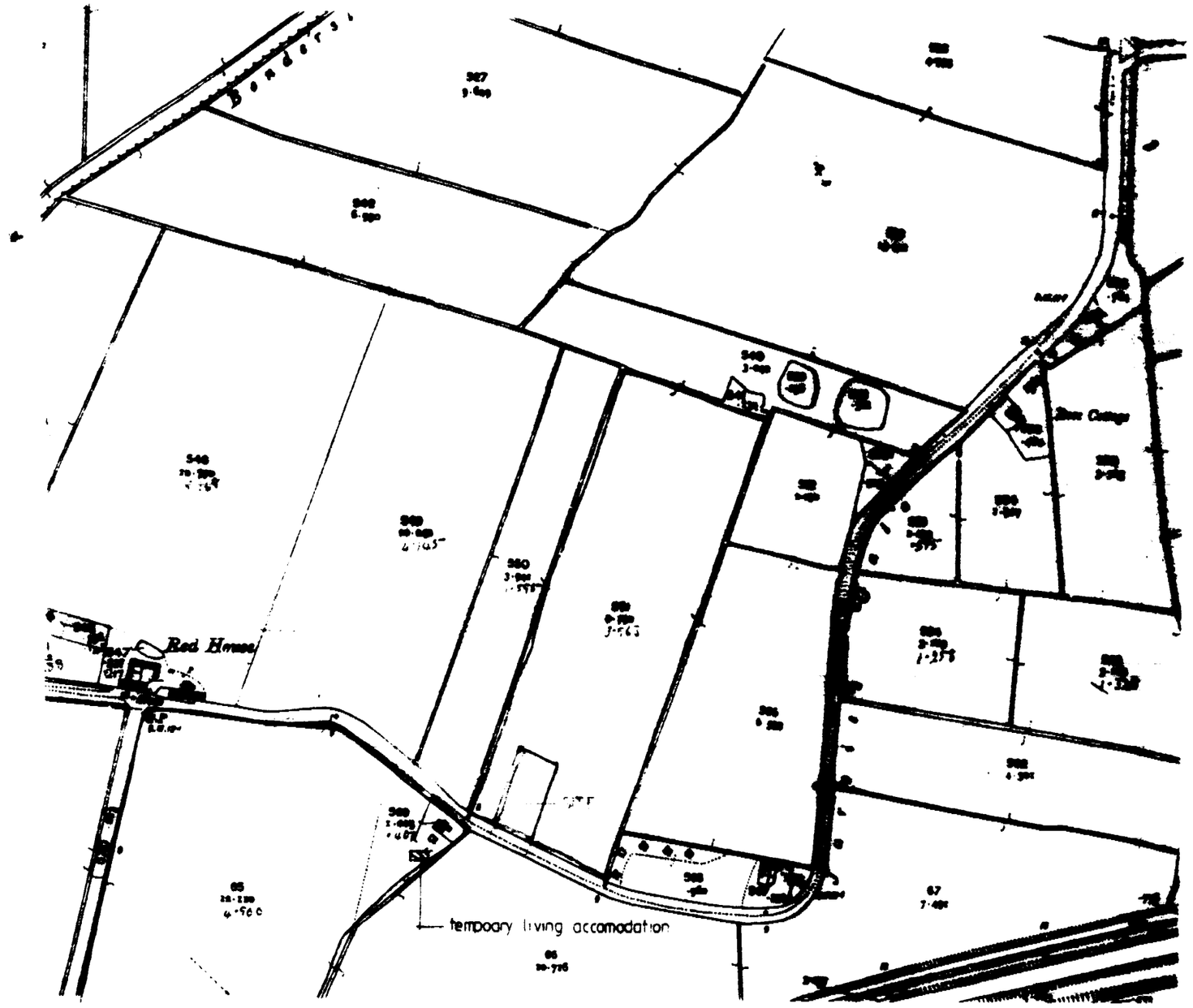
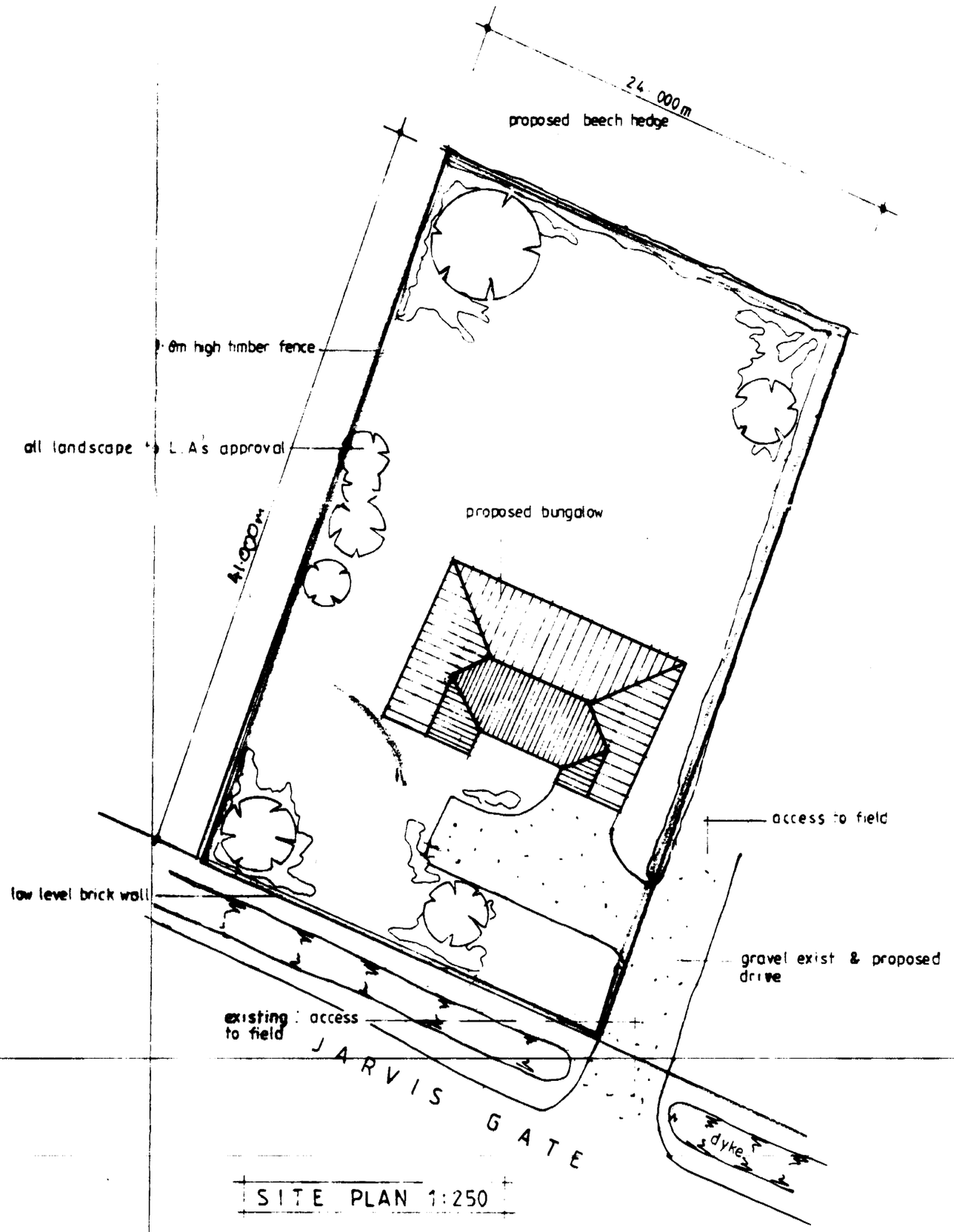


LOCATION PLAN 1/2500

Site area 984 msq



SITE PLAN 1:250

29 DEC 1992
1311/92

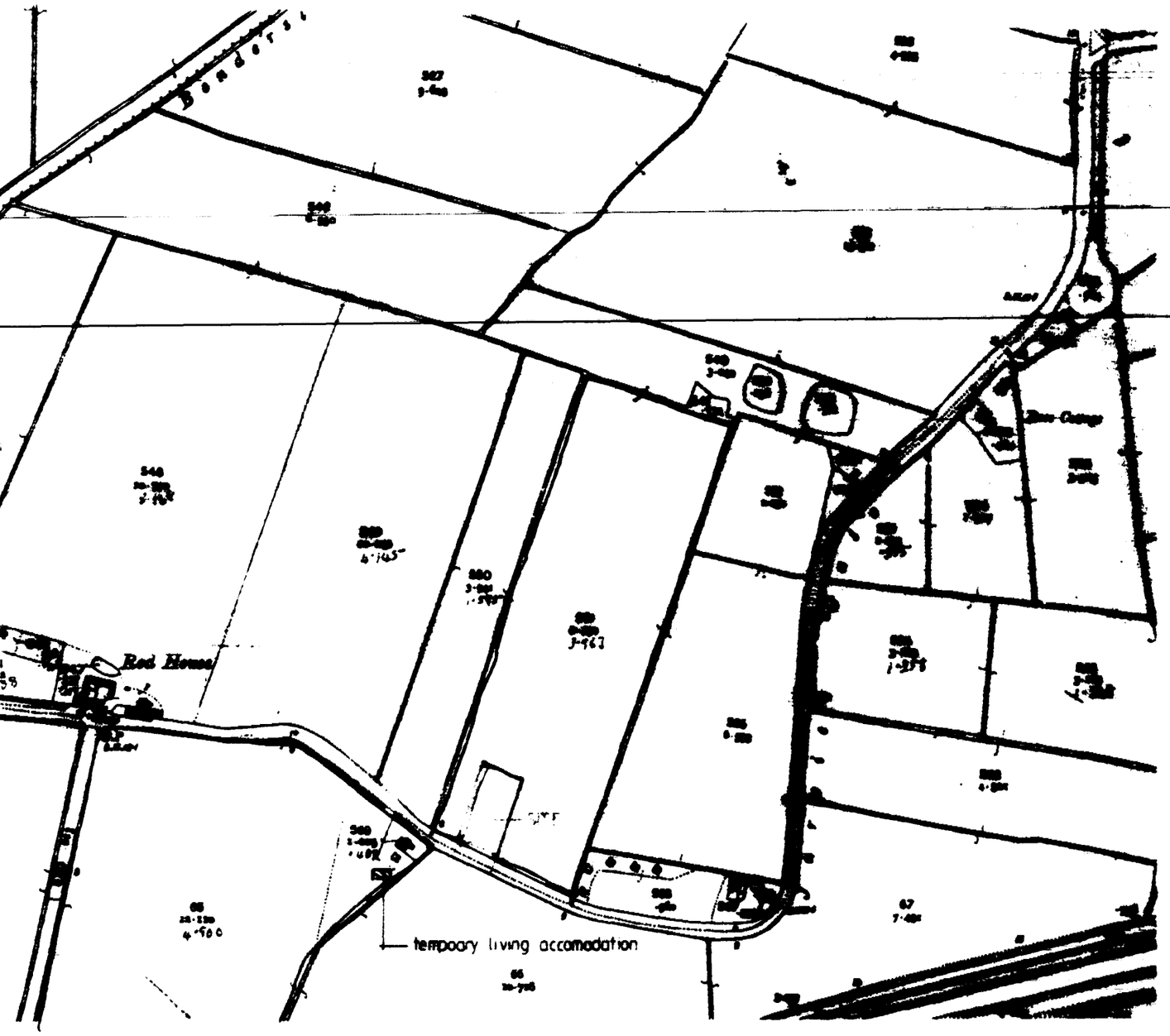
Fenland Architectural Design
BRIDGE HOUSE, CLIFTONS BRIDGE, SUTTON ST.JAMES, SPALDING, LINCS. PE12 0EZ
Tel (0945)85575 Fax (0406)26704

client: MR & MRS CLIFTON

project: PROPOSED OUTLINE PLANNING FOR BUNGALOW AT SITE OFF JARVIS GATE SUTTON ST JAMES SPALDING LINCS

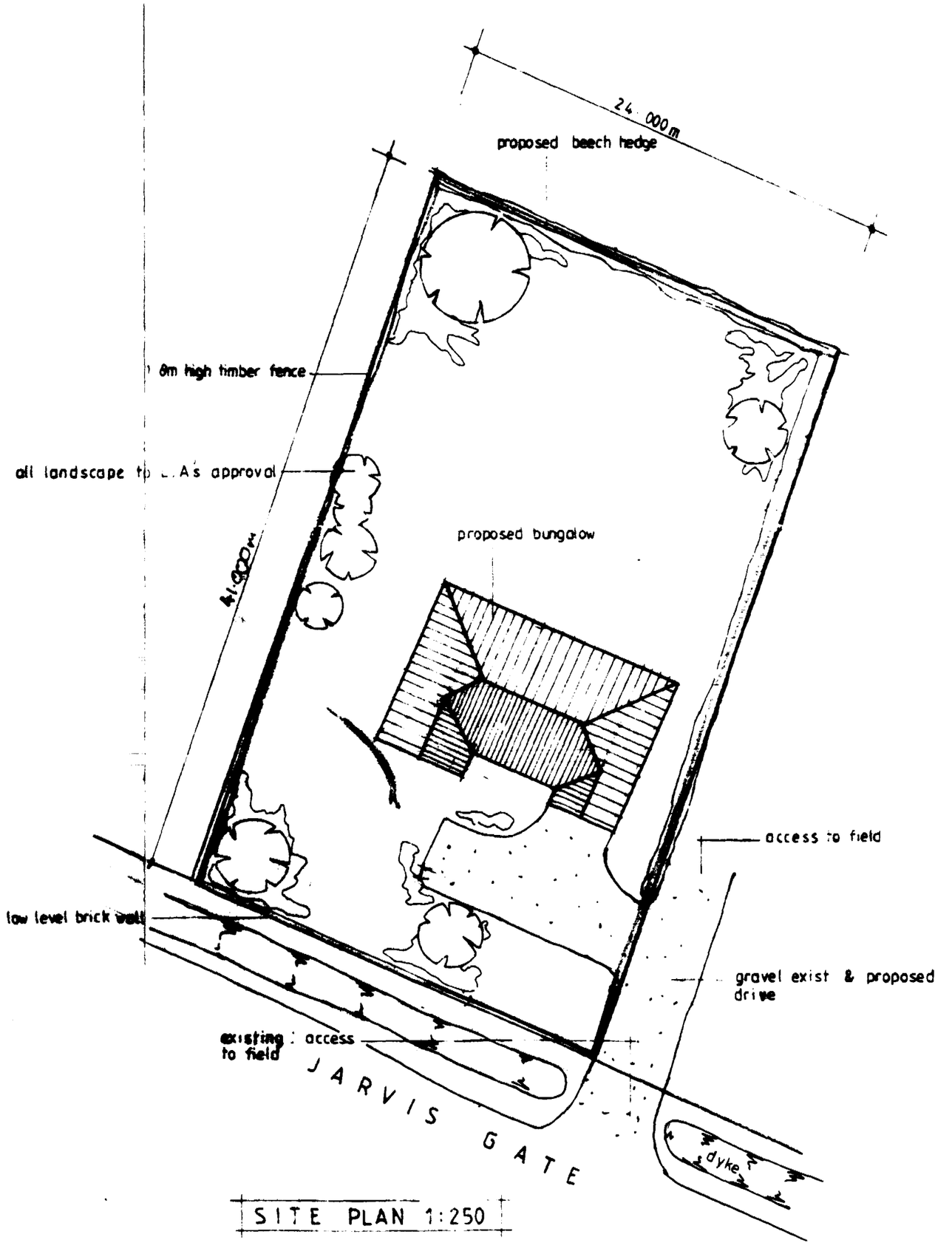
date	dwg no
DEC 92	F0019
scale 1/250 1/2500	drawn

AMENDMENTS



LOCATION PLAN 1/2500

Site area 984 msq



SITE PLAN 1:250

29 DEC 1992
1311/92

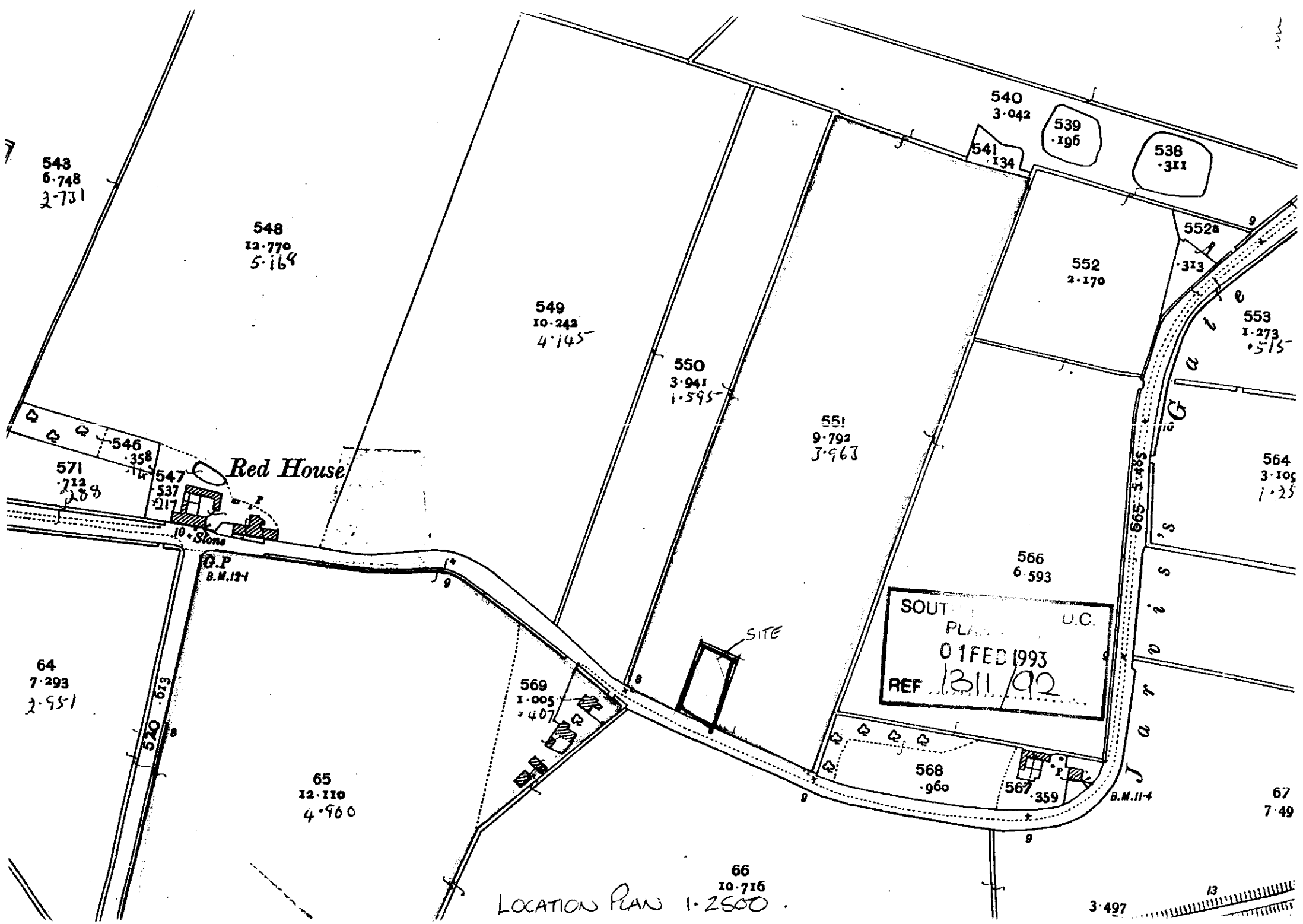
Fenland Architectural Design
BRIDGE HOUSE, CLIFTONS BRIDGE, SUTTON ST.JAMES, SPALDING, LINCS. PE12 0EZ
Tel (0945)85575 Fax (0406)26700

client
MR & MRS CLIFTON

project
PROPOSED OUTLINE PLANNING FOR BUNGALOW AT SITE OFF JARVIS GATE SUTTON ST JAMES SPALDING LINCS

date	dwg no
DEC 92	F0019
scale 1/250 1/2500	drawn

AMENDMENTS



LOCATION PLAN 1·2500.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/1311/92

Date Registered 29 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS CLIFTON.
CLIFTONVILLE
JARVIS GATE,
SUTTON ST JAMES,
SPALDING.
Tel. No.

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

FENLAND ARCH DESIGN.
BRIDGE HOUSE FARM
CLIFTONS BRIDGE
SUTTON ST JAMES, SPALDING.
Tel. No. 0945 85575
(Personal contact name) CHRIS HICKS.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SITE ADJACENT CLIFTONVILLE, JARVIS GATE, SUTTON ST JAMES.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED BUNGALOW & GARAGE. including details of siting and means of access.

Please complete

Signed..... Date....10/12/92.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00... If you consider no fee is payable include a written explanation instead.
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 Certificate**

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

Please state Site Area 0.1 (Hectares)

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

Siting [✓] Design [ ] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

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

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

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

(b) max. length:

(c) max. width:

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

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

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

C. What provision will be made for garages or parking within the site? GARAGE & DRIVE ON SITE

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

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

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

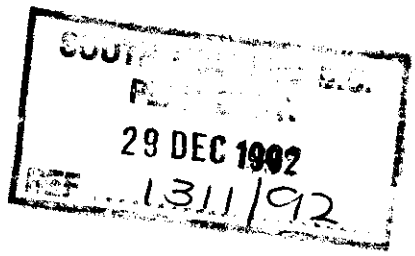
Continue on separate sheet if necessary. SEE ENCLOSED LETTER.

Fenland

Architectural Design

Bridge House, Cliftons Bridge, Fishergate, Sutton St. James, Spalding, Lincs. PE12 0EZ
Tel: (0945) 85575 Fax: (0406) 26704

South Holland District Council



Dear Sir

Please find enclosed application forms & relevant plans for proposed outline planning permission to erect a bungalow and garage.

Mr & Mrs Clifton currently live in temporary living accomodation situated on the grounds of the farm and nursery from which Mr Clifton and his semi-retired father run their expanding business.

After two years of living in temporary accomodation Mr & Mrs Clifton have decided they would like to build a small bungalow adjacent to the farm. This would enable them to be within close proximity of the nursery during the long and unsociable hours maintained, not to mention the added security that will be benefited.

Should you need any further information please do not hesitate to contact me.

Yours faithfully

Chris Hicks.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR SECTIONS.

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

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

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 16/12/92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

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

Signed ..... ~~Applicant~~/Agent) Date 16/12/92

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other

Inspected by PMG
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

As per Agenda 29/1

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 DM 15/1

Scale drawing ___ **Highway S/W** ___ **Agric appraisal** ___

Other ___

Precise details, for non-standard direction: (1) The [illegible] plans submitted do not appear to be to the correct scale. 4 x amended plans are therefore required [illegible] and (2) Please complete the attached questionnaire and return

Senior Officer authorised: _____ **Sent:** 19-JAN-93 JAB

Revalidation after Direction

Information ~~satisfactory~~/~~unsatisfactory~~ satisfactory **Signed:** D.M. Godfrey

Further direction:

Precise details: AR Application (1) Applicant's response [illegible] (2) [illegible] (DHS) [illegible] [illegible]

Amended description:

New valid date: 11/5 Please reconsult all parties Re further information received.

Consultation/Publicity Required

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

Case Officer DAVID GODFREY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P2068 + P2193

Date first Rec'd 29 DEC 1992

Registration

Reference H26/1311/92

Cross-Ref N/A

Date 30/12

Validation

TYPE OUTLINE

Earliest permission

Site area 0.09

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 110

Additional £10
Refund

Receipt Issued

4/1/93

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 265

~~OS No's~~

Grid ref 5[illegible]7031[illegible]30

Ward H

Parish L SUTTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref ~~1030~~ 1847.

Linked to property

Ref

Planning Records:
Earlier apps

530/80

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H11/1311/92 Received:11-MAY-93 Type:OUTLINE

Name: Mr & Mrs Clifton
'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: Fenland Arch. Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding Lincs

Description: Proposed bungalow and garage including details of siting and means of access
Location : Adjacent 'Cliftonville' Jarvis Gate Sutton St James Spalding Lincs

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

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No.7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of granting of permission for the develoment as proposed would be harmful to the purposes of this policy because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

29-JUL-93 AD check...AJ 30/7...

Authorised to issue (inc Delegation)....AJ.....

APPLICATION REFERENCE: H11/1311/92 DATE RECEIVED: 11-MAY-93

TYPE: Outline

DESCRIPTION: Proposed bungalow and garage including details of siting and means of access

LOCATION: Adjacent 'Cliftonville', Jarvis Gate, Sutton St James

APPLICANT: Mr & Mrs Clifton AGENT: Fenland Arch. Design

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 13 JUL 1993

RECOMMENDATION

A. Refuse permission.

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

B. That the applicant be informed that a reviwsed application more clearly related to the existing farmhouse and buildings is more likely to receive favourable consideration.

COMMENTS

1 Site located in open countryside. Main issue, therefore, is whether there is an essential agricultural or "local" need for an additional dwelling on this particular holding.

2 The Council's Agricultural Consultant has advised that there is not an essential agricultural need for an additional residence over and above the present farmhouse.

3 The applicant has also put forward subsidinary social reasons for the proposed development. However, the proposal does not satisfactorily comply with "local needs" criteria (e.g. it does not relate to existing development).

4 If members are minded to grant under "local need", a more appropriate form of development would be a dwelling closer to and on the same side of the road as the existing farmyard.

REPRESENTATIONS

Parish Council: No objections.

Applicant: (summarised)

- Farm occupies approximately 61 acres owned by the family. Protected cropping approximately 13,500 sq.ft (0.3 acres), plus packing shed.
- Labour force comprises family labour with additional casual labour for approximately 3 months (up to 9 casuals).
- Currently living in caravan in grounds of house (dormitory residence). Father lives in house adjacent to farmstead.
- Business fully established and viable.
- Presently in partnership with my parents.

Reasons for proposed dwelling

(a) Supervision required at all hours, even more so with expansion of protected cropping area. Also, need to collect and supervise casual staff leads to absence of one of partners, leaving premises unattended.

(b) Timing and hence return on flower production depends on adequate supervision of heating and irrigation systems. Also, operational needs of business require someone on site at all times. In the absence of Mr & Mrs Clifton Snr, applicants would provide this essential cover as at present from caravan.

(c) The above needs have to some extent been satisfied by the presence of caravan. However, need a permanent home close to farm that is suitable to start a family (existing farmhouse not large enough for two families). Existing mobile home starting to deteriorate. Also becoming damp and my wife suffers from asthma.

BRI[illegible]MITH 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

H11/1311/92
OUTLINE

Applicant: Mr & Mrs Clifton
Tel:

Agent: Fenland Arch. Design
0945 85575

Description: Proposed bungalow and garage including details of siting and means of access

Location: Adjacent 'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Valid date: 11-MAY-93
Target dates:
To case officer 18-MAY-93
Inspected by 25-MAY-93
Extra contacts 01-JUN-93
Report if not clear by 15-JUN-93

Terminal date: 06-JUL-93
Target Committee: 17-FEB-93
Report deadline: 03-FEB-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .01 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Site/Press Advert MIN		08-JAN-93	29-JAN-93	
Clerk to Long Sutton	0406 362402	13-MAY-93	27-MAY-93	further info rec'd.
Cllr D A Tennant		13-MAY-93	20-MAY-93	
Cllr E J Clarey	0406 363141	13-MAY-93	20-MAY-93	
Cllr M D Booth	0406 350034	13-MAY-93	20-MAY-93	

SITE RECORD

Grid ref: 539870 319730
OS Sheet: 265 Parcel:

Location Plan Attached

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: H11/1311/92 Type: OUTLINE

Applicant: Mr & Mrs Clifton Agent: Fenland Arch. Design
Tel: 0945 85575

Description: Proposed bungalow and garage including details of siting and means of access

Location: Adjacent 'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Valid date:	29-DEC-92	Terminal date:	23-FEB-93
Target dates:		Target Committee:	17-FEB-93
To case officer	05-JAN-93	Report deadline:	03-FEB-93
Inspected by	08-JAN-93		
Extra contacts	12-JAN-93	Case Officer:	
Report if not clear by	02-FEB-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .01 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	05-JAN-93	19-JAN-93
Cllr D A Tennant		05-JAN-93	19-JAN-93
Cllr E J Clarey	0406 363141	05-JAN-93	19-JAN-93
Cllr M D Booth	0406 350034	05-JAN-93	19-JAN-93
Site/Press Advert MIN		08-JAN-93	29-JAN-93

L.C.C - Obs Attached Jc 05 7/1/93

SITE DETAILS

Grid ref: 539870 319730
OS Sheets: 265 Parcel:

[illegible]

Dear Sirs

Planning Application H13/1311/92 - Proposed Bungalow and Garage Including Siting and Means of Access Adjacent "Cliftonville", Jarvis Gate, Sutton St James.

I refer to the above planning application submitted by yourselves on behalf of Mr and Mrs Clifton.

I regret to inform you that at the Planning Committee Meeting held on the 13 July 199[illegible] it was resolved that planning permission be refused and a copy of the decision notice is hereby attached.

However, I advise that it was also resolved by the Planning Committee that the applicant's be informed that a revised application which more clearly related to the existing farmhouse and buildings was more likely to receive favourable consideration. Discussions have already been held between an officer of my Department and Mr and Mrs Clifton in respect of this.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

CONSULTANTS IN AGRICULTURE

Laurence GOULD PARTNERSHIP LTD

Hemington Lodge, Hemington, Peterborough PE8 5QP. Tel (0832) 3645
Fax number: 08323 645 / Mobile phone number: 0860 738194
Fax to : 0775 710772.

David Gedney Esq
Planning and Building Central Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

DG.

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUN 1993

Attention of: DPO PJM; DOPO ES; JO AGP
Action by .....
Discuss with .....
Reply to .....
File Nos.
Acknowledge YES/NO
By
Date

Your ref: YB/LAB/350
Our ref: D30/DG

For the Attention of Mr David Gedney

Dear Sirs

Further to your letter dated 15 June 1993 there follows my "initial reactions" to the two proposals for agricultural dwellings.

I am conscious that these are the first I have prepared and would be interested to discuss them with you and, if necessary, amend the presentation before they may become public documents.

I am in my office this afternoon but away for the first three days of next week.

Yours faithfully

AR Measures

Offices: Burgess Hill – Edinburgh – Newmarket – Peterborough – Warwick
Directors: John D MacGregor (Managing), Geoff C Brookes, Robin Q G Hobson, Pat R Hutchinson, Alan R Measures, Ken Taylor (non-executive)
Senior Consultant: Simon F Dennison
Registered Office: 3 Rutland Square, Edinburgh EH1 2AS. Registered number 124767

CONSULTANTS IN AGRICULTURE
Hemington Lodge, Hemington, Peterborough PE8 5QP. Tel (0832) 3645

Lauriemde GOULD PARTNERSHIP LTD

REF: 1311/92

APPLICATION FOR SECOND AGRICULTURAL DWELLING

MESSRS C & J M CLIFTON & SON

The following notes have been prepared on instructions from South Holland District Council.

1. COMMENT ON ADEQUACY OF INFORMATION

1.01 The information available to me comprises the site outline map, a completed District Council Questionnaire and an ADAS report.

1.02 The documentation refers to expansion of the business and financial viability/success. If the matter is to be considered in detail it would be helpful if the following information could also be made available:

- copies of accounts for each of the last five years showing trends in sales and costs for the enterprises/major cost centres and net farm income available to family members.
- a schedule of the crop areas grown in each of the last five years.
- a record of the numbers of staff employed year by year for the last five years including time of year and approximate duration of employment.
- a statement of assets and liabilities confirming the applicant's capability to fund the proposed house construction.

1.03 The location map shows the site (verged red) on a piece of land, OS 551, totalling 9.792 acres. Unless the map is out of date there appear to be no other buildings on this area at present. My presumption, from the information available, is that there is no glasshousing or polythene tunnels on OS 551.

1.04 There are some, comparatively minor, inconsistencies between the ADAS report and the answers to the questionnaire.

Offices: Burgess Hill – Edinburgh – Newmarket – Peterborough – Warwick
Directors: John D MacGregor (Managing), Geoff C Brookes, Robin Q G Hobson, Pat R Hutchinson, Alan R Measures, Ken Taylor (non-executive)
Senior Consultant: Simon F Dennison
Registered Office: 3 Rutland Square, Edinburgh EH1 2AS. Registered number 124767

Laurence GOULD PARTNERSHIP LTD

2. ASSESSMENT OF THE NEED FOR THE DWELLING

The information available appears to justify need on the basis of :

a. The success and employment generating capability of the unit.
b. The expansion in protected crop area and supervision required for this type of cropping.
c. Timeliness needed in supervising heating and irrigation systems.
d. The need to have some one on hand to deal with deliveries of supplies and collections of produce.
e. Risk of theft and/or vandalism.

2.02 No definitive evidence is available to confirm the historical performance of the business and provide a track record supporting the contention that the business is financially viable/expanding successfully. Assuming it can be demonstrated, this in itself does not demonstrate a need for an extra agricultural dwelling.

2.03 The expansion in protected crop area by one extra polythene tunnel of 96 feet x 27 feet ie an increase in protected crop area by 24%, is substantial but does not, from the information available, necessitate the employment of an extra full-time staff member needing to live on site.

2.04 Timeliness in supervising the crops is important but with one dwelling and a caravan available on site it appears reasonable that supervision by the occupants of these would be quite sufficient. So far as holidays are concerned; firstly, it would be normal for them to be taken at a time of year when there is least pressure of work on the unit; secondly, for the very brief periods involved it appears reasonable that, if necessary, the replacement supervisory staff member could "house sit", or simply work marginally longer hours. Thus, while arguments in respect of timeliness and supervision may be sound for one dwelling, they do not provide the same degree of justification for a second (or this a third) dwelling.

2.05 The timing of receipt and despatch of items is a matter which can be well planned and organised particularly with the increased use of cell phones, and does not necessitate some one waiting on the off-

chance that a vehicle will arrive. There is no justification in this for an extra agricultural dwelling.

2.06 The risk of theft and vandalism appears to be increasing generally; however, the existing house and caravan would, from the information available, appear to provide a satisfactory deterent so far as the most vulnerable items, ie the glasshousing and polythene tunnels on this unit are concerned. There appears to be no justification for an additional dwelling on these grounds.

2.07 In questionnaire para 7 the answer given suggests an intention on the part of Mr and Mrs Clifton junior to start a family and there may be a "social" need to improve the accommodation provided at present by the existing caravan. (This obviously does not amount to an agricultural justification).

2.08 If the protected cropping is not on OS 551 it weakens even further the applicants' justifications.

3. CONCLUSIONS

3.01 There is no substantial agricultural justification for a second or third dwelling on this unit.

3.02 The Council may care to consider an alternative application based on:

- the replacement of the caravan by the new dwelling, with both the new dwelling and the existing farmhouse becoming subject to agricultural restrictions.
- the applicants first demonstrating on the basis of their track record over recent years that their business is genuinely viable and secure, even if not expanding very rapidly.
- consideration being given to the location of the new dwelling, ie should it be on the site of the caravan or elsewhere?

3.03 The apparent location of the proposed new dwelling on a field which appears to have no other buildings or protected cropping on it, plus their planned retention of the caravan, could be taken to suggest that once the consent is obtained the Clifton family may sell the site and adjoining field, undermining the arguments put forward in

Laurence GOULD PARTNERSHIP LTD

support of their application to the Council. The Council may wish to satisfy itself, in so far as it can, that this is not the true intent of the applicant.

4. FURTHER ACTION

4.01 Council officers may already know the location of the polythene tunnels and glasshousing in relation to the site for the proposed new dwelling; if not, I would propose a site inspection.

4.02 If the Council are mindful to ask for the extra information noted in paragraph 1.02 above I would be happy to review it and report further.

A R Measures
25 June 1993

Mr A Measures
Laurence Gould Partnership Ltd
Hemington Lodge
Hemington
Peterborough
PE8 5QP

Mr J Blacklock

JB/LAB/350

D27.SHDC

15 June 1993

Dear Sir

Consultancy Arrangements

Thank you for discussing matters relating to the above with my officer, Mr J Blacklock. I trust you found the meeting interesting and informative.

An indicated to you this Authority is seeking an arrangement whereby in terms of the appraisal of statements supporting an agricultural need for a dwelling, an assessment could be given on "initial reaction" basis - or summary opinion which could be relied upon to make a determination of the application. Should the decision be adverse from the applicant's point of view and on appeal resorted to, recourse would then be had to a full assessment of the appraisal so that expert advice could be tendered in person at any appeal hearing.

You expressed an interest in this arrangement and indicated you would be in a position to give this advice in the required form.

Might I suggest that as a preliminary and to establish how effectively such an arrangement could work, you may wish to give this Authority a view on an "initial reaction" basis on the enclosed appraisals. The Authority would recompense you on the basis of the work undertaken but this, of course, would be without commitment pending the formal finalisation of any consultancy arrangements. Your fee, I understand, would be at the rate of £55 per hour - or £65 per hour if attendance at a public inquiry or informal hearing was involved.

I lock forward to hearing from you.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Rang Mr Measures 25/6
Will fax his response through asap.

DMG 25/6

B SMITH Dip TP MRTPI
Dir. Planning & Building Control Services
Plann ing Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

NB: Further information has been received.

Application no: H11/1311/92

Applicant: Mr & Mrs Clifton
'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: Fenland Arch. Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding Lincs

Description: Proposed bungalow and garage including details of siting and means of access

Location: Adjacent 'Cliftonville' Jarvis Gate Sutton St James Spalding Lincs

Type: OUTLINE

Date received: 11-MAY-93

13-MAY-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-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

M. Batchelor

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAY 1993 DG

Attached to: File Nos.
DPO M/M
DDPO BS
IC A.J.P
Action by .....
Discussed with .....
Date .....
Acknowledge YES/NO
cy
file

BR I 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 : P2193
Date received : 01-FEB-93

Received from

C & J M Clifton & Son

Address

Cliftonville
Jarvis Gate
Sutton St James
Spalding

Fee paid	£	10.00
VAT	£	0.00
Total received	£	10.00

Cash/Cheque : Cheque

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

FILE COPY

Peterland Agricultural Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding
Lincolnshire

D M Cadney

DM/PJS H11/1311/92

17 February 1993

Dear Sir

Planning Application H11/1311/92 - Proposed bungalow and garage, including details of siting and means of access - Adjacent: "Cliftonville", Jarvis Gate, Sutton St James

I refer to Mr Clifton's letter, dated 8 February 1993, in respect of the above. Within it he states, inter alia, that the bungalow is required as a replacement dwelling for the mobile home and that they have a good case for an agricultural dwelling without submitting an ADAS report.

In response to the above, the current procedure in respect of agricultural dwellings is that any application must be accompanied by a duly completed questionnaire. The purpose of this is to obtain the information which will enable the Authority to determine whether the need for an agricultural dwelling as claimed [illegible] does exist, and Mr Clifton has partially completed this.

Further to the above, however, any application must also be accompanied by an assessment of the agricultural need prepared by a professional body or agency (eg. ADAS) together with a business plan. The latter should also be prepared by an independent party if necessary.

Consequently, the Council is of the opinion that the information contained within the application, as it stands is insufficient to enable the Authority to determine it, particularly as a position [illegible].

I look forward to your response in respect of the above as soon as possible therefore and remind you that the application remains invalid until the matter has been resolved.

Yours faithfully

N P Mitchell
Principal Planning Officer
(Development Control)

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H11/1311/92 Date Received: 29-DEC-92

Applicant: Mr & Mrs Clifton
"Cliftonville"
Jarvis Gate
Sutton St James
Spalding
Lincs

Agent: Fenland Architectural Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding
Lincs

Description: Proposed bungalow and garage, including details of siting and means of access

Location: Adjacent "Cliftonville", Jarvis Gate, Sutton St James.

11 May 1993

Dear Sir/Madam

REQUIREMENT FOR FURTHER INFORMATION OR FEES TO BE SUBMITTED - REMINDER

Your application cannot be considered as submitted as it is not yet complete and I have not yet received any reply to my letter requesting completion or further information.

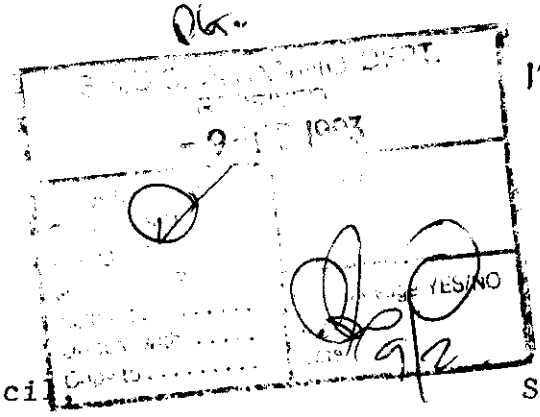
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be returned and any fee received will be reimbursed.

Yours faithfully

Director of Planning and Building Control Services

Ref: M.C.

8th February, 1993



Mr. D. Gedney,
Principal Planning Officer,
South Holland District Council,
Spalding,
Lincs.

Cliftonville,
Jarvis Gate,
Sutton St James,
Spalding,
Lincs, PE12 OEU.

Dear Mr. Gedney,

Ref: Proposed Bungalow - Jarvis Gate, Sutton St James.

After a conversation with yourself, I have, as you may know, spoken to our Local Parish Councillor who suggested that we should send you a letter to state exactly why we require planning permission.

We are currently living in a small mobile home out the back of my parent's house, this has no sanitation or on tap hot/cold water. We have lived in this for sometime now and its condition is starting to deteriorate. We currently have to use my parents bathroom, which with, my Grandmother living with them as well, is not the best living arrangements. My Wife suffers from Asthma, the mobile home is starting to become damp and my Wife sometimes is not too happy!

The bungalow is required as a replacement dwelling for this mobile home. We also feel we should be near my parent's house as I am in Partnership with them on our Farm. This includes alot of flowers, i.e. Daffodils, Tulips, Lilies etc, as you may well be aware, we have to heat these glass houses and at times when things go wrong we have to respond quickly to any problems or else we may loose the crop. It would also mean added security to our farm when my parents are away.

If we were to be refused planning permission, which we feel we should not, as we have a proper need for this dwelling. We will then have to move into the village or further a field and this would not be ideal as I work very long and unsocialable hours, seven days a week, and we only have one car and my Wife uses this for her work.

On speaking to out Parish Councillor he could not see why we should have to have a report by A.D.A.S. as he feels that we have a good reason for this dwelling. I wondered whether you were fully aware of our situation at present and the hardships which we are enduring living in temporary accommodation.

Any help that you can give us in this matter with regard to getting this sorted out as soon as possible, would be very much appreciated by both myself and my Wife.

Yours sincerely,

M. Clifton

M. A. CLIFTON

BRIA 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: H11/1311/92

Applicant: Mr & Mrs Clifton
'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: Fenland Arch. Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding Lincs

Description: Proposed bungalow and garage including details of siting and means of access

Location: Adjacent 'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Type: OUTLINE

Date received: 29-DEC-92

02-FEB-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:

An agricultural appraisal report prepared by ADAS (or in exceptional circumstances by a similar authoritative body) as it is the policy of the Council to require applicants to support their case with such a report when submitting proposals for dwellings in connection with agriculture. (ADAS can be contacted at Ceres House, 2 Searby Road, Lincoln)

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

D M Gedney

Principal Planning Officer

Fenland

Architectural Design

Bridge House, Cliftons Bridge, Fishergate, Sutton St. James, Spalding, Lincs. PE12 0EZ
Tel: (0945) 85575 Fax: (0406) 26704

SOUTH HOLLAND D.C.
PLANNING
REF 1311/92.

SOUTH HOLLAND DISTRICT COUNCIL.

F.A.O. MR. D. GEDNEY

REF. H11/1311/92.

Please find enclosed 4 copies of amended site location plan and a sum of £10-00 for the application fee.

Regards.

CHRIS HICKS.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1311/92

Applicant: Mr & Mrs Clifton
'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: Fenland Arch. Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
01 DEC 1993
REF .....

Description: Proposed bungalow and garage including details of siting and means of access

Location: Adjacent 'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Type: OUTLINE

Date received: 29-DEC-92

19-JAN-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:
The 1:2500 location plans submitted do not appear to be to the correct scale. 4 x amended plans are therefore required which rectify this.
Please complete the attached questionnaire and return.

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

Yours faithfully

D M Gedney

Principal Planning Officer

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1311/92

Applicant: Mr & Mrs Clifton
'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: Fenland Arch. Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding Lincs

Description: Proposed bungalow and garage including details of siting and means of access

Location: Adjacent 'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Type: OUTLINE

Date received: 29-DEC-92

19-JAN-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:
The 1:2500 location plans submitted do not appear to be to the correct scale. 4 x amended plans are therefore required which rectify this.
Please complete the attached questionnaire and return.

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

Yours faithfully

DM Gedney

Principal Planning Officer

Note sent a copy to applicant.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1311/92

Applicant: Mr & Mrs Clifton
'Cliftonville'
Jarvis Gate
Sutton St James
Spalding Lincs

Agent: Fenland Arch. Design
Bridge House Farm
Cliftons Bridge
Sutton St James
Spalding Lincs

Description: Proposed bungalow and garage including details of siting and means of access

Location: Adjacent 'Cliftonville' Jarvis Gate
Sutton St James Spalding Lincs

Type: OUTLINE

Date received: 29-DEC-92

05-JAN-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 20-JAN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

M. Batchelor

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JAN 1993

South Holland District Council

B Smith MRTPI. District Planning Officer

Planning Department
12 Market Place
Spalding
Lincolnshire PE11 1SL
Telephone: Spalding 3272

My Reference AP

Your Reference

Mr. C. Clifton
Cliftonville
Jarvis Gate
SUTTON ST. JAMES
Lincs.

Dear Sir ~~or Madam~~

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1977

~~NOTICE OF NON-DETERMINATION~~/ACKNOWLEDGEMENT OF WITHDRAWAL

Application Ref ...H.20/532/80.....

Applicant ..Mr. Colin Clifton.....

Proposal ...Erection of bungalow with garage and access.....

Location ...Jarvis Gate, Sutton St. James.....

With reference to previous correspondence, I confirm that no further action will be taken on your application for planning permission.

Date 6th May, 1980

Signed B Smith
District Planning Officer

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference 1+11/1311/92

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	9	8	1	9	7

2. Address or location

Adjacent 'Cliftonville' Jarvis Gate, Sutton St James

3. Name, classification and number of road

II

4. Date application referred 7-1-93

5. State whether outline, detailed application etc.

OL.

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

Proposed Bungalow & Garage

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

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

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b ~~as shown overleaf~~.

Date: 7/1/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B21

Delete as appropriate

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

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

(1) B21

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

DPO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1993
DG

Attention of | File Nos.
Your Ref.
Acknowledge YES/NO

Please contact: Mr. Staines

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

Our Ref. RS/PA-H/1311/92/JAM

Date 19 January 1993

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. & MRS. CLIFTON
DWELLING AT JARVIS GATE, SUTTON ST. JAMES

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Benderslough Drain situated some 500 metres to the North West.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Additionally, site drainage will be dependant upon the condition of the private watercourses between the site and the Board's system.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dykes. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments. The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Should the project include the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

Yours faithfully,

Fenland Architectural Design,
Bridge House Farm,
Cliftons Bridge,
Sutton St. James,
Spalding, Lincs.

J F Ebey

ENGINEER TO THE BOARD

503. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H01/0479/93 Patterson Properties		House at Stonegate, Cowbit.

(Councillor T. Barker requested that his vote against the above decision be recorded. Councillor Barker explained that he felt unable to reach a proper conclusion as the development had already commenced on the site.)

(Councillor C.F. Fisher left the meeting following consideration of the above application.)

H16/0503/93 Mr & Mrs S Woolsey		House and garage (Renewal of H16/0050/92) rear of 32 West Elloe Avenue, Spalding.

(A letter of objection relating to the above application was reported.)

H16/0508/93 Mr N Revill	O.A.	Three one-bed apartments at Cradge Bank, Spalding.

(A letter of objection relating to the above application was reported.)

H16/0533/93 R A Knipe LLB		Almshouses comprising fourteen one-bedroom bungalows at Hoekman Way, Holland Park, Spalding.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant		Proposal
H11/1311/92 Mr & Mrs Clifton	O.A.	Bungalow and garage including details of siting and means of access adjacent "Cliftonville", Jarvis Gate, Sutton St James.

(Councillor B.A. Paul entered the meeting during consideration of the above application.)

H01/0218/93 S Merton		Dwelling and garage on land adjoining 80 Stonegate, Cowbit.
H18/0232/93 Simon Storage Group		Construct berth and fuel oil handling facilities together with site access road at Port Sutton Bridge, West Bank, Sutton Bridge.
H14/0329/93 Mr D R Hull	O.A.	Dwelling for use within the business at Mill Green Road, Pinchbeck.
H16/0448/93 Mr R Turner		Amendment of Agreement to remove obligation to implement road works at Turners Stores, Barrier Bank, Cowbit.

(Councillor M.C. White requested that his abstention from voting on the above application be recorded.)

Mr I Clifton
Cliftonville
Jarvis Gate
Sutton St James
Spalding
Lincs
PE12 0PU

Dear Sir

Erection of Dwelling - Land At Cliftonville, Jarvis Gate Sutton St James.

Thank you for your letter dated 27 August 1993 in connection with the above.

I consider the siting of an agricultural dwelling [illegible] to the west of the existing polythene tunnels would be acceptable to this Authority, although I would stress I have not consulted the County Surveyor.

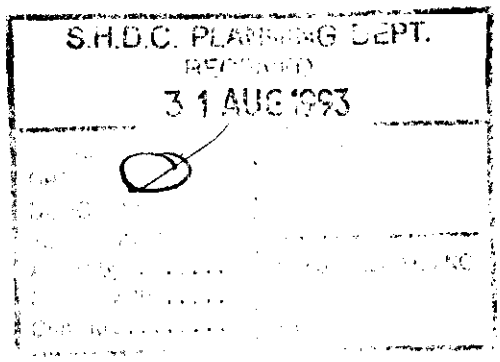
I would also stress my comments are offered without prejudice to the decision of this Authority on any subsequent formal application for planning permission.

Yours faithfully

N P Madison
Principal Planning Officer
Development Control

Planning Application No:- H11/1311/92

TO: Mr. Blacklock.



Map of Farm Area enclosed as requested.

Thank you.

L. Clifton

L. CLIFTON

Cliftonville,
Jarvis Gate,
Sutton St James,
Spalding,
Lincs. PE12 0EU.

Tel: 0945 85 216

27th August, 1993

CONSULTANTS IN AGRICULTURE

Laurence GOULD PARTNERSHIP LTD

Hemington Lodge, Hemington, Peterborough PE8 5QP. Tel (0832) 3645
Fax number: 08323 645 / Mobile phone number: 0860 738194
Fax to : 0775 710782

DG.

David Gedney Esq
Planning and Building Central Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUN 1993
Attention of: Date Rec'd:
DPO MGH
DDPO ES
JC AGP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
By
Date

Your ref: YB/LAB/350
Our ref: D30/DG

For the Attention of Mr David Gedney

Dear Sirs

Further to your letter dated 15 June 1993 there follows my "initial reactions" to the two proposals for agricultural dwellings.

I am conscious that these are the first I have prepared and would be interested to discuss them with you and, if necessary, amend the presentation before they may become public documents.

I am in my office this afternoon but away for the first three days of next week.

Yours faithfully

AR Measures

Offices: Burgess Hill – Edinburgh – Newmarket – Peterborough – Warwick
Directors: John D MacGregor (Managing), Geoff C Brookes, Robin Q G Hobson, Pat R Hutchinson, Alan R Measures, Ken Taylor (non-executive)
Senior Consultant: Simon F Dennison
Registered Office: 3 Rutland Square, Edinburgh EH1 2AS. Registered number 124767

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REF: 1311/92

APPLICATION FOR SECOND AGRICULTURAL DWELLING

MESSRS C & J M CLIFTON & SON

The following notes have been prepared on instructions from South Holland District Council.

1. **COMMENT ON ADEQUACY OF INFORMATION**

1.01 The information available to me comprises the site outline map, a completed District Council Questionnaire and an ADAS report.

1.02 The documentation refers to expansion of the business and financial viability/success. If the matter is to be considered in detail it would be helpful if the following information could also be made available:

- copies of accounts for each of the last five years showing trends in sales and costs for the enterprises/major cost centres and net farm income available to family members.
- a schedule of the crop areas grown in each of the last five years.
- a record of the numbers of staff employed year by year for the last five years including time of year and approximate duration of employment.
- a statement of assets and liabilities confirming the applicant's capability to fund the proposed house construction.

1.03 The location map shows the site (verged red) on a piece of land, OS 551, totalling 9.792 acres. Unless the map is out of date there appear to be no other buildings on this area at present. My presumption, from the information available, is that there is no glasshousing or polythene tunnels on OS 551.

1.04 There are some, comparatively minor, inconsistencies between the ADAS report and the answers to the questionnaire.

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2. ASSESSMENT OF THE NEED FOR THE DWELLING

The information available appears to justify need on the basis of :

a. The success and employment generating capability of the unit.

b. The expansion in protected crop area and supervision required for this type of cropping.

c. Timeliness needed in supervising heating and irrigation systems.

d. The need to have some one on hand to deal with deliveries of supplies and collections of produce.

e. Risk of theft and/or vandalism.

2.02 No definitive evidence is available to confirm the historical performance of the business and provide a track record supporting the contention that the business is financially viable/expanding successfully. Assuming it can be demonstrated, this in itself does not demonstrate a need for an extra agricultural dwelling.

2.03 The expansion in protected crop area by one extra polythene tunnel of 96 feet x 27 feet ie an increase in protected crop area by 24%, is substantial but does not, from the information available, necessitate the employment of an extra full-time staff member needing to live on site.

2.04 Timeliness in supervising the crops is important but with one dwelling and a caravan available on site it appears reasonable that supervision by the occupants of these would be quite sufficient. So far as holidays are concerned; firstly, it would be normal for them to be taken at a time of year when there is least pressure of work on the unit; secondly, for the very brief periods involved it appears reasonable that, if necessary, the replacement supervisory staff member could "house sit", or simply work marginally longer hours. Thus, while arguments in respect of timeliness and supervision may be sound for one dwelling, they do not provide the same degree of justification for a second (or this a third) dwelling.

2.05 The timing of receipt and despatch of items is a matter which can be well planned and organised particularly with the increased use of cell phones, and does not necessitate some one waiting on the off-

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chance that a vehicle will arrive. There is no justification in this for an extra agricultural dwelling.

2.06 The risk of theft and vandalism appears to be increasing generally; however, the existing house and caravan would, from the information available, appear to provide a satisfactory deterent so far as the most vulnerable items, ie the glasshousing and polythene tunnels on this unit are concerned. There appears to be no justification for an additional dwelling on these grounds.

2.07 In questionnaire para 7 the answer given suggests an intention on the part of Mr and Mrs Clifton junior to start a family and there may be a "social" need to improve the accommodation provided at present by the existing caravan. (This obviously does not amount to an agricultural justification).

2.08 If the protected cropping is not on OS 551 it weakens even further the applicants' justifications.

3. **CONCLUSIONS**

3.01 There is no substantial agricultural justification for a second or third dwelling on this unit.

3.02 The Council may care to consider an alternative application based on:

- the replacement of the caravan by the new dwelling, with both the new dwelling and the existing farmhouse becoming subject to agricultural restrictions.
- the applicants first demonstrating on the basis of their track record over recent years that their business is genuinely viable and secure, even if not expanding very rapidly.
- consideration being given to the location of the new dwelling, ie should it be on the site of the caravan or elsewhere?

3.03 The apparent location of the proposed new dwelling on a field which appears to have no other buildings or protected cropping on it, plus their planned retention of the caravan, could be taken to suggest that once the consent is obtained the Clifton family may sell the site and adjoining field, undermining the arguments put forward in

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support of their application to the Council. The Council may wish to satisfy itself, in so far as it can, that this is not the true intent of the applicant.

4. **FURTHER ACTION**

4.01 Council officers may already know the location of the polythene tunnels and glasshousing in relation to the site for the proposed new dwelling; if not, I would propose a site inspection.

4.02 If the Council are mindful to ask for the extra information noted in paragraph 1.02 above I would be happy to review it and report further.

A R Measures
25 June 1993

13th JULY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/1311/92 Mr & Mrs Clifton	DMG	Refused plus advice to applicant as recommended
3	H13/0046/93 Andrew John Dunn	DMG	Deferred for site visit. Ensure good knowledge of situation. Applicant is not owner of site. find out what he does own and what arrangements/agreements he has with owner and for how long. Verify with Chris Briggs where accidents occured. Also seek advice on possible highway conditions and requirements if granted.
5	H23/0081/93 Kings Quality Homes	JB	Approved as recommended.
7	H01/0218/93 S Merton	PU	Refused as recommended.
9	H18/0232/93 Simon Storage	JB	Refused as recommended.
13	H18/0488/93 I.P.G.	JB	DPBCS Auth subject to legal obligations as recommended plus addition conditions restricting facilities to emergency fuel supply/construction materials for power station and position of lighting control.
17	H15/0291/93 H Grantham	PJU	Deferred. Require details of planting scheme, showing all trees and barrier facilities to safeguard trees. Reconsider adequacy of scheme and planting height. Discuss legality of last condition compliance with admin department.
18	H14/0329/93 Mr D R Hull	PJU	Refused as recommended.
20	H08/0368/93 Lincoln Co-Op	DJR	DPBCS Auth as recommended
22	H09/0384/93 Longhurst Housing	JB	DPBCS Auth subject to legal obligation as recommended plus footpath being linked to existing system to north west of site.
24	H08/0393/93 H08/0394/93 Gosberton PCC	DJR	DPBCS Auth as recommended. Grant as recommended. Plus letter re unauthorised start and additional condition to protect tree against installation of surface water drain and building operations.
27	H21/0405/93 G E Salter	DMG	Grant permission as recommended. Note 3 to be expanded to include traffic implications which will be of particular concern to authority.
29	H16/0419/93 Woodlands Hotel	DJR	DPBCS Auth to refuse as recommended. Note - breaches of condition and possible unauthorised development to be investigated.

31	H18/0423/93 JB Mr & Mrs Knight		Deferred for sub-cttee as recommended. Transparency showing where applicant works and resides plus follow through on local need report meeting to be arranged Aug/Sep.
34	H16/0441/93 DJR M Parker & Sons		Grant as recommended.
36	H16/0445/93 DJR Patterson Properties		Deferred for sub-cttee as recommended plus site visit.
38	H16/0448/93 DJR Mr R Turner		Refused as recommended.
41	H23/0471/93 JB Mr M Fitzgerald		Refused as recommended.
43	H01/0479/93 PJU Patterson Properties		Grant as recommended.
45	H02/0487/93 DJR Mr & Mrs Capper		Grant as recommended plus extra conditions requesting notification when work commences for supervision and photographic record of existing wall. condition two to be amended to read 1 year and not 2.
47	H16/0503/93 PJU Mr & Mrs Woolsey		Grant as recommended.
49	H16/0508/93 PJU Mr N Revill		Grant as recommended.
51	H16/0533/93 DJR R A Knipe		Grant as recommended.

20 Jul 93

Signed: .....
N Midlen
Principal Planning Officer

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REF: 1311/92

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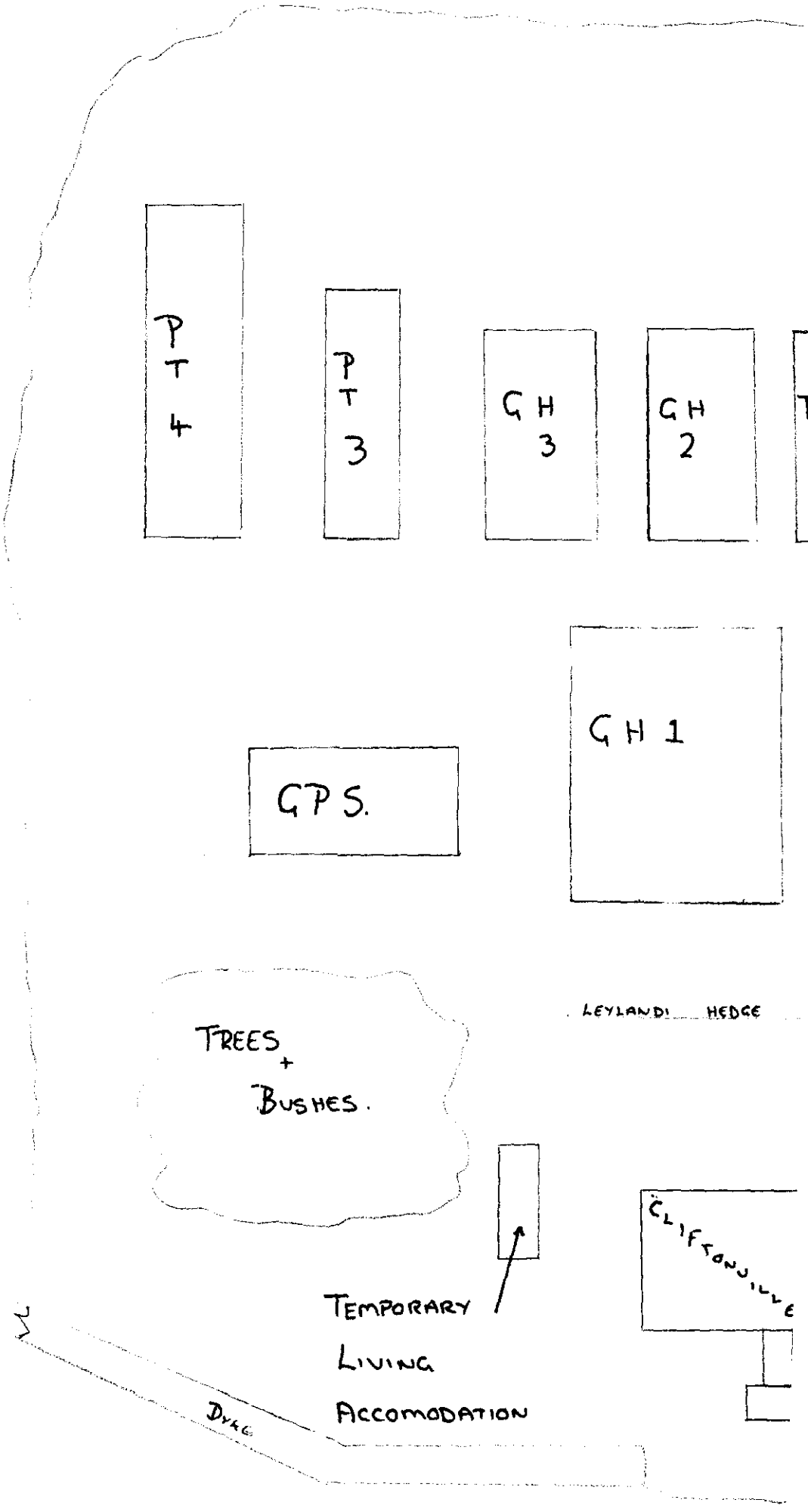
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A R Measures
25 June 1993

TION 8

3m × 9·1m = 166·5m²
·3m × 18·3m = 444·6m²
·3m × 9·1m = 166·5m²
·3m × 9·1m = 166·5m²
m × 4·2m = 96·6m²
·3m × 4·2m = 76·8m²
2m × 6·4m = 140·8m²
1m × 8·5m = 246·5m²
= 1:500

EY
NERAL PURPOSE SHED
LASS-HOUSE
Y - TUNNEL



SOC... C.
PLAN...
01 FEB 1993
REF... 1311/92