S
H O
DIST

Application no: H11/0535/93

Applicant: Mr & Mrs J W Watkin
42 Daniels Gate
Long Sutton
Spalding
Lincs, PE12 9DN

Agent: Mr & Mrs J W Watkin
42 Daniels Gate
Long Sutton
Spalding
Lincs, PE12 9DN

Description: Change of use from domestic to mixed domestic and kennelling of show dogs

Location: 42 Daniels Gate
Long Sutton
Spalding
Lincs

Type: FULL

Date received: 09-JUL-93

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

01-DEC-94

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

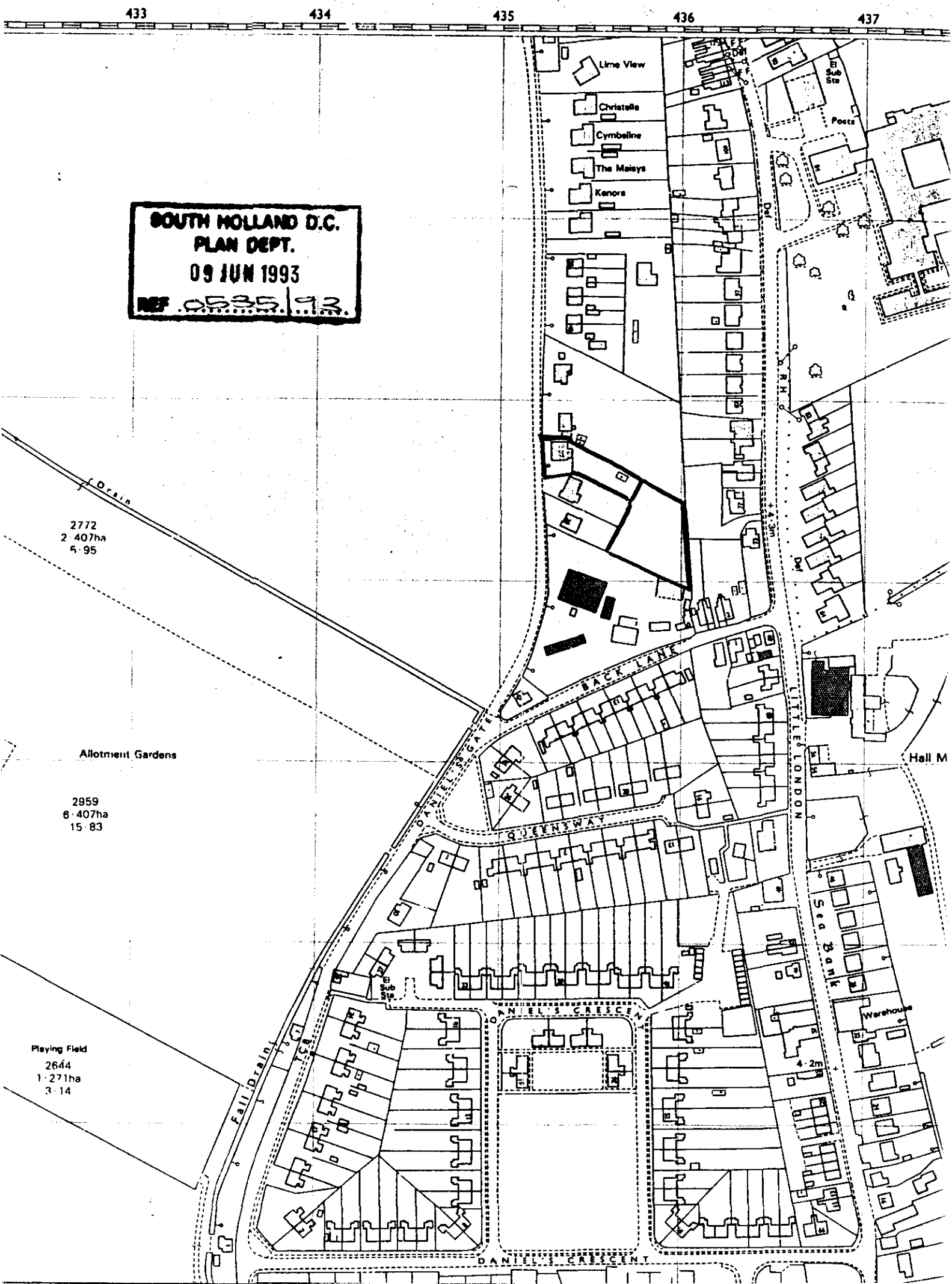
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Survey Information)

LINCOLNSHIRE COUNTY

TF 4324

SOUTH HOLLAND DISTRICT



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H11/0535/93

Date Registered 09 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR MRS JW WATKIN
42 DANIELS GATE
LONG SUTTON.
SPALDING LINCS PE12 9DW

Tel. No. 0406 362867

NAME AND ADDRESS OF AGENT

(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

42 DANIELS GATE LONG SUTTON SPALDING LINCS PE12 9DW

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM DOMESTIC TO MIXED DOMESTIC AND KENNELING OF SHOW DOGS

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.. If you consider no fee is payable include a written explanation instead.

Signed.. J.W.Watkin Date 8/6/93 Previous application No.

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

2. **TYPE OF APPLICATION**

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

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting Design External Appearance

Means of Access Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

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

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

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

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

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

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	1/2 ACRE	hectares
B. If building works are proposed, please state extra floor space to be created: BUILDING ALREADY ERECTED AS PERMITTED DEVELOPMENT.	54	sq. metres
C. Please state size of any new structure:- (a) max. height:	2 1/2	metres
(b) max. length:	9	metres
(c) max. width:	6	metres
D. Please state type and colour of materials for facing external walls:	CONCRETE	
E. Please state type and colour of roofing materials.	GREY CORRUGATED ASBESTOS	
F. Has a survey of the site been undertaken? State Yes or No	YES BY SUPPLIER	

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC

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

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

or

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

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

EXISTING

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

OWNERS

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ... J W Watts J W Watts (Applicant / ~~Agent~~) Date 8/6/93

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed . J W Watts J W Watts (Applicant / ~~Agent~~) Date . 8/6/93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : MODERN HOUSE TO EAST – NO 40
MODERN BUNGALOW TO WEST – NO 44
OPEN FRONTAGE.

Inspected by
Date

Site Notice posted by
Date
Expiry 20/7/93

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

OCCUPIERS
NO 40 } DANIELS GATE
NO 44 } LONG SUTTON
✓
SENT
20/7

Case Officer Conclusions
DOGS COULD BE HEARD FROM ROAD – 8.20 AM.
? ISSUE OF UNLAWFUL USE

RECOMMENDATION/DECISION

NON–DETERMINATION

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

Senior Officer confirmed 30/11

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)
Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H11/0535/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details: 1/500 PLAN SHOWING LOCATION AND SIZE OF BUILDINGS FOR KENNELING OF SHOW DOGS AND RUNS FOR DOGS. NUMBER OF DOGS TO BE KEPT TO BE SPECIFIED.

Direction authorised by Senior Officer.... ... Date... 15/6 ...

Revalidation after Direction

Information satisfactory Signed..... Date... 7/7 ...

Valid date:

Amended description

Reconsultations:

All.....

Specified:

Unsatisfactory – Further direction:

Signed.....

Senior Off.....

Precise details:

Additional Consultation/Publicity Required

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

Extra Consultations:

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

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

Case Officer JOHN BLACKLOCK

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt No PB794

Date first Rec'd 09 JUN 1993

Registration

Reference H11/0535/93

Cross-Ref /

Date 10/6

Validation

TYPE FULL

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 £ 120.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Transferred to 955/93 (See ex letter 26/10/93)

Information

Index sheet 192 OS Plots
Grid ref 543530 23770

Ward K Parish LONG SUTTON.

Inside IBD N Inside LP area Y

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 –
Dist Bound
Other:

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

Linked to site Ref

Linked to property Ref 01/02136

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

H11/0535/93
FULL

Applicant: Mr & Mrs J W Watkin
Tel: 0406 362867

Agent: Mr & Mrs J W Watkin
0406 362867

Description: Change of use from domestic to mixed domestic and kennelling of show dogs

Location: 42 Daniels Gate
Long Sutton
Spalding
Lincs

Valid date: 09-JUL-93
Target dates:
To case officer 16-JUL-93
Inspected by 23-JUL-93
Extra contacts 30-JUL-93
Report if not clear by 13-AUG-93

Terminal date: 03-SEP-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 40 Daniels Gate		20-JUL-93	10-AUG-93
Owner/Occupier, 44 Daniels Gate		20-JUL-93	10-AUG-93
Site/Press Advert MIN		20-JUL-93	10-AUG-93
Clerk to Long Sutton	0406 362402	13-JUL-93	27-JUL-93
Dir of Environmental		13-JUL-93	27-JUL-93
Cllr D A Tennant		13-JUL-93	20-JUL-93
Cllr E J Clarey	0406 363141	13-JUL-93	20-JUL-93
Cllr M D Booth	0406 350034	13-JUL-93	20-JUL-93

L.C.C - No objections Jcb

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

H11/0535/93

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Cllr E J Clarey 0406 363141	13-JUL-93	20-JUL-93
Cllr M D Booth 0406 350034	13-JUL-93	20-JUL-93

L.C.C. - No Objections JCB 15/7/93

Mr & Mrs J W Watkin,
Jalsett,
42 Daniels Gate,
Long Sutton,
Spalding,
Lincs.
PE12 9DN.

Mr J Blacklock

JB/JJ H11/0955/93

09 Nov 1994

Dear Sir and Madam,

SECTION 191 - LAWFUL USE CERTIFICATE - KEEPING OF SHOW ENGLISH SETTERS AS A HOBBY - VALSETT, 42 DANIELS GATE, LONG SUTTON.

I write to advise you that the letters which you submitted in support of your application for a Lawful Use Certificate have now been assessed and on the assumption that you would wish this application to be processed in preference to the application for planning permisison, I will be able to issue a Certificate of Lawful Use shortly. If, however, you still wish the planning application to be proceeded with, could you please let me know within the next week.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr J & Mrs V Watkin,
42 Daniels Gate,
Long Sutton,
Spalding,
Lincs.
PE12 9DN.

Mr J Blackiock

38/11 H11/0535/93

16 Jun 1994

Dear Sir and Madam,

PLANNING APPLICATION H11/0535/93

I refer to my letter of 20th February 1994 and subsequent telephone conversation on 2nd March 1994 with you (Mr Walkin) in connection with the above and would be obliged if you would let me know how you wish to proceed with your application.

Yours faithfully

N Midlin
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Chief Executive

REF: JB/SAH H11/0535/93 (J Blacklock)

REF: CJR/RBA/PK/PL6

DATE: 4 March 1994

SUBJECT: Planning Application No. H11/0535/93

With reference to the above, I enclose a letter which I trust you will find self-explanatory.

Director of Planning and Building Control Services

Enc.

DCO 4/3

Mr J & Mrs V Watkin,
42 Daniels Gate,
Long Sutton,
Spalding,
Lincs.
PE12 9DN.

Mr J Blacklock

JB/JJ H11/0535/93

28 Feb 1994

Dear Sir and Madam,

PLANNING APPLICATION H11/0535/93

I write with reference to the letter dated 26th November 1993 which was written by the Chief Executive to you in connection with matters relating to the above application.

As some time has now elapsed since this letter was despatched, I would be obliged for a reply at the earliest opportunity.

Yours faithfully

N Midten
Principal Planning Officer
Development Control

2/3/94.

TELECON WITH Mr WATKIN — WHO WAS AGGRESSIVE AND ABRASIVE, STATED THAT LPA HAD INSISTED UPON L.U. CERTIFICATE AND ME SPECIFICALLY — WITHOUT FILE I COULDN'T SAY I HAD SPECIFICALLY ASKED FOR IT BUT CONFIRMED LPA HAD.
ADVISED OUR LETTER OF 28/2/94 MERELY ENQUIRED AS TO WHICH OPTION HE WANTED TO PURSUE — HE IMPLIED ALMOST THAT WE SHOULD MAKE THE CHOICE FOR HIM. COMPLAINED OF DELAY — I POINTED OUT HE HADN'T ANSWERED OUR LETTER OF 26/11/94. HE STATED IT WOULD BE SOME TIME BEFORE HE REPLIED — ADVISED HIM AGAIN ON L.U.C. PROCEDURE

JJ.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: The Chief Executive

TO: Director of Planning and Building Control Services

OUR REF: REA/LDS/PL.6

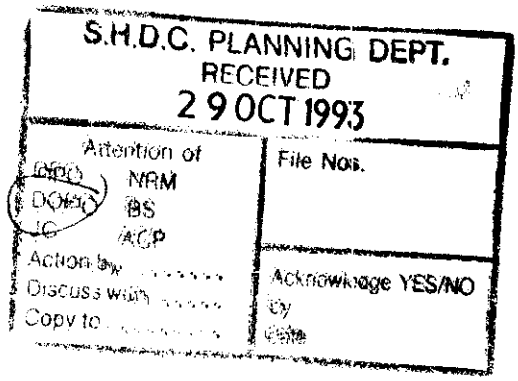
YOUR REF:

DATE: 27th October 1993

SUBJECT: PLANNING APPLICATION NO. H11/0535/93

I enclose copy of a letter received from Mr. & Mrs. Watkin concerning the above planning application, together with a copy of my interim reply, and should be pleased if you would let me have your observations on the contents of the letter as a matter of urgency.

Chief Executive



Mr. & Mrs. J. Watkin
42 Daniels Gate
LONG SUTTON
Spalding, Lincs.
PE12 9DN

R.E. Atkins

REA/LDS/PL.6

27th October 1993

Dear Mr. & Mrs. Watkin

PLANNING APPLICATION NO. H11/0535/93

I write to acknowledge receipt of your letter dated 11th October 1993, which incidentally was only received yesterday, 26th October 1993, and to say that I am investigating the points raised. I will reply to you more fully as soon as I am able.

In the light of the postscript to your letter, at last night's meeting of the Planning Committee I arranged for consideration of your planning application to be deferred pending my investigation into the contents of your letter.

Yours sincerely,

Chief Executive

cc Director of Planning and Building Control Services

Valsett English Setters

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★



JOE & VAL WATKIN
42 Daniels Gate
Long Sutton
Spalding
Lincs
PE12 9DN

☎ (0406) 362867

SOUTH HOLLAND DISTRICT COUNCIL
26 OCT 1993
CHIEF EXECUTIVE'S DEPT.

Home of : Crufts Best In Show Winner 1955 Show Champion Starlite Express Of Valsett

11th October 1993 cc: Mr Alcock
Local Council

Dear Mr Simpkins

Re: Planning Application No.

I hope that you are going to be able to sort out a mess the council has got me into since I applied to re-new my Breeders Licence.

On applying in the first instance, I wrote to the council advising that I had lived in this house for over eighteen years with my family of English Setters (copy letter enclosed) and prior to me purchasing the property animals had always been kept by previous owners, I also paid the £37 costs. I was visited by a nice young gentleman who said how clean and well organised the dogs were. Following this, I was then visited by a Mr Wood. This visit was followed by a letter stating that I needed to apply for Planning Permission to change my property from Domestic to Domestic and Show Dogs.

I rang Mr Wood who then came and helped me fill in the forms and I paid £120. I also submitted the necessary plans.

We were then contacted and visited by Mr Blacklock who took photos and notes. Mr Blacklock at a later date rang my husband and advised that instead of Planning Permission, we were entitled and should apply for Lawful Rights for use of the land and sent the appropriate forms. He did not mention that a fee of £120 was needed. The forms were filled in by us and accompanied by letters from my next door neighbour plus a friend who confirmed we have lived on this property with our dogs for eighteen years. I also spoke to a local councillor what was happening and he told me that the Local Council would also write confirming the length of time we had kept dogs on the property.

continued

Recently we have received a letter saying that not enough information is given as proof of how long the dogs have lived here with us and that a fee of £120 was needed of we wished to continue with this application. It also stated that should they not hear from us within 14 days any monies paid would be reimbursed.

On receiving this, my husband rang Mr Blacklock and said that no mention was made by him regarding a further £120 and that we had already paid for the Planning Application which was unnecessary as we were not continuing with this Application.

I personally rang Mr Blacklock and during our discussion it was obvious that we have been wrongly advised (I have kept all my copies of letters received) to apply for Planning Permission and that we should have been advised to apply for Lawful Right of the Land. I was told also that I could not reclaim my £120 or transfer it to the correct application for Lawful Rights. I was then passed to the finance person who also suggested that I have been wrongly advised and again it was not possible to return or transfer my money.

Both Mr Blacklock and the Finance man suggested that I could continue with my Planning Application in a hope that I get it and failing this, I could then spend another £120 and apply for Lawful Rights. It would seem that they both realised that I had been wrongly advised and did not want me to e difficult in laying blame. Neither wanted to sort the matter out and if I wanted to complain should write a letter myself. I did stress to both of them that I would not be willing to continue with the Planning Application and wanted to apply for Lawful Rights.

I am definitely no happy at all in the way this matter has been handled nor would anyone else be.

If I am legally entitled to carry on with my dogs as I have for the past eighteen years then this should have been advised to me by the Councils supposedly Expert Advisors

I do hope that you can sort this problem out for me as it would seem that too many people having been dealing with the matter. M y plans and layout diagrams of the kennels etc., together with all the letters I have sent -(I have complied and provided everything asked for) - have been spread about the Council Offices and no-one from the Council is willing to sort this matter out.

continued

Please help me and let me know what proof is required so that I can carry on with my Lawful application which I am entitled to.

I have registrations and dates for all the dogs owned by us over the years so can easily prove how many dogs I brought to this property with us. Also, if the records are checked, the Council should have forms of my previous Breeders Licence details.

Thanking you in anticipation.

Yours sincerely

Valerie Joe Walker

PS After advising both Mr Blacklock and the Finance Officer that We would continue with Lawful Rights we are **shocked to learn that without notifying us or asking for our permission, they have put the matter forward for Planning Permission!** Also on reading the Agenda, it is noticed that **our Local Council's letter is missing.** Perhaps you could check for us where this letter is and why it was not added as is usual in these cases.

COPY OF LETTER

7th July 1993

Dear Sirs

Please find enclosed plans of kennels and runs as requested - these were drawn-up by my Long Term Foster Son who is a First Year Student at the King's Lynn College.

My husband and I hope you can spare a moment to read our letter which is intended to explain a little about us and our family of English Setter Show Dogs. Also, perhaps you will be able to explain a query that we have.

With regards to Planning Permission to change our Dwelling from "Domestic" to "Domestic and Show Dogs". We have discussed this matter with several people who agree that our property has never been just Domestic. Had this been the case, we would never have bought it in the first instance.

We purchased our house 18 yrs ago, after the Solicitors and the Estate Agent assured us that "No restrictions were on the property" and that it would be ideal for our situation of keeping show dogs. In all the years we have been here with our dogs we have had no complaints. (In fact the people of our village are very proud of our success with the dogs and are always asking about them).

We did hold a "Breeders Licence" for several years and were regularly inspected by the necessary people, Public Health, Fire etc., We only stopped applying for the Licence when we decided to concentrate on Dogs rather than bitches and were told that we did not need a Licence.

Now we find that again we have 3 bitches of a breeding age and so again wish to re-apply for the necessary "Licence".

CONTINUED

We do not wish to change our property (only the old wooden kennel has been replaced with 2 concrete sectional ones, as this is stipulated in the requirements for a Breeders Licence).

May we assure you that we restrict ourselves to 1 litter of pups per year and only rarely would we consider breeding 2. (This could be verified by the Kennel Club if necessary).

We are fortunate in that we have a very successful line of Setters, owning/bred several Champions and the "All Time Top Winning English Setter" - Sh.Ch. Starlite Express of Valsett, "BONNIE" - which means our pups are much sought after. However, we do feel strongly that there are already **far too many dogs are being bred** and, In order that we can afford to feed and show the Setters, we prefer to go out to work to cover the costs.

Our premises are kept spotlessly clean at all times, even the field is cleaned on a daily basis. We have always been complimented by our many visitors from this Country and Abroad, on the cleanliness of the property and pride ourselves on the healthy fit condition of the setters. Our Local Councillor has in the past brought groups or tourist round to see "Bonnie" and the other Setters.

We do try and restrict the number of Setters kept - we are lucky in that many of the people who have had Setters from us in the past come back when they are ready for another. Often as not we charge no fee to these valuable, permanent , loving homes.

The reason we rare several youngsters, is that at about 16 months of age their hips have to be scored to see if they are acceptable to breed with - those which we decide are not of the standard we require are offered for re-homing when the right permanent loving home comes along. We personally keep in contact with all the owners of our Setters.

<u>English Setters presently Kept - 6/7/93</u>-

Drum, Ben, Spencer and Bonnie	- pensioners
Rosie, Meshia and Jo-Jo	- bitches of a breeding age (2yrs - 7 yrs)
Buster, Roger and Evie	- Juniors (under 2 yrs and over 12 months)
Bobby, Brionny, Magic and Jazz	- Puppies (under 12 months)

continued

All we ask is that we may continue to keep our family of:
around 14 Show Setters, as we have for the past 21 years -
18 of them at this house.

Thank you for reading our letter.

Yours Faithfully

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Chief Executive

TO: Director of Planning and Building Control Services

REF: CJS/REA/PK/PL.6

REF:

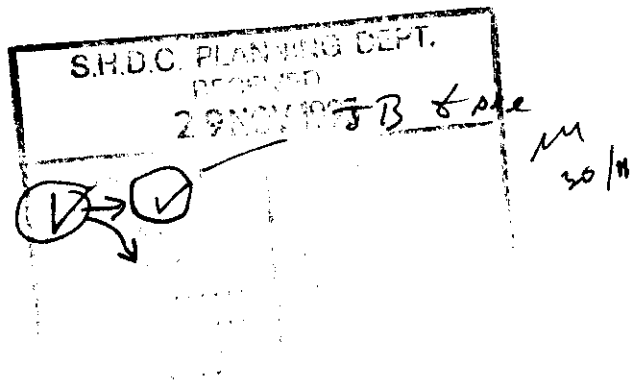
DATE: 26th November, 1993

SUBJECT:- PLANNING APPLICATION NO: H11/0535/93

Referring to the recent discussions between Mr Atkins and your Deputy I now enclose for your records a copy of my response to Mr and Mrs Watkin's letter dated 11th October, 1993.

Your files are returned herewith.

Chief Executive



S.H.D.C. PLANNING DEPT.
RECEIVED
29 NOV 1993 B & see

M
30/11

Response on file does not correspond to my [illegible]

COPY

Mr J. and Mrs V. Watkin
42 Daniels Gate
Long Sutton
Spalding
Lincs.
PE12 9DN

Mr Atkins

CJS/REA/PK/PL6

26th November, 1993

Dear Mr and Mrs Watkin

PLANNING APPLICATION NO: H11/0535/93

Further to my letter dated the 27th October, 1993 I have now completed my investigations into the points raised in your letter dated 11th October, 1993 and, whilst I am satisfied that the advice you have been given was correct on the basis of the information available at the time, I can understand your dismay at being asked to pay a further sum of £120.00 if you wish to proceed with an application for a lawful use certificate.

Normally, you would have been advised at the outset of all the procedures available to you but, I understand that from the initial discussions with you and from witnessing the newness of the kennels at your premises, it was not obvious to the Enforcement Officer that your property had been used for the kennelling of more than 6 show dogs for a period of at least 10 years. That is the reason that you were advised that planning permission was required and sent the appropriate application forms. It was only after receiving further information that there appeared to be a possibility that you might be eligible instead for a lawful use certificate and you were then immediately informed of this other possibility. I have no doubts that had the subsequent information been available at the start the options would have been drawn to your attention then so that you could decide how to proceed.

I have however agreed with the Director of Planning that you should now be placed in the position that you would have been in had you been advised of the options at the start. Consequently, no further action will be taken on your planning application until the Planning department receives instructions from you. You must now decide whether to proceed with an application for a lawful use certificate or with your application for planning permission.

To help you decide I can advise you that the evidence required by the Planning department to support an application for a lawful use certificate must be unambiguous and clearly show the number of years that your property has been continuously used for the kennelling of show dogs and the number of dogs which have been kept in the kennels during that period. The evidence must be such that it could stand up to cross examination in a court of law. This can be provided by submitting several signed letters from independent witnesses giving details of the length of time that they have known that your property has been used for kennelling show dogs and of the number of dogs kept at the premises during that time. Sometimes it is necessary for the statement to be in the form of a sworn Affidavit which obviously carries more weight than a letter and you might consider this alternative if you are unsure of the strength of the evidence which is given in individual letters. The Planning Department staff would be prepared to let you have their views on the strength of the evidence in letters based upon their past experience but you might prefer to obtain your own legal advice on this before submitting the evidence to the Council. In addition, evidence from you and your wife and the Parish Council should also be submitted.

Would you please now consider the matter and let the Director of Planning know how you wish to proceed. The fee of £120.00 already paid will be used for the fee for whichever application you now wish to pursue. In the meantime to safeguard your position your planning application will be kept on hold but, if you decide to proceed with an application for a lawful use certificate instead of continuing with the planning application, you will have to write to the Director of Planning telling him that you wish to withdraw the planning application.

You will however appreciate that if you decide to proceed with the application for the lawful use certificate and that application is refused and you then submit an application for planning permission you will be required to pay a further fee of £120.00. That is the law. You will therefore have to consider your position carefully if you wish to avoid paying two separate fees.

I am sorry for the delay in replying to you but you will see from the above that the matter is not straightforward and I needed to be sure of all of the facts before responding. I hope that the above satisfactorily explains the position but if you have any doubts whatsoever, please contact Mr Blacklock in the Planning department or Mr Atkins, the Deputy Director of Administration, before you take any action.

One final point I would like to clear up relates to the postscript to your letter wherein you explain your shock at learning that your planning application was to be considered by the Planning Committee. There must be some misunderstanding about this because there is a detailed note on the Planning department's file of a telephone conversation on the 7th October, 1993 between Mrs Watkin and Mr Blacklock culminating in Mrs Watkin expressing her wish for the planning application to proceed.

Your application will be dealt with as quickly as possible upon receipt of confirmation from you as to how you now wish to proceed.

Yours sincerely,

Chief Executive

c.c. Councillor B. Alcock
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning & Building Control Services

TO: Chief Executive

REF: JB/JK/H11/0535/93

REF: REA/KS/PL6

DATE: 12 November, 1993

SUBJECT: Planning Application H11/0535/93

Thank you for your memo dated 8 November, 1993 in connection with the above.

Mr & Mrs Watkin have been advised that the threshold figure in terms of the number of dogs is in the order of 6. In giving this advice, reliance has been placed upon a recent appeal decision, the details of which are appended.

I use the word threshold because Mr & Mrs Watkin have also been advised in view of their claim that they have not been running a business, that this figure represents the threshold beyond which their 'hobby' of keeping show dogs has become less of an ancillary use of their residential property and more of an independent use - a material change of use in planning terms.

As for evidence, I consider we would need at least 4 signed letters or declarations from independent witnesses attesting to the pursuit of the hobby over the last ten years and the number of dogs kept during that time. I consider the views of the Parish Council would also be of value.

R. SMITH MRTPI
Director of Planning & Building Control Services

DBCS

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Chief Executive

TO: Deputy Director of Planning and Building Control Services

OUR REF: REA/KS/PL.6

YOUR REF: RJS/JH
H11/0535/93

Date: 8th November 1993

SUBJECT: PLANNING APPLICATION H11/0535/93

Thank you for your memorandum dated 2nd November 1993 the contents of which I am still considering. However to enable me to respond to Mr and Mrs Watkins it would be helpful if you could let me know what you require in the form of evidence to support the application for a Lawful Use Certificate, including details of the number of dogs which can be kept as an incidental use to the use of the dwelling house as such.

Chief Executive

URGENT

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 NOV 1993

Mrs M Batchelor
56 Garnsgate Road
Long Sutton
Spalding
Lincs PE12 9BT

Mr J Blacklock

JB/JK/H11/0535/93

12 November, 1993

Dear Madam

Planning Application H11/0535/93
Mr & Mrs J Watkin

Thank you for your letter dated 9 November, 1993 in connection with the above.

The contents of your letter are duly noted.

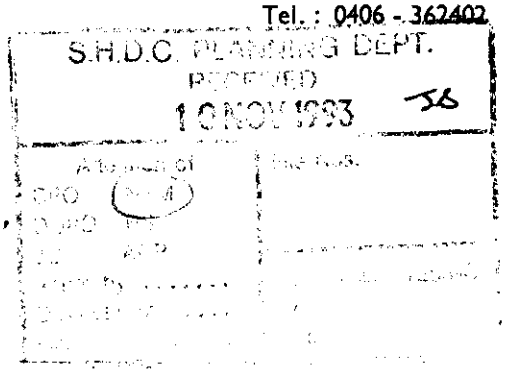
Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

LONG SUTTON PARISH COUNCIL

Clerk to the Council :
Mrs. Marjorie Batchelor

56, Garnsgate Road,
Long Sutton,
Spalding,
Lincs., PE12 9BT
Tel. : 0406 - 362402



9th November 1993

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

Dear Sirs,

Planning Application H11/0535/93 - Mr. & Mrs.J. Watkin
42 Daniels Gate, Long Sutton

With reference to the above application for change of use from domestic to domestic and mixed domestic for the kenelling of show dogs this matter was discussed at my Council's recent meeting.

I would advise that after taking into account that Mr. & Mrs. Watkin have kept and bred show dogs for a number of years without complaint from neighbours and have shown themselves to be responsible dog owners my Council consider that planning permission should be granted in this instance.

Yours sincerely,

M. Batchelor

Clerk

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DEPUTY DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

TO: CHIEF EXECUTIVE

REF: RJS/JH
H11/0535/93

REF: REA/LDS/P26

DATE: 2nd November 1993

SUBJECT: PLANNING APPLICATION H11/0525/93

I refer to your memo dated 27th October 1993, and enclose for your scrutiny:-

(a) Enforcement file E11/2521/93 which refers to the initial investigation of this case.

(b) Planning application file H11/0535/93, recently deferred by the Planning Committee.

(c) File H11/0955/93 for a S191 Lawful Use Certificate, which is presently invalid.

I have already sent you a copy of the list of key dates which I sent to Councillor Alcock on Tuesday 26th October.

It appears that Mr. and Mrs. Watkin have two principal complaints:-

(i) that they were wrongly advised to apply for planning permission;
(ii) that they have been insufficiently advised about the requirements for seeking a Certificate of Lawful Use.

There are a number of other points in their letter upon which I have commented by means of notes on the attached copy, for ease of reference.

The advice given to Mr. and Mrs. Watkin to apply for planning permission was given by letter dated 2nd June 1993 (see file E11/2521/93), following a visit to the premises by Mr. K. Woods, the Enforcement Officer, on 1st June. A copy of Mr. Woods' notebook record of his visit is on file.

I spoke to Mr. Woods on Friday 30th October. He confirmed that he had both inspected the premises and interviewed Mrs. Watkin on 1st June. He had gained the impression from Mrs. Watkin that she and her husband

cont/d.. ./2/.

had kept some dogs at the premises throughout their occupation, and that the number of dogs had changed over the years. He did not pursue the timing of these changes in detail. Mr. Woods observed that some of the structures for keeping dogs are clearly less than ten years old (see photographs on B11/0535/93). In assessing the Department's wisdom in advising Mr. and Mrs. Watkin to apply for planning permission, you will no doubt appreciate that the question hangs on the length of time for which a mixed use was existed, as opposed to a purely domestic use with the ancillary keeping of a few dogs. There is no hard and fast rule in planning legislation or advice to determine the number of dogs which change a domestic property to mixed use. Each situation has to be judged on its own circumstances, and there is some assistance available in case law. There is virtually no doubt that Mr. and Mrs. Watkin have kept dogs at the premises for more than ten years, but that is not the point at issue. Mr. and Mrs. Watkin's letter dated 11th October seems to suggest a misunderstanding of this point.

As is normal, the planning application received following the Enforcement Officer's investigation was allocated to a professional assistant for processing and assessment - in this case, Mr. J. Blacklock, a Senior Planning Assistant. You will find on file the notes of his dealings with Mr. and Mrs. Watkin. I spoke to Mr. Blacklock on 1st November 1993 regarding the advice he offered concerning the application for a Lawful Use Certificate. He told me that initially Mrs. Watkin was under the mistaken impression that the planning issue concerned an alleged "business" use of the premises: however, after he had explained the situation to her the only remaining concern was about the fee which would have to be paid if they decided to proceed with an application for a Certificate of Lawful Use. I feel sure that if Mr. Blacklock had been aware of any remaining misunderstandings or disquiet, then he would have followed up the advice given over the telephone by a letter.

I am of the opinion that the officers of this Department acted in good faith and in an attempt to be helpful on the basis of information available to them at each stage of processing the case. In hindsight, further written advice may have been useful.

The case is unusual in that it relates to a type of development which would not normally be considered acceptable in a residential area. The possibility of Mr. and Mrs. Watkin being able to prove 'lawful use' was raised in an attempt to be helpful, recognising that Planning Committee might not have accepted a recommendation to grant planning permission (N.B. Parish Council's representations of concern).

To "bend the rules" about planning fees might satisfy Mr. and Mrs. Watkin. However, for legal and commercial reasons we have to interpret and implement the fee regulations in a fair and consistent fashion. We cannot refund fees or decline to accept fees because of sympathy for the circumstances or arguments put forward by applicants: even if we could, we must also remember that fees are an important source of income for the Department.

We shall not take any further action on Mr. and Mrs. Watkin's planning application until we receive written confirmation of their intentions directly from themselves, or from you.

K. J. SMITH
DEPUTY DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DEPUTY DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

TO: CHIEF EXECUTIVE

REF: RJS/JH
H11/0535/93

REF: REA/LDS/PL6

DATE: 2nd November 1993

SUBJECT: PLANNING APPLICATION H11/0535/93

I refer to your memo dated 27th October 1993, and enclose for your scrutiny:-

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R. J. SMITH
DEPUTY DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES.

81 Postland Road
Crowland
Peterborough
PE6 0JB

26th October 1993

Fax to Roger Smith Esq
Planning Department
South Holland District Council Page 1 of 7

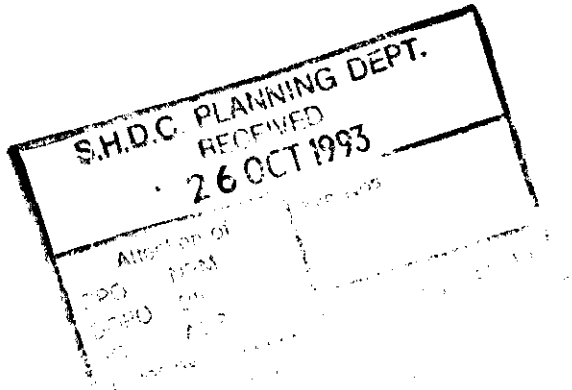
Dear Roger,

Can you ascertain the truth concerning the following correspondence? I presume I am not the only one to have the benefit of it.

We appear to have done ourselves no favours in the way we have handled it.

Regards,

Bryan Alcock



H11/0535/93

1.	25.5.93:	Planning Dept alerted by memo from Environmental Health who said *"They were advised that any relevant planning permission would need to be sought before any (breeding) licence could be issued."*
2.	1.6.93	Enforcement Officer inspects site; concludes there is a mixed use for which planning permission is needed. Forms sent.
3.	9.6.93	H11/0535/93 received with fee.
4.	15.6.93	Letter sent requesting information re numbers of dogs.
5.	9.7.93	Letter dated 7.7.93 received responding to request for further information. Here is the first information which suggests that they may be able to apply successfully for a certificate of lawful use.
6.	19.7.93	Memo from Environmental Health confirming no complaints, but potential problem.
7.	20.7.93	J. Blacklock inspects the site, notes that dogs can be heard from road "? issue of lawful use".
8.	27.7.93	Parish Council observations received as reported in report to Committee. No other correspondence from Parish Council.
9.	1.9.93	File note of conversation N.Midlen/J.Blacklock when it was decided that applicant should be informed of Lawful Use Certificate possibility. Forms sent to applicant.
10.	5.10.93	Application for Lawful Use Certificate submitted.
11.	6.10.93	Application not registered for lack of fee and plans [Supporting information is not clear on numbers of dogs i.e. when mixed use started].
12.	7.10.93	File note of phone conversation between Mrs. Watkins and J. Blacklock: (i) Evidence with planning application inconclusive re lawful use. (ii) Lawful use application would require fee. (iii) Mrs. Watkins advised of likely recommendation to Committee on 26.10.93. (iv) Mrs. Watkins happy to let application proceed.

RJS/JH 26.10.93

Councillor B. Alcock,
81 Postland Road,
Crowland,
PETERBOROUGH
PE6 0JB

R.J.Smith

RJS/JH
H11/535/93

26 Oct 1993

Dear Mr. Chairman,

RE: VALSETT ENGLISH SETTERS

In response to your fax at 15.00 hours, I enclose a list of facts which I have extracted from the files. I have not yet spoken to the officers involved, although the case does seem to be well documented.

It seems to me that Mr. and Mrs. Watkin were given proper advice at the outset, although new opportunities became apparent as further information emerged.

There are some aspects of their letter to you and the Chief Executive dated 11th October which differ from the notes on file.

No doubt we shall talk about this before this evening's meeting.

Yours sincerely,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES

c. Chief Executive

N 26/10.

25 Market Street
Long Sutton
Spalding
Lincs
PE12 9DD

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1993 SB

26/10 dlee

26/10.

Ref No:- H11/0535/93

Dear Sir,

I note that Ward Members comments have not been included in the minutes for Tuesday 27th October. Would it be possible to give my views as a late submission?

I would like to support the application for dog breeders residential for number 42 Doncli

ate (J.W. Watkins)
These premises have
been used for dog
breeding for approximately
19 years and I have
had no adverse comments
from the neighbours -
only support for the
application.

Yours Faithfully,
D A [illegible]

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

CONFIRMATION OF [illegible]

Councillor B. Alcock,
81 Postland Road,
Crowland,
PETERBOROUGH
PE6 0JB

Your Contact: R.J.Smith

Our Ref: RJS/JH
H11/535/93

Your Ref:

Date: 26 Oct 1993

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Yours sincerely,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES

c.c. Chief Executive

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

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

H11/0535/93

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RJS/JH 26.10.93

26th OCTOBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0112/92 B P Nutrition	PJU	DPBCS Auth subject to sect 106 agreement as recommended. Reference to H16/0663/75 to be included in agreement. Amend condition 4, line 3. by inserting "nearby" after "any".
3	H05/0209/93 D Brown Ltd	JB	Deferred. Letter to agent, copy to applicant, offering scheme of suggested alternative style of development. Letter to highlight differences between suggested scheme and application as submitted and fully explain matters. Nigel Midlen to see letter.
5	H15/0291/93 H Grantham	PJU	DPBCS Auth as recommended.
7	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to revised sect 106 agreement. Check conditions 14 & 17 (very similar)
10	H11/0535/93 Mr & Mrs Watkin	JB	Deferred. Admin department to request that applicants clarify their intentions with regards to the determination of application.
12	H11/0605/93 Wilson & Sons	DMG	Deferred for sub committee as requested.
14	H14/0607/93 Mr Wong	DJR	Grant as recommended. Paragraph 1 of comments should read 500 millimetres not metres.
16	H13/0628/93 Ashwood Homes	JB	Deferred for site visit. Check if any permission on land to North.
18	H14/0641/93 H14/0642/93 Rose Cottage Nursery & Aquatic Centre	DJR	Grant as recommended. DPBCS Auth subject to sect 106 agreement as recommended.
20	H09/0658/93 Mr McEwan	DMG	DPBCS Auth subject to revocation of outline planning permission as recommended.
22	H09/0752/93 Mr McEwan	JB	Grant as recommended.
24	H09/0753/93 Mr McEwan	JB	Grant as recommended. Roger Smith requested confirmation that we are covered if they want to develop each application one at a time.
26	H02/0663/93 Mr Harvey	PJU	Refuse as recommended.

703. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(To enable the Director of Planning and Building Control Services to advise the applicant that (1) a revised application based on the draft alternative layout is supported in principle; and (2) that in the event of the proposed new access for the A151 being omitted, a new application would be required, and any new application submitted be referred direct to the Plans Sub-Committee for consideration and determination.)

H11/0535/93
Mr & Mrs J W Watkin

Change of use from domestic to mixed domestic and kennelling of show dogs at 42 Daniels Gate, Long Sutton.

(To enable the Officers to consider a letter from the applicants.)

H11/0605/93
Messrs R K Wilson & Son Ltd

Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.

(To enable the application to be referred to the Plans Sub-Committee for more detailed consideration.)

H13/0628/93
Ashwood Homes

Three dwellings at Woodgate Road, Moulton Chapel.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(It was reported that 2 late letters with observations had been received in relation to the above application.)

H08/0684/93
Mr & Mrs H Hare

Continuation of use for siting mobile home at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.

(To enable the Director of Planning and Building Control Services to clarify the position concerning additional land to be purchased and the access arrangements for the site.)

H05/0782/93 O.A.
Mr & Mrs J C Clark

Dwelling and garage at Lowgate, Fleet.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H18/0783/93
A F Garner

Siting of mobile home at 187 Bridge Road, Sutton Bridge.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H16/0812/93
Mr & Mrs Hobbs

Lounge and bedroom extension, detached garage and change of use of amenity land to drive at 39 Edinburgh Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

APPLICATION REFERENCE: H11/0535/93 DATE RECEIVED: 09-JUL-93

TYPE: Full

DESCRIPTION: Change of use from domestic to mixed domestic and kennelling of show dogs

LOCATION: 42 Daniels Gate, Long Sutton

APPLICANT: Mr & Mrs J W Watkin AGENT:

REASON FOR COMMITTEE CONSIDERATION

To enable Members to ascertain whether the proposed use will adversely affect the residential amenity of neighbouring property.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission, subject to conditions, including a personal condition stating that the permission shall enure for the benefit of the applicants only.

COMMENTS

1 Situation brought to light by Environmental Services re: application for dog breeding licence.

2 Such a use would normally be unacceptable in this residential area where residential property was in relatively close proximity to the site and from the environmental point of view, the concern of the Director of Environmental Services is appreciated.

3 However, it would appear that the use has been in being for a substantial period of time (the applicant claims some 19 years) and in the circumstances, bearing in mind the safeguards which can be applied through a temporary grant of permission and a personal condition, it is considered permission should be granted.

REPRESENTATIONS

Parish Council: Concerned from an environmental point of view - property in residential area.

Environmental Services: Not aware of any complaints of noise nuisance from the premises, the keeping of large numbers (14) of dogs in this location is potentially noisy and thereby likely to affect the amenity of the neighbouring properties.

The only safeguard for operations of this scale is by being a reasonable distance from other dwellings and in the circumstances I am, therefore, unable to support the principle of such a proposal.

Suggest a two year temporary permission will give the applicant the opportunity to reduce numbers and prove their suitability and such consents should be specific to that applicant.

Applicant: (summarised)

- Purchased property 19 years ago and commenced keeping show dogs.
- Breeds English setter show dogs.
- Currently 14 dogs on site (including 3 breeding bitches and 4 puppies).
- Usually have 1 litter of pups and only rarely 2.
- Wish to continue keeping around 14 show setters.

SCHEDULE OF CONDITIONS

1 The maximum number of dogs on the site at any time shall not exceed 14.
Reason: In the interests of the amenities of the locality.

2 At the expiration of a period of 5 years from the date of this permission, the use hereby permitted shall be discontinued.
Reason: To enable the Local Planning Authority to review the effect of the proposed development upon the amenities of the locality.

3 This permission shall enure solely for the benefit of the applicants, namely, Mr & Mrs J W Watkin.
Reason: To define the terms of the permission and because the continuance of the mixed use beyond the period of occupation of the premises by the applicants would require further consideration by the Authority in the interests of safeguarding the residential amenities of the area.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0753/93

Applicant: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Convert existing squash courts to flats

Location: Fishpond Lane Holbeach
Spalding Lincs

Type: FULL

Date received: 09-SEP-93

15-SEP-93

Dear Cllr D S Venni

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 22-SEP-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D S Venni
2 Harwood Avenue
Holbeach
Spalding Lincs
PE12 7HY

SHDC PLANNING DEPT.
RECEIVED
20 SEP 1993

I request that this application be considered by Planning Committee, because I am seriously concerned at the impact of this intensive development with both pedestrian and vehicular traffic increased on to a very narrow road with no footpath to the North of that road and that on the South so narrow that prams have to use the road

Signed: If granted there should be a major road improvement BEFORE development takes place.
These arrears should also be applied to application H09/0752/93

D Venni 16/9/93

Anglian House Ambury Road

703. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

(To enable the Director of Planning and Building Control Services to advise the applicant that (1) a revised application based on the draft alternative layout is supported in principle; and (2) that in the event of the proposed new access for the A151 being omitted, a new application would be required, and any new application submitted be referred direct to the Plans Sub-Committee for consideration and determination.)

H11/0535/93
Mr & Mrs J W Watkin — Change of use from domestic to mixed domestic and kennelling of show dogs at 42 Daniels Gate, Long Sutton.

(To enable the Officers to consider a letter from the applicants.)

H11/0605/93
Messrs R K Wilson & Son Ltd — Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.

(To enable the application to be referred to the Plans Sub-Committee for more detailed consideration.)

H13/0628/93
Ashwood Homes — Three dwellings at Woodgate Road, Moulton Chapel.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(It was reported that 2 late letters with observations had been received in relation to the above application.)

H08/0684/93
Mr & Mrs H Hare — Continuation of use for siting mobile home at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.

(To enable the Director of Planning and Building Control Services to clarify the position concerning additional land to be purchased and the access arrangements for the site.)

H05/0782/93 O.A.
Mr & Mrs J C Clark — Dwelling and garage at Lowgate, Fleet.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H18/0783/93
A F Garner — Siting of mobile home at 187 Bridge Road, Sutton Bridge.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H16/0812/93
Mr & Mrs Hobbs — Lounge and bedroom extension, detached garage and change of use of amenity land to drive at 39 Edinburgh Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

APPLICATION REFERENCE: H11/0535/93 DATE RECEIVED: 09-JUL-93

TYPE: Full

DESCRIPTION: Change of use from domestic to mixed domestic and kennelling of show dogs

LOCATION: 42 Daniels Gate, Long Sutton

APPLICANT: Mr & Mrs J W Watkin AGENT:

REASON FOR COMMITTEE CONSIDERATION

To enable Members to ascertain whether the proposed use will adversely affect the residential amenity of neighbouring property.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission, subject to conditions, including a personal condition stating that the permission shall enure for the benefit of the applicants only.

COMMENTS

1 Situation brought to light by Environmental Services re: application for dog breeding licence.

2 Such a use would normally be unacceptable in this residential area where residential property was in relatively close proximity to the site and from the environmental point of view, the concern of the Director of Environmental Services is appreciated.

3 However, it would appear that the use has been in being for a substantial period of time (the applicant claims some 19 years) and in the circumstances, bearing in mind the safeguards which can be applied through a temporary grant of permission and a personal condition, it is considered permission should be granted.

REPRESENTATIONS

Parish Council: Concerned from an environmental point of view - property in residential area.

Environmental Services: Not aware of any complaints of noise nuisance from the premises, the keeping of large numbers (14) of dogs in this location is potentially noisy and thereby likely to affect the amenity of the neighbouring properties.

The only safeguard for operations of this scale is by being a reasonable distance from other dwellings and in the circumstances I am, therefore, unable to support the principle of such a proposal.

Suggest a two year temporary permission will give the applicant the opportunity to reduce numbers and prove their suitability and such consents should be specific to that applicant.

Applicant: (summarised)

- Purchased property 19 years ago and commenced keeping show dogs.
- Breeds English setter show dogs.
- Currently 14 dogs on site (including 3 breeding bitches and 4 puppies).
- Usually have 1 litter of pups and only rarely 2.
- Wish to continue keeping around 14 show setters.

SCHEDULE OF CONDITIONS

1 The maximum number of dogs on the site at any time shall not exceed 14.
Reason: In the interests of the amenities of the locality.

2 At the expiration of a period of 5 years from the date of this permission, the use hereby permitted shall be discontinued.
Reason: To enable the Local Planning Authority to review the effect of the proposed development upon the amenities of the locality.

3 This permission shall enure solely for the benefit of the applicants, namely, Mr & Mrs J W Watkin.
Reason: To define the terms of the permission and because the continuance of the mixed use beyond the period of occupation of the premises by the applicants would require further consideration by the Authority in the interests of safeguarding the residential amenities of the area.

ADDENDUM

1 Following the deferment of the application, in the light of a letter from the applicants alleging that:-
(i) They had been wrongly advised to apply for planning permission.
(ii) That they had been insufficiently advised about the requirements for securing a certificate of lawful use, particularly in terms of fee requirements,
the applicants were advised by letter from the Chief Executive that the charge of wrong or insufficient advice was not accepted. The applicants were offered the option of either proceeding with their application for planning permission or of submitting an application for a Certificate of Lawful Use for the kennelling of show dogs. In terms of the latter, the requirements in respect of

corroborative evidence were fully explained to them.

2 The applicants have subsequently replied to the effect that they would wish corroborative evidence in support of a Lawful Use to be considered but have not actually submitted a formal application for a Certificate of Lawful Use. Nor have they withdrawn their application for planning permission as they were advised to do if they pursued the alternative course of action.

3 The corroborative evidence (7 letters) indicates that a prima facie case exists for a lawful use for the kennelling of show dogs on the site: 10-15 dogs would appear to have been kennelled on the site over ten years, the minimum period required to substantiate a lawful use.

4 Although it may well be, therefore, that the use is lawful due to the period of time it has been continuing, and therefore the Committee could not, if it so wished, take any enforcement action against it, it is still considered an undesirable site for a kennel use, being so close to dwellings, and I would suggest that the Committee needs to consider whether, had it not been established, they could have supported the idea of granting permission.

5 My original recommendation took account of the fact that the site had, despite its inherent unsuitability, operated for some time without complaint due, presumably, to the particular merits of the applicant, and recommended a personal condition. However, I have to advise Members that Government advice notes and Circulars advise that permission normally goes with the land, not the applicant, and that such conditions should only be used when there are strong compassionate or personal grounds for granting permission, and is scarcely ever justified when there are permanent buildings involved. This principle that permission is, for the use of land, and not for an individual has recently been highlighted by the Audrey Lees report, and I do not feel therefore that I can repeat my original recommendation.

6 My recommendation is therefore, assuming that the Committee accept that a site so close to dwellings is undesirable in principle, is to refuse the planning application, but to take account of the lack of complaints and to exercise their discretion not to take enforcement action. This is designed to preserve the principle that kennel use is not desirable close to dwellings, whilst recognising that, after such a use had continued without complaint for many years, it would be inequitable to take action against it.

RECOMMENDATION

(A) That the planning application be refused on the following grounds:-

In the opinion of the Local Planning Authority the proposed development would be unduly prejudicial to the amenities of neighbouring residential property be reason of disturbance from noise.

(B) *That enforcement action be not authorised at this time, having regard to the evidence submitted relating to the kennelling of show dogs on the site in the past and in the absence of complaints.*

(C) *That the applicant be advised of (B) above, and that if they would wish to regularise their situation, they should apply formally for a Lawful Use Certificate.*

A5588a

4/11

APPLICATION REFERENCE: H11/0535/93 DATE RECEIVED: 09-JUL-93

TYPE: Full

DESCRIPTION: Change of use from domestic to mixed domestic and kennelling of show dogs

LOCATION: 42 Daniels Gate, Long Sutton

APPLICANT: Mr & Mrs J W Watkin AGENT:

Date 25 OCT 1993

REASON FOR COMMITTEE CONSIDERATION

To enable Members to ascertain whether the proposed use will adversely affect the residential amenity of neighbouring property.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission, subject to conditions, including a personal condition stating that the permission shall enure for the benefit of the applicants only.

COMMENTS

1 Situation brought to light by Environmental Services re: application for dog breeding licence.

2 Such a use would normally be unacceptable in this residential area where residential property was in relatively close proximity to the site and from the environmental point of view, the concern of the Director of Environmental Services is appreciated.

3 However, it would appear that the use has been in being for a substantial period of time (the applicant claims some 19 years) and in the circumstances, bearing in mind the safeguards which can be applied through a temporary grant of permission and a personal condition, it is considered permission should be granted.

REPRESENTATIONS

Parish Council: Concerned from an environmental point of view - property in residential area.

Environmental Services: Not aware of any complaints of noise nuisance from the premises, the keeping of large numbers (14) of dogs in this location is potentially noisy and thereby likely to affect the amenity of the neighbouring properties.

The only safeguard for operations of this scale is by being a reasonable distance from other dwellings and in the circumstances I am, therefore, unable to support the principle of such a proposal.

Suggest a two year temporary permission will give the applicant the opportunity to reduce numbers and prove their suitability and such consents should be specific to that applicant.

Applicant: (summarised)

- Purchased property 19 years ago and commenced keeping show dogs.
- Breeds English setter show dogs.
- Currently 14 dogs on site (including 3 breeding bitches and 4 puppies).
- Usually have 1 litter of pups and only rarely 2.
- Wish to continue keeping around 14 show setters.

SCHEDULE OF CONDITIONS

1 The maximum number of dogs on the site at any time shall not exceed 14.
Reason: In the interests of the amenities of the locality.

2 At the expiration of a period of 5 years from the date of this permission, the use hereby permitted shall be discontinued.
Reason: To enable the Local Planning Authority to review the effect of the proposed development upon the amenities of the locality.

3 This permission shall enure solely for the benefit of the applicants, namely, Mr & Mrs J W Watkin.
Reason: To define the terms of the permission and because the continuance of the mixed use beyond the period of occupation of the premises by the applicants would require further consideration by the Authority in the interests of safeguarding the residential amenities of the area.

ADDENDUM

FOLLOWING THE DEFERMENT OF THE APPLICATION, IN THE LIGHT OF A LETTER FROM THE APPLICANTS ALLEGING THAT :-

(i) THEY HAD BEEN WRONGLY ADVISED TO APPLY FOR PLANNING PERMISSION

(ii) THAT THEY HAD BEEN INSUFFICIENTLY ADVISED ABOUT THE REQUIREMENTS FOR SEEKING A CERTIFICATE OF LAWFUL USE, PARTICULARLY IN TERMS OF FEE REQUIREMENTS,

THE APPLICANTS WERE ADVISED BY LETTER FROM THE CHIEF EXECUTIVE THAT THE CHARGE OF WRONG OR INSUFFICIENT ADVICE WAS NOT ACCEPTED. THE APPLICANTS WERE OFFERED THE OPTION OF EITHER PROCEEDING WITH THEIR APPLICATION FOR PLANNING PERMISSION OR OF SUBMITTING AN APPLICATION FOR A CERTIFICATE OF LAWFUL USE FOR THE KENNELLING OF SNOW DOGS. IN TERMS OF THE LATTER, THE REQUIREMENTS IN TERMS OF CORROBORATIVE EVIDENCE WERE FULLY EXPLAINED TO THEM.

THE APPLICANTS HAVE SUBSEQUENTLY REPLIED TO THE EFFECT THAT THEY WOULD WISH CORROBORATIVE EVIDENCE IN SUPPORT OF A LAWFUL USE TO BE CONSIDERED BUT HAVE NOT ACTUALLY SUBMITTED A FORMAL APPLICATION FOR A CERTIFICATE OF LAWFUL USE. NOR HAVE THEY WITHDRAWN THEIR APPLICATION FOR PLANNING PERMISSION AS THEY WERE ADVISED TO DO IF THEY PURSUED THE ALTERNATIVE COURSE OF ACTION.

THE CORROBORATIVE EVIDENCE (7 LETTERS) INDICATES THAT A PRIMA FACIE CASE EXISTS FOR A LAWFUL USE FOR THE KENNELLING OF SNOW DOGS ON THE SITE : 10-15 DOGS WOULD APPEAR TO HAVE BEEN KENNELLED ON THE SITE OVER TEN YEARS, THE MINIMUM PERIOD REQUIRED TO SUBSTANTIATE A LAWFUL USE.

HOWEVER, THE APPLICATION FOR PLANNING PERMISSION STILL FALLS TO BE DETERMINED AND AFTER FURTHER CONSIDERATION OF THE ISSUES INVOLVED, THE VIEW IS TAKEN THAT IN THE INTERESTS OF THE AMENITIES OF NEIGHBOURING RESIDENTIAL PROPERTY, THE APPLICATION SHOULD NOT BE IT WOULD BE INADVISABLE TO ISSUE A PERSONAL, TEMPORARY PERMISSION.

RECOMMENDATION

(A) THAT THE PLANNING APPLICATION BE REFUSED ON THE FOLLOWING GROUNDS:-

' IN THE OPINION OF THE LPA THE PROPOSED DEVELOPMENT WOULD BE UNDULY PREJUDICIAL TO THE AMENITIES OF NEIGHBOURING RESIDENTIAL PROPERTY BY REASON OF DISTURBANCE FROM NOISE. '

(b) THAT IN VIEW OF THE EVIDENCE SUBMITTED RELATING TO THE EXTINGUISHING OF SIGN DOGS ON THE SITE IN THE PAST, NO RETURN BE TAKEN IN RESPECT OF THIS PARTICULAR USE,

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/0535/93

Applicant: Mr & Mrs J W Watkin
42 Daniels Gate
Long Sutton
Spalding
Lincs, PE12 9DN

Agent: Mr & Mrs J W Watkin
42 Daniels Gate
Long Sutton
Spalding
Lincs, PE12 9DN

Description: Change of use from domestic to mixed domestic and kennelling of show dogs

Location: 42 Daniels Gate Long Sutton
Spalding Lincs

Type: FULL

Date received: 09-JUL-93

13-JUL-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 27-JUL-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

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:

Are concerned from an environmental point of view as this property is in the centre of a residential area.

Signed:

[signature]
Clerk.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JUL 1993 JA

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1993

Attention of
DPO NSM
DOPO BS
JC ACP

File Nos.

NRA

National Rivers Authority
Anglian Region

19th July 1993

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

Our Ref: 93/1/SH/0198
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H11/0535/93

PROPOSAL: CHANGE OF USE TO DOG KENNELS
LOCATION: 42,DANIELS GATE LONG SUTTON
APPLICANT: MR.&MRS. J.W. WATKIN

I refer to your consultation received on 16th July 1993.

This Authority has no objection to the proposed development. A letter of advice, in relation to the prevention of pollution of the water environment has been passed to the applicant.

Yours faithfully

R.Morgan
Planning Manager

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

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

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 19.7.93

OUR REF: JC/SS/PC

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

Planning Application H11/0535/93
Kennelling of Show Dogs, Daniels Gate, Long Sutton

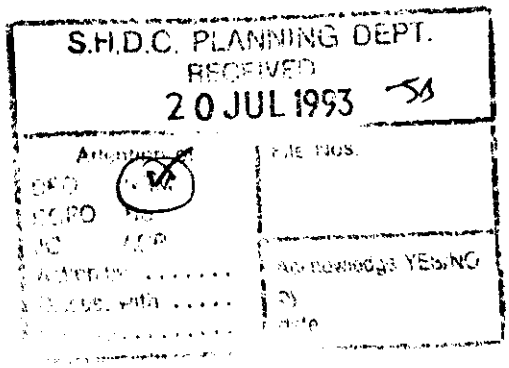
Whilst I am not aware of any complaints of noise nuisance from the premises the keeping of large numbers (14) of dogs in this location is potentially noisy and thereby likely to affect the amenity of the neighbouring properties.

The only safeguard for operations of this scale is by being a reasonable distance from other dwellings and in the circumstances I am, therefore, unable to support the principle of such a proposal.

Notwithstanding this, I appreciate the problem you have with these "established sites" and whilst the exact number of dogs may be somewhat arbitrary it is vital that we adopt a consistent approach and I would suggest that the Simpson decision could be a basis upon which numbers are determined for similar properties in comparable locations.

A two year temporary permission will give the applicant the opportunity to reduce numbers and prove their suitability and such consents should be specific to that applicant.

Director of Environmental Services



BRIAN SMI[illegible]ip TP MRTPI
Director of Pla[illegible]ng & 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: H11/0535/93

Applicant: Mr & Mrs J W Watkin
42 Daniels Gate
Long Sutton
Spalding
Lincs, PE12 9DN

Agent: Mr & Mrs J W Watkin
42 Daniels Gate
Long Sutton
Spalding
Lincs, PE12 9DN

SOUTH HOLLAND D.C.
PLAN DEPT
09 JUL 1993
REF Valid

Description: Change of use from domestic to mixed domestic and kennelling of show dogs

Location: 42 Daniels Gate
Long Sutton
Spalding
Lincs

Type: FULL

Date received: 09-JUN-93

15-JUN-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

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

Four 1:500 plan showing location and size of buildings for kennelling of show dogs and runs for dogs. Number of dogs to be kept to be specified.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

Valsett English Setters

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★



JOE & VAL WATKIN
42 Daniels Gate
Long Sutton
Spalding
Lincs
PE12 9DN

☎ (0406) 362867

SOUTH HOLLAND D.C.
PLAN DEPT
0 9 JUL
REF S3593

Home of : Crufts Best In Show Winner 1988 Show Champion Starlite Express Of Valsett

7th July 1993

Dear Sirs

Please find enclosed plans of kennels and runs as requested - these were drawn-up by my Long Term Foster Son who is a First Year Student at the King's Lynn College.

My husband and I hope you can spare a moment to read our letter which is intended to explain a little about us and our family of English Setter Show Dogs. Also, perhaps you will be able to explain a query that we have.

With regards to Planning Permission to change our Dwelling from "Domestic" to "Domestic and Show Dogs". We have discussed this matter with several people who agree that our property has never been just Domestic. Had this been the case, we would never have bought it in the first instance.

We purchased our house 19 yrs ago, after the Solicitors and the Estate Agent assured us that "No restrictions were on the property" and that it would be ideal for our situation of keeping show dogs. In all the years we have been here with our dogs we have had no complaints. (In fact the people of our village are very proud of our success with the dogs and are always asking about them).

We did hold a "Breeders Licence" for several years and were regularly inspected by the necessary people, Public Health, Fire etc., We only stopped applying for the Licence when we decided to concentrate on Dogs rather than bitches and were told that we did not need a Licence.

Now we find that again we have 3 bitches of a breeding age and so again wish to re-apply for the necessary "Licence".

We do not wish to change our property (only the old wooden kennel has been replaced with 2 concrete sectional ones, as this is stipulated in the requirements for a Breeders Licence).

continued Number of dogs kept over the minim of 6 over years -

May we assure you that we restrict ourselves to 1 litter of pups per year and only rarely would we consider breeding 2. (This could be verified by the Kennel Club if necessary).

We are fortunate in that we have a very successful line of Setters, owning/bred several Champions and the "All Time Top Winning English Setter" - Sh.Ch. Starlite Express of Valsett, "BONNIE" - which means our pups are much sought after. However, we do feel strongly that there are already **far too many dogs are being bred** and, In order that we can afford to feed and show the Setters, we prefer to go out to work to cover the costs.

Our premises are kept spotlessly clean at all times, even the field is cleaned on a daily basis. We have always been complimented by our many visitors from this Country and Abroad, on the cleanliness of the property and pride ourselves on the healthy fit condition of the setters. Our Local Councillor has in the past brought groups or tourist round to see "Bonnie" and the other Setters.

We do try and restrict the number of Setters kept - we are lucky in that many of the people who have had Setters from us in the past come back when they are ready for another. Often as not we charge no fee to these valuable, permanent , loving homes.

The reason we rare several youngsters, is that at about 16 months of age their hips have to be scored to see if they are acceptable to breed with - those which we decide are not of the standard we require are offered for re-homing when the right permanent loving home comes along. We personally keep in contact with all the owners of our Setters.

<u>English Setters presently Kept - 6/7/93</u>-

Drum, Ben, Spencer and Bonnie	- pensioners
Rosie, Meshia and Jo-Jo	- bitches of a breeding age (2yrs - 7 yrs)
Buster, Roger and Evie	- Juniors (under 2 yrs and over 12 months)
Bobby, Brionny, Magic and Jazz	- Puppies (under 12 months)

continued

All we ask is that we may continue to keep our family of: around 14 Show Setters, as we have for the past 19 years -

Thank you for reading our letter.

Yours Faithfully

Valerie and Joe Watkins

Valsett English Setters

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★



JOE & VAL WATKIN
42 Daniels Gate
Long Sutton
Spalding
Lincs
PE12 9DN

☎ (0406) 362867

Home of : Crufts Best In Show Winner 1988 Show Champion Starlite Express Of Valsett

Your ref: KW/JP/E111/2521/93

Enclosed cheque value £120.

Yours Watkin

SOUTH HOLLAND D.C.
PLAN DEPT.
09 JUN 1993
REF. 0635/93

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 : P2794
Date received : 09-JUN-93

Received from

Mrs V A Watkin

Address

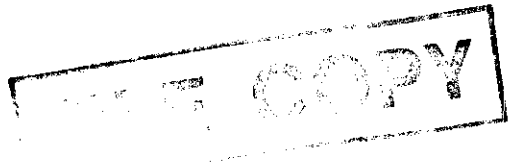
42 Daniels Gate
Long Sutton
Spalding

Fee paid £ 120.00
VAT £ 0.00

Total received £ 120.00

Cash/Cheque : Cheque

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



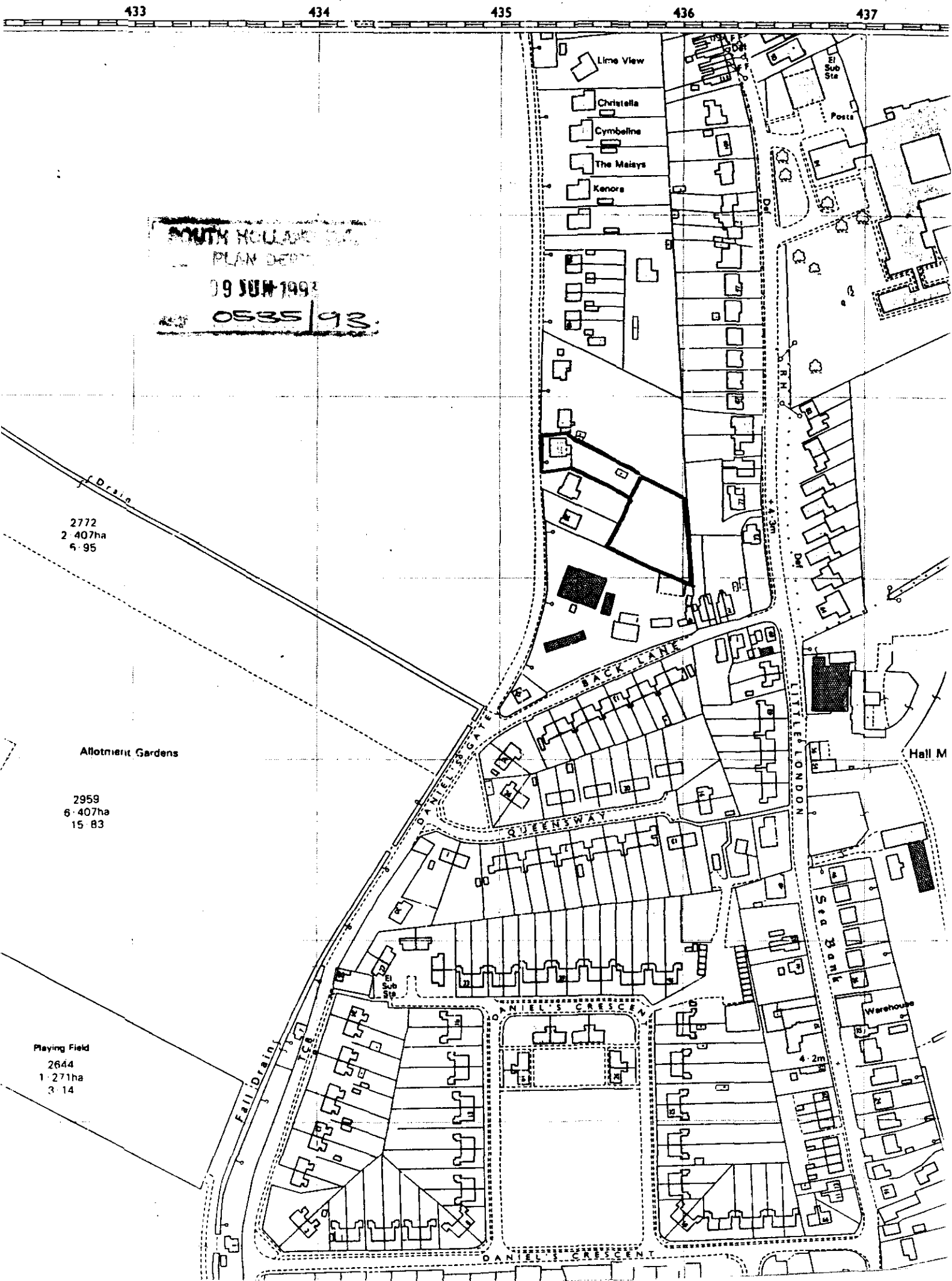
Survey Information)

Copy of Master Survey Drawing mar

TF 4324

LINCOLNSHIRE COUNTY

SOUTH HOLLAND DISTRICT



SOUTH HOLLAND DIST.
PLAN DEPT.
09 JUN 1993
0535/93

ENFORCEMENT ENQUIRIES

TO: CASE OFFICER: _____

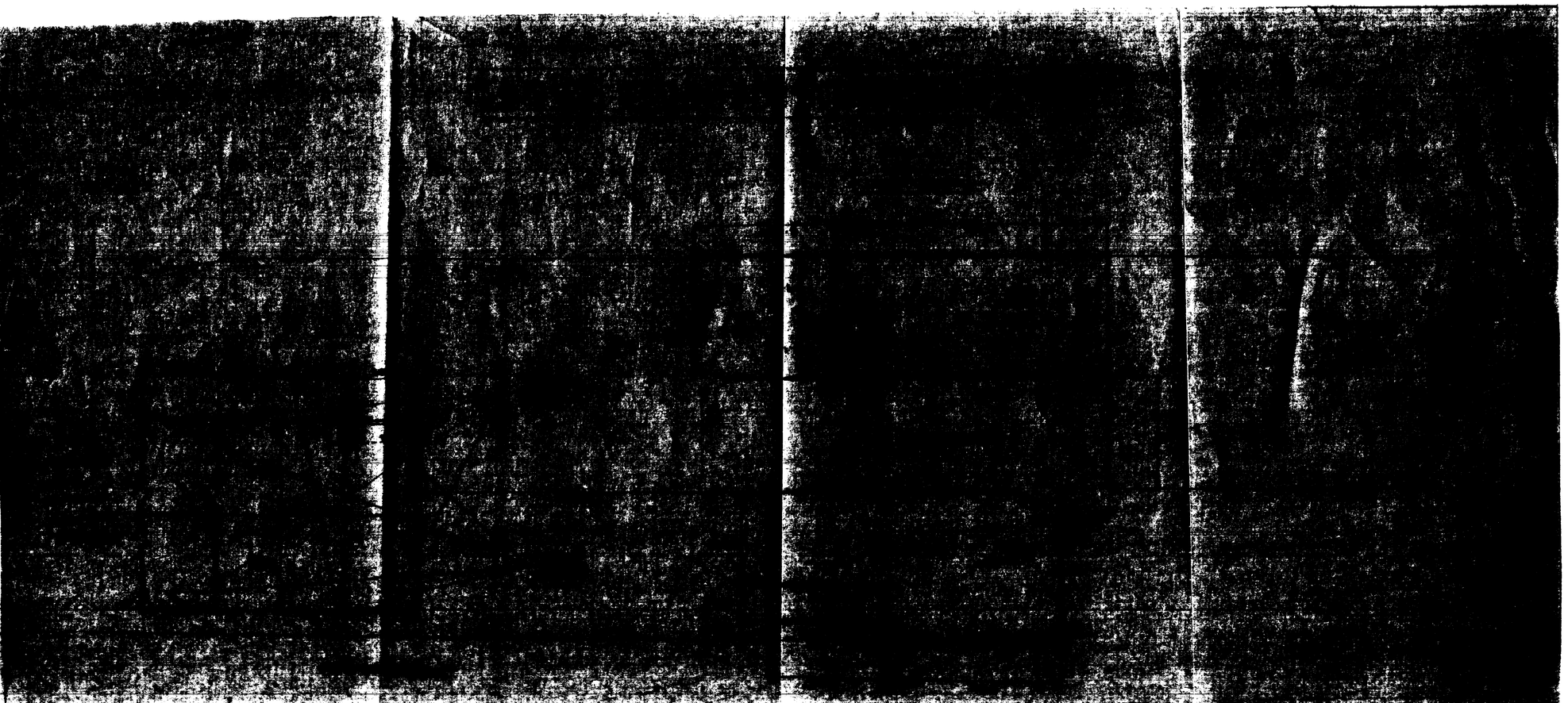
APPLICATION NUMBER: H11/0535/93

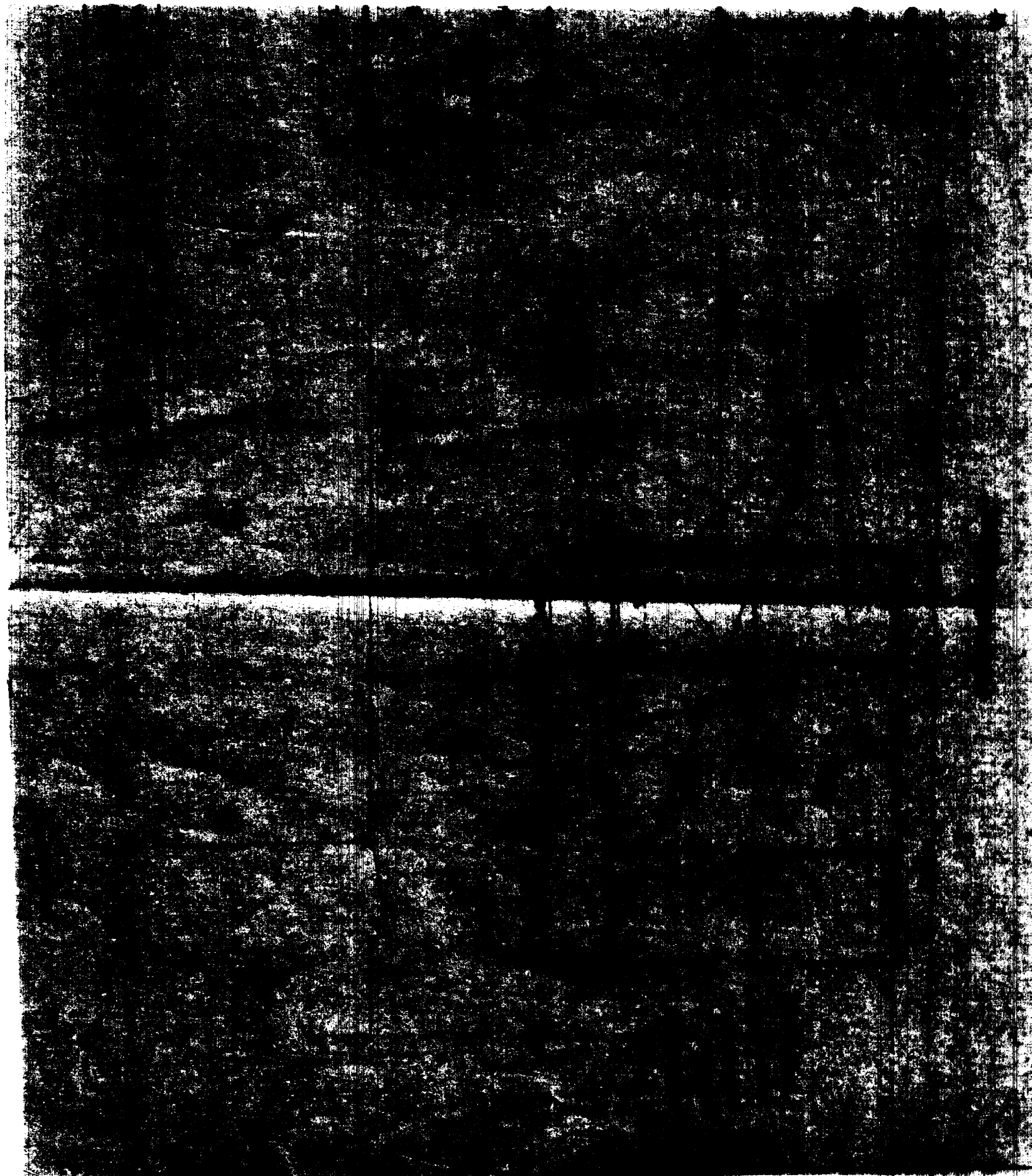
Please note that this application ~~has been~~/is the subject of an Enforcement Enquiry.

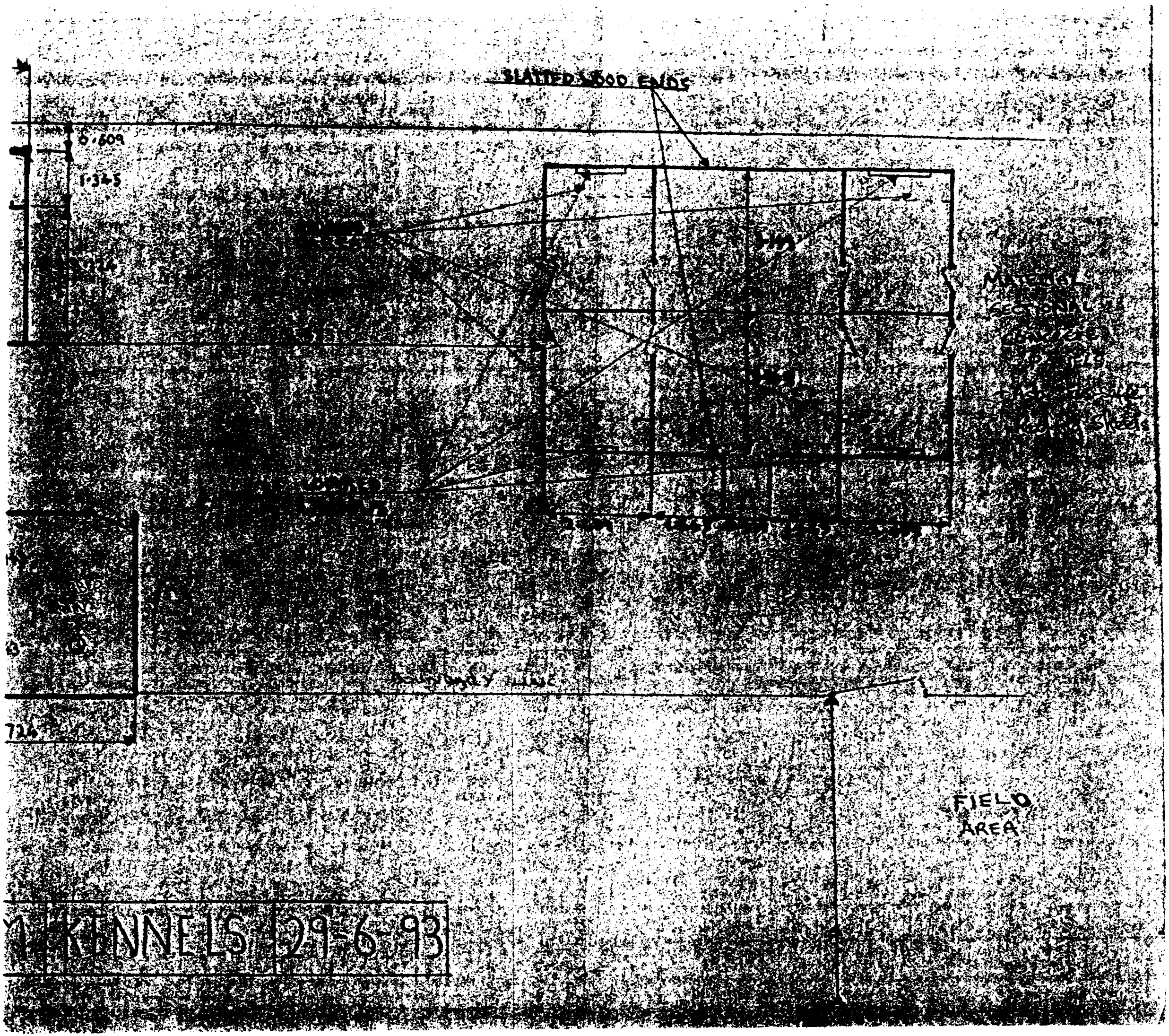
For further information please contact the Enforcement Officer.

Date: 16.6.93. Signature: K Bulloos

- -






SLATED WOOD ENDS
6·609
1·345
726
FIELD
AREA
KENNELS 29-6-93



3-987
1-549
14-630
7-975
SOUTH HOLLAND D.C.
PLAN DEPT.
0 9 JUL 1993
REF.
1:80 ALL DIMENSIONS IN