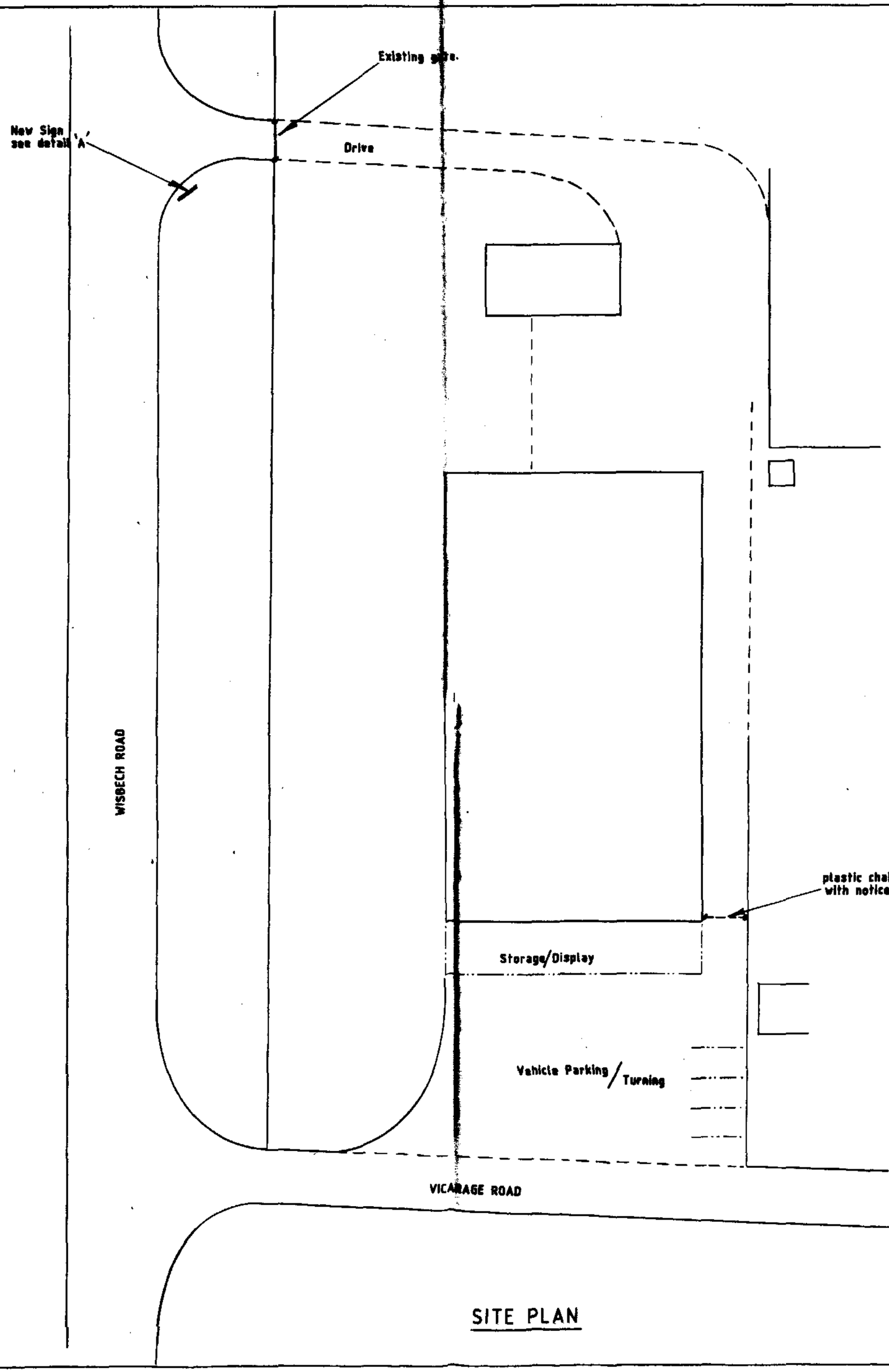
Plan to satisfy condition imposed by the Secretary of State on appeal.

Date 9-3-94

Scale 1:200

Drawing No. 0040-1

DETERMINED PLAN



SITE PLAN

N

WHITE HALL FARM SHOP
NO ENTRY
ENTRANCE 100 YARDS ON LEFT

16 in.

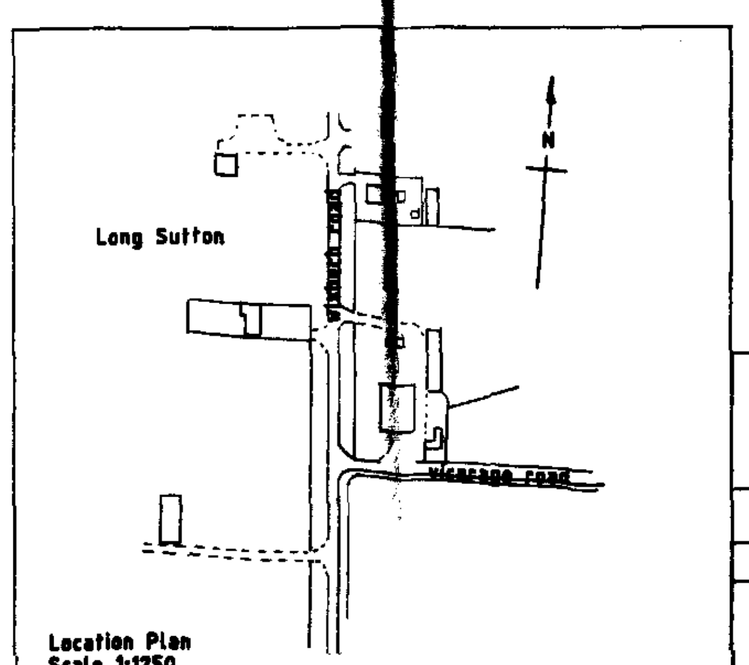
44 in.

Sign Detail 'A'
Scale 1/8 Full Size

28 in.

NO ENTRY
FARM VEHICLES
ONLY

15 in.



Location Plan
Scale 1:1250

SOU... PLAN DEPT
28 MAR 1994
REF. 0815/94

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAR 1994
Attention of
DPO NTM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
or
date

White Hall Farm Shop

Plan to satisfy condition imposed by the Secretary of State on appeal.

Date 9-3-94

Scale 1:200

Drawing No. 0040-1

DETERMINED PLAN

WHITE HALL FARM SHOP

NO ENTRY

ENTRANCE 100 YARDS ON LEFT

Sign Detail 'A'

Scale ½ Full Size

Existing gate

Drive

N

NO ENTRY
FARM VEHICLES
ONLY

plastic drain or posts with notice to road

Drainage/Ditch

Vehicle Parking/Turning

SITE PLAN

Long Section

DETERMINED PLAN