

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/1363/91

Received: 23-DEC-91 Type: OUTLINE

Name: Mr & Mrs Dye
33 Station Road
Long Sutton
Spalding
Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Residential bungalow and adjoining agricultural
contractors business premises

Location : Browns Gate Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE
PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance
with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

- 4 Details of the proposed dwelling and commercial buildings and landscaping shall be submitted simultaneously for the Council's approval and the dwelling shall not be occupied until the commercial building has been completed.

Reason: Planning permission has been granted for a dwelling in this rural location only because of the requirements of the applicant's business.

- 5 No power tools or machinery other than portable hand tools shall be used at the premises.

Reason: To protect the amenities of this residential area.

- 6 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 6 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

- 7 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

- 8 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

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

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Planning and Building Control Services
31-MAR-94 H11/1363/91

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

PLANNING APPLICATION

For office use only

Application No.

411/1363/91

Date Registered

23 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. & Mrs. Dye,
33, Station Road,
Long Sutton,
Lincolnshire.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Hix & Son,
28, Church Street,
Holbeach,
Lincolnshire.

Tel. No. 0406-22777

(Personal contact name) Mr. G.A. Mills

**OFFICE
COPY**

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Browns Gate, Long Sutton, Lincolnshire.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Bungalow Adjoining Business Premises

Please complete

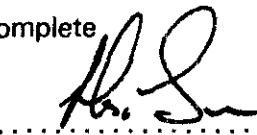
I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of ..£368.00 If you consider no fee is payable include a written explanation instead.

Signed.....



Date, 20th December, 1991

on behalf of Mr. & Mrs. Dye

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 worksor This is an **outline** application

(✓)

☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

X

☒

Please state Site Area 0.399 (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)

☒ X

(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.

Outline Application
Only

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 Land

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

☒ X

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

If so, name of road: Browns Gate
Will there be --
Individual access(es) ☐
New estate road ☐

Garage with parking and turning area.

TREES Please tick **one** box

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

☒ X

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

By Soakaway

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

N/A

C. Please state whether a land drain will be affected

No

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒ X

OTHER MATTERS Please complete

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 footpath

☐ No

The proposal is known to affect contaminated or filled land

☐ No

The proposal is for industrial, warehousing, offices or shopping purposes

☒ Yes

→ If so, please complete Part 7

- In connection with
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.

☐ N/A

Date:
Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application. Continue on separate sheet if necessary. Please see accompanying information.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please completePlease tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace

☐ N/AB. The proposal involves the creation of or an alteration in total **gross** floorspace☒ XProposed total gross floorspace approx.Previous total gross floorspace sq. m.

This new total includes the following net floorspace:

Retail sq. m.Office sq. m.Industrial sq. m.Warehousing sq. m.Other sq. m.

If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff? If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	N/A	Wayne Dye (Son)	3 or 4 Casual Workers at peak times.
In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed	Not applicable		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	Not applicable		
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No ☒ Yes Shortage of space at 33 Station Road, Long Sutton, requires business premises to be moved.		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No ☒ Yes 222.96 square metres Sell the premises.		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	Large yard area.		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	Two tractors and no doubt the occasional salesman. 3 or 4 casual workers will also arrive by car at peak times.		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	Not applicable		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐ No		
What provision is being made for access to the premises for the disabled?	Outline application only		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

OWNER/OCCUPIERS

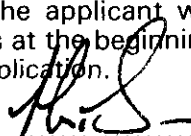
2. OWNERSHIP OF THE SITE

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 20th December, 1991
ON BEHALF OF MR. AND MRS. DYE

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.

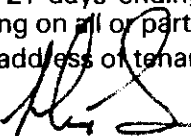
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed _____ (Applicant/Agent) Date _____

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 20th December, 1991
ON BEHALF OF M. AND MRS. DYE

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ☒

Neighbours

Other

Boundaries

Site features

currently agricultural land. Bragdon
to south (horticultural holding)
Connect houses further to N.

Inspected by: DMG
date: 16/11

Residents notified on site visit: Bragdon to south - Hand.

Case Officer Conclusions (issues)

Similar to previous cases (520/38)

Consistent with previous decisions.

Case Officer Recommendations (summary). (details overleaf)

Consistent

Delegation

Confirmed by DMG

Recommended approvals -

Case Officer:

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against
material objection

Any objection received? No
If yes, is any obj. material? No
Yes

Yes

No

(Reasons)

Other circumstances needing
Committee decision

Yes

Flagged by Senior Officer
Signed

No

(Reasons)

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first applic.

No

All fees (not first
submission)

Yes

ANY ONE
OF ABOVE

Other info. Yes
Signed

Committee
report

Sub-committee:
SV recommended
2nd/3rd recommended

Delegation
confirmed by
Senior Officer

12/12

Conditions/Reasons

1. SC8 - (Reserved matters)
2. SC27 - (Implementation of landscaping)
3. Details of the proposed dwelling and commercial buildings and landscaping shall be submitted simultaneously for the Council's approval and the dwelling shall not be occupied until the commercial building has been completed.
4. ~~The dwelling shall be occupied only by the owner of the adjoining business premises or by an employee thereof, together with his dependants.~~
5. B12 -- 7.5m -- 6m
6. F6 - (Loading and unloading)
7. F5 - (Turning space)

Reasons

1. Standard
2. Standard
3. Planning permission has been granted for a dwelling in this rural location only because of the requirements of the applicant's business.
4. ~~The proximity of the business premises might prove detrimental to the residential amenities of the occupants of the dwelling were the dwelling to be occupied by someone not associated with the business.~~
5. B6
6. F6
7. F5

Note

① SN at (Planning obligation)

Notes to applicant

Disabled access

Outstanding

Amended plans

Other

Works/use restricted ✓

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM :

Siting Design Ext App Access Lands

Previous
Current
Required

Reg 4 Scale drawing Highway S/W Agric appraisal
(or equiv)

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
 Env Health
 Conservation consults : Local
 Local & National
 English Heritage LBC I, II*
 Setting I, II*
 Major CA

Consultant : Name
 Order No:
Other :

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
 Parish Council
 Ward Members
 Residents
 Advertise
 Other

New valid date

Re-Registered
Ack/Reception/Filesheet
Consultation

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 368.

Receipt Issued No. P414

Date First Received

REGISTRATION

REFERENCE H11/1363/91

Cross-Ref N/A

Date 30/12/91

VALIDATION

Date 31/12/91

Type OUTLINE Earliest permission date (Cert B)

Site area 0.38... No. of dwellings 1... Floorspace

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

Earlier permission ref

RM:- Siting Design Ext app Access Lands

Previous
Current

Description

Technical:

Certificate
Site plans
Description

Accuracy
Incomplete form

S65 Advert required

--

Expiry date

Fees:

Nil fee - previous app
- type
Discounted fee

Ref

Reason

Correct fee £ 368

Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 31/12/91

Index Sheets 229 OS Nos

Grid Ref 542870 321430

Ward ... Parish ...

TR Rural

TR Bypass

Level crossing

Footpath

CA

LB

TPO

Other:

Grade

Inside IBD ... Inside LP Area ...

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

Planning Records:
Earlier apps

1547/88
529/88
1173/87

B Reg Records:

Already submitted Ref.....

Requested

Inputs completed.....

W. E. Wideman
Principal Planning Officer
Development Control

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H11/1363/91

Type: OUTLINE

Applicant: Mr & Mrs Dye
Tel:

Agent: Hix & Son
0406 22777

Description: Residential bungalow *and*
adjoining business premises

✓ Done.
SAH
21/3/94

Location: Browns Gate
Long Sutton
Spalding
Lincs

Valid date: 23-DEC-91

Terminal date: 17-FEB-92

Target dates:

Target Committee: 12-FEB-92

To case officer 28-DEC-91

Report deadline: 29-JAN-92

Inspected by 02-JAN-92

Extra contacts 07-JAN-92

Case Officer:

Report if not clear by 27-JAN-92

D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .38 HA

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Long Sutton 0406 362402	06-JAN-92	20-JAN-92
Cllr D A Tennant	06-JAN-92	20-JAN-92
Cllr E J Clarey 0406 363141	06-JAN-92	20-JAN-92
Cllr M D Booth 0406 350034	06-JAN-92	20-JAN-92

CC C
Obs Attached
plus taken on 5/1/92

Residents

21 JAN 92 4 FEB 92

SITE DETAILS

Grid ref: 542870 321430

OS Sheets: 229

Parcel:

MEMORANDUM

FROM: The Director of Administration

**TO: Director of Planning &
Building Control Services**

OUR REF: JMB/KS/PL.573

YOUR REF: H11/1363/91

DATE: 4th March, 1994

SUBJECT: PLANNING APPLICATION NO. H11/1363/91
BUNGALOW AND INDUSTRIAL BUILDING AT BROWNSGATE, LONG
SUTTON AND USE OF LAND FOR AGRICULTURAL CONTRACTORS
BUSINESS

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

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 MAR 1994 DG

S O U T H



H O L L A N D
DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

DEREK ERNEST DYE

and

JANET ELIZABETH DYE

and

BARCLAYS BANK PLC

re

The erection of a bungalow and
industrial building at Brownsgate, Long Sutton
and the use of land for the operation of an
agricultural contractors business

I hereby certify that this is a true copy of the
Planning Obligation relating to the erection of a
bungalow and industrial building at Brownsgate,
Long Sutton and the use of land for the operation
of an agricultural contractors business


.....
Director of Administration

THIS DEED is made the Fourth day of March

One thousand ~~one~~ hundred and ninety-~~three~~^{four} BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and DEREK ERNEST DYE and JANET ELIZABETH DYE of 33 Station Road Long Sutton in the County of Lincoln (hereinafter called "the Owners") of the second part and BARCLAYS BANK PLC whose registered Office is situate at 54 Lombard Street London EC3P 3AH (hereinafter called "the Bank") of the third part _____

RECITALS

- (1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated _____
- (2) The Owners have an interest in the Land being the owners in fee simple in possession of the Land subject to a mortgage dated the fourteenth day of September one thousand nine hundred and eighty seven in favour of the Bank but otherwise free from incumbrances _____
- (3) The Owners have by application by their agents dated the twentieth day of December one thousand nine hundred and ninety-one applied to the Council for planning permission for the erection of a bungalow on that part of the land edged red on the plan attached hereto and for the use of the remaining part of the Land for the operation of an agricultural contractors business and for the erection of an industrial building in accordance with the plans and particulars supplied therewith under planning reference H11/1363/91 ("the Development") _____
- (4) The obligation created by this Deed which is specified in the second schedule hereto is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990 _____
- (5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted and the Owners have agreed to be bound by this Obligation _____
- (6) The Council is the local planning authority by whom the planning obligation is enforceable _____

NOW THIS DEED made in pursuance of _____ on 106 of the Town and Country Planning Act 1990

WITNESSETH as follows _____

1. The Owners with the consent of the Bank evidenced by its execution hereof hereby jointly and severally covenant with the Council to comply with the planning obligation specified in the Second Schedule hereto _____

2. The Bank hereby consents to the execution of this Deed and acknowledges that the land and any interest it may have in the land shall be bound by the planning obligation contained in the second schedule hereto provided nevertheless that the Bank shall not be liable for any breach of or any failure to observe or perform the planning obligation unless and until the Bank becomes a mortgagee in possession of the land or any parts thereof under the provisions of the Law of Property Act 1925 _____

3. Save as aforesaid no person deriving title from the owners shall be bound by the planning obligation which planning obligation is contained in this Deed save to the extent that such person has a legal interest in the land or any part thereof at the time when such obligation arises _____

4. The planning obligations contained in the second schedule to this Deed shall not come into effect until the owners have begun development of the land in reliance upon the planning permission hereinbefore referred to and for the purposes of this provision section 56 of the Act shall determine when development is begun _____

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

6. The expressions "the Council" "the Owners" and "the Bank" shall include their successors in title _____

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

LAST SCHEDULE

(Details of "the Land")

The land situate at Browns Gate Long Sutton shown edged blue on the plan attached hereto _____

SECOND SCHEDULE

(The Planning Obligation)

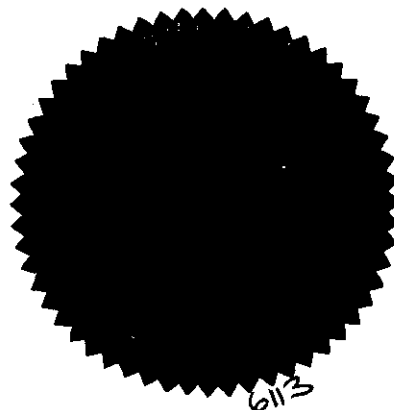
The owners hereby covenant with the Council _____

- (i) that the bungalow to be provided as part of the Development shall not be occupied until the industrial building also to be provided as part of the Development has been completed and brought into use and the use of the land for the operation of an agricultural contractors business has been commenced _____
- (ii) that the bungalow to be provided as part of the Development shall not be occupied except by the owner manager or an employee of the agricultural contractors business operating or to be operated from the land also as part of the Development _____

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

AMNGelan
Chairman of the Council

R. 606
Director of Administration



SIGNED AS A DEED by the said
DEREK ERNEST DYE
in the presence of:-

D. Dye

Witness C. Mulline

Address 28 Church Street
Horseshill

Occupation Churchwarden

SIGNED AS A DEED by the said
JANET ELIZABETH DYE
in the presence of:-

J. Dye

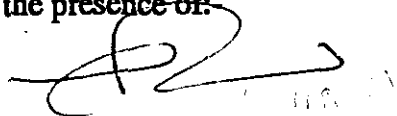
Witness Sue Roberts

Address BARCLAYS BANK PLC
100 MARKET PLACE
LONDON, E.C.2
ENGLAND

Occupation BANK OFFICIAL

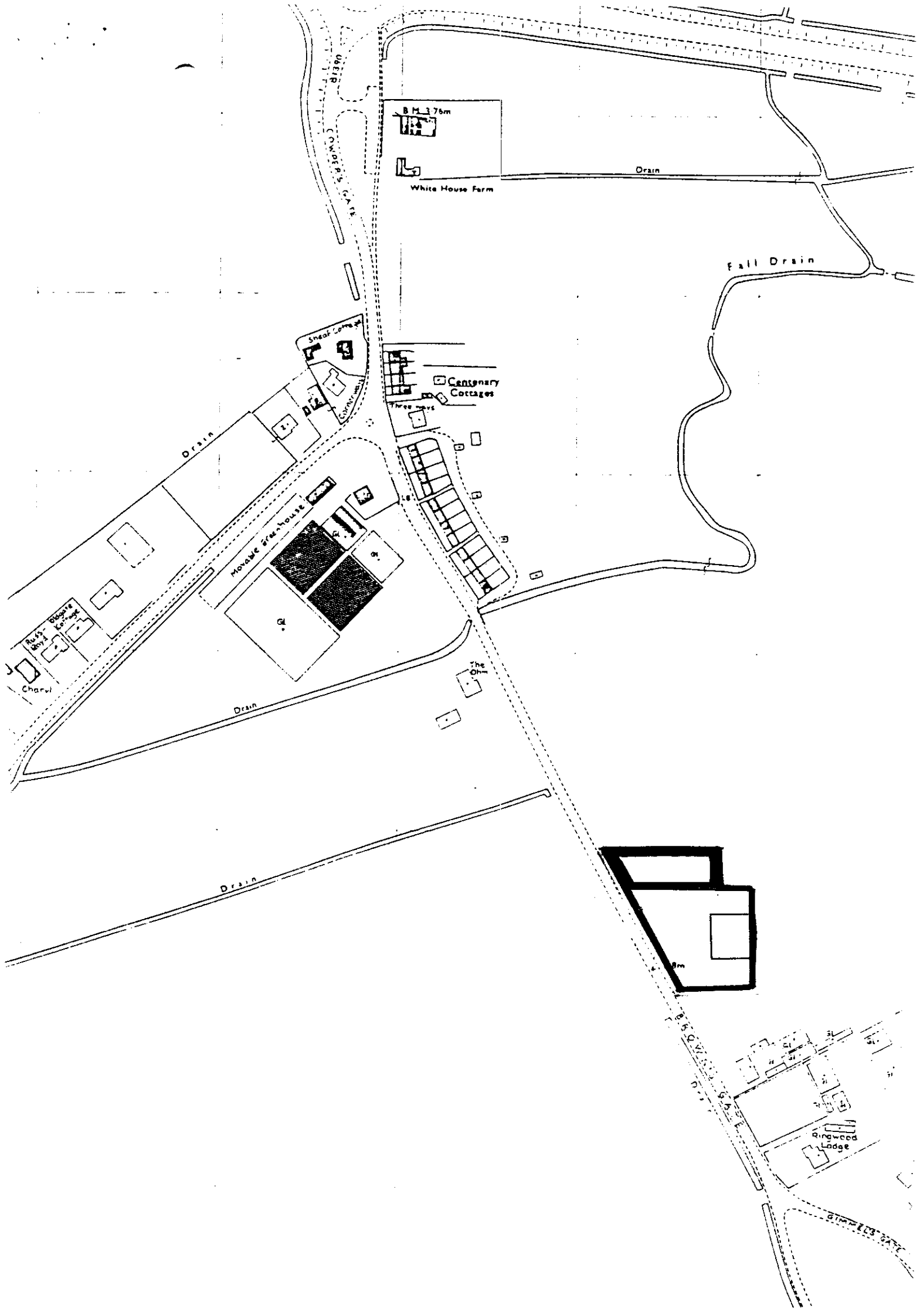
SIGNED AS A DEED AND DELIVERED

by **PETER ELLIOTT ROOKE**
as the Attorney and on behalf
of BARCLAYS BANK PLC
in the presence of:-



BARCLAYS BANK PLC
EAST MIDLANDS REGIONAL OFFICE
PARK ROW
NOTTINGHAM


PETER ELLIOTT ROOKE
ASSISTANT RISK MANAGEMENT DIRECTOR



BY THIS POWER OF ATTORNEY given on the

12th day of

October Nineteen Ninety Three

BARCLAYS BANK PLC of 54 Lombard Street

In the City of London (Hereinafter called "the Bank") hereby appoints

PETER ELLIOTT ROOKE ESQ

ASSISTANT RISK MANAGEMENT DIRECTOR BARCLAYS BANK PLC

P.O. BOX NO 67 BARCLAYS HOUSE

14 PARK ROW NOTTINGHAM NG1 6GS

its true and lawful attorney for and in the name and on behalf of the Bank (but without prejudice to or in any way limiting the actual authority or ostensible authority of the said attorney) to do and execute the following acts and deeds that is to say :-

1. To sign all forms of written documents except acceptances of bills of Exchange.
2. To accept bills of exchange jointly with some other person duly authorised by the Bank for that purpose.
3. To sign execute and deliver deeds regulating the priority of mortgages releases discharges transfers of mortgages reconveyances and re-assignments of real or personal property mortgaged charged or assigned by way of security to the Bank.
4. To make any declaration affidavit or proof of any debt due or claimed to be due to the Bank in any proceedings taken or hereafter to be taken by or against any person firm or Company under any Act for the time being in force in relation to the bankruptcy of insolvent debtor or firms or to the winding up of companies.

In witness whereof the Common Seal of the Bank has been hereunto affixed the day and year first above written.

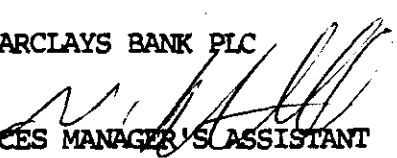
The Common Seal of Barclays Bank PLC was hereunto
affixed in execution of this deed in the presence of)

I certify that this copy is a
true and complete copy of the
original.


.....

ASSISTANT SECRETARY

FOR BARCLAYS BANK PLC


ADVANCING MANAGER'S ASSISTANT

Authorised Sealing Officer.

Seal No.

SEC-173/444

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and
Building Control Services

OUR REF: JMB/LDS/PL.382/422
/461/573

YOUR REF: ST

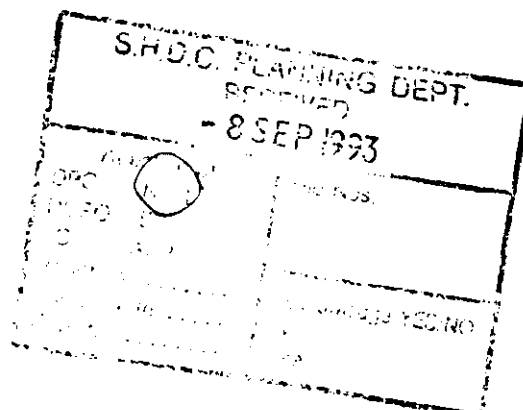
DATE: 8th September 1993

SUBJECT: PLANNING OBLIGATIONS

I refer to your recent enquiry relating to the above, and set out below the up-to-date information in respect of the undermentioned applications:-

- a) Application H16/0163/90 - ^{PSU}Swindlers Drove, Low Fulney - It would appear that Messrs. Roythorne and Co., acting on behalf of the applicants, requested some time ago that the completion of the engrossment be held in abeyance, and I have not yet received confirmation that they wish the matter to be completed. I have today written to Roythorne and Co. requesting such confirmation.
- b) H07/0696/90 - ^{DSR}Alfiston Lodge, North Road, Gedney Hill - The mortgagees did not give their consent to the agreement, and I enclose copy of a memorandum dated 6th April 1992 suggesting that the matter be referred back to the Planning Committee for further consideration.
- c) H16/0760/90 - ^{NEM}Spalding Club, Broad Street, Spalding - No further progress has been made in this matter.
- d) H09/1363/91 - ^{DMG}Brownsate, Long Sutton - The engrossment of the planning obligation was forwarded to the applicant's agent on 17th March 1993, but to date has not been returned. A reminder letter has been forwarded.


Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and
Building Control Services

TO: Director of Administration

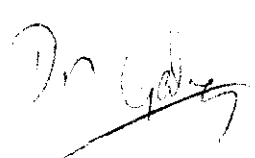
REF: DMG/WL/H11/1363/91

REF: PC/LST/PL573

DATE: 30th July 1992

SUBJECT: Planning Application H11/1363/91 - Section 106 Planning
Obligation in respect of residential bungalow and adjoining
agricultural contractors business premises, Browns Gate,
Long Sutton

I refer to the above and hereby enclose a copy of a letter from the
applicants agents stating that Mr and Mrs Dye are willing to enter into
a Section 106 Planning Obligation.


N R Midlen
Principal Planning Officer
Development Control



Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

28 Church Street
HOLBEACH
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

 Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

Our Ref: GAM/5261/PJC

Date 10th July, 1992

Your Ref: DMG/JJ
H11/1363/91

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

For the attention of Mr. Gedney

Dear Sirs,

Re: Planning Application -
Browns Gate, Long Sutton

Thank you for your letter of the 19th March, 1992.

Having considered the matter, would you please alter the description to read "Residential Bungalow and adjoining Agricultural Contractors Business Premises".

Thank you for your good advice and assistance and we look forward to hearing from you in due course.

Yours faithfully,

S.H.D.C. PLANNING DEPT.	
RECEIVED	
14 JUL 1992 DG	
☒ YES	☐ NO
☐ YES	☐ NO
☐ YES	☐ NO
☐ YES	☐ NO
☐ YES	☐ NO
☐ YES	☐ NO



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building
Control Services

REF: PC/LST/PL 573

YOUR REF: DMG/LAM/H11/1363/91

Date: 17th June, 1992

SUBJECT: BROWNSGATE, LONG SUTTON (DYE) : PROPOSED PLANNING OBLIGATION

Further to your memorandum of 8th May 1992, I write to ask if there is anything further to report.


Director of Administration

S.H.D.C. PLANNING DEPT.	
RECEIVED	
18 JUN 1992 DG	
APPROVED BY GPO GPO BS PC ACP	FILE NOS. ??
Authorised by	Acknowledge YES/NO
Exempted with	by
Only to	date

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control
Services

OUR REF: PC/MJP/PL.573

YOUR REF: GS/JJ H11/1363/91

DATE: 1st May, 1992

SUBJECT: RESIDENTIAL BUNGALOW AND ADJOINING AGRICULTURAL
CONTRACTORS BUSINESS PREMISES, BROWNSGATE, LONG SUTTON (DYE)

Further to my memorandum of 13th March, are you yet in a position to reply to the points contained therein.



Director of Administration

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 5 MAY 1992	
Attention of	File Nos.
DPO ☒ NRM	
DCPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.

Mr D Godney

DMG/33 H11/1363/91

GAM/5261/PJC

19th March 1992

Dear Sir,

**PLANNING APPLICATION H11/1363/91 - RESIDENTIAL BUNGALOW AND
ADJOINING AGRICULTURAL CONTRACTORS BUSINESS PREMISES.**

Thank you for your letter dated 11th March 1992 in respect of the
above application.

Permission was given for the previous application (ref: H11/0529/88)
on the basis that the proposed development was related to agriculture.
As such, Members considered on balance that the proposal was
acceptable on policy grounds.

Further to the above therefore, it is considered that the description
should be the same as the previous (ie residential bungalow and
adjoining agricultural contractors business). If it is not, then it
would appear to be contrary to policy and as such will have to be
presented before Members of the Planning Committee for their
consideration.

Also, it should be noted that if the description omits the words
"agricultural contractors", then the use would fall within Class 81 of
the Town and Country Planning (Use Classes) Order 1987. As such,
separate permission would then be required to use it as an
agricultural contractors business premises.

I look forward to your response in respect of the above as soon as
possible, therefore, so that I am in a position to proceed with the
application.

Yours faithfully

N Hixson
Principal Planning Officer (DC)

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control
Services

OUR REF: REA/MJP

YOUR REF: GS/JJ H11/1363/91

DATE: 13th March, 1992

SUBJECT: RESIDENTIAL BUNGALOW AND ADJOINING AGRICULTURAL
CONTRACTORS BUSINESS PREMISES, BROWNS GATE, LONG SUTTON

Referring to your memorandum dated 26th February, 1992 and Mr Atkins' subsequent discussion with your Mr Gedney I still require further information before I can conclude the Section 106 Agreement in this case. In particular, I return a copy of the plans recently sent to me and should be pleased if you would confirm that the area of the blue land outside the area shown edged red is to be used for an agricultural contractors business. If so, I should be pleased if you could arrange for the building to be used in connection with that business to be shown on the plan and also confirm if the covenant should require that this industrial building should be completed and the industrial use commenced before the bungalow is occupied.

The planning application describes the development as "residential bungalow adjoining business premises" but from my discussions with Mr Gedney I understand that the development actually is the erection of the bungalow and industrial building and the use of the adjoining land for business purposes. Would you please confirm that my understanding is correct.


Director of Administration

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 MAR 1992	
APPROVED	FILE NO.
DPC	200
DOFO	BS
JC	ASP
Action by	Does this new
Discuss with	development
Copy to	accord with the
	planning permission
	YES/NO
	by
	date

Handwritten notes:
Does this new development accord with the planning permission?
200
200



Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL.

Established 1897

 Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: GAM/5261/PJC

Date: 11th March, 1992 Your Ref: DMG/JP/H11/1363/91

South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE.

For the attention of Mr. D. M. Gedney

Dear Sirs,

Re: Planning Application H11/1363/91 -
Residential Bungalow adjoining Business Premises,
Browns Gate, Long Sutton - Mr. & Mrs. Dye

S.H.D.C. PLANNING DEPT. RECEIVED 12 MAR 1992 DG	
Attention of DPO (NRM) DOPO BS JC ACP	File Nos. <i>sub a descript in 81</i>
Action by	
Discuss with	

*in
nb*

Thank you for your letter of the 9th March, 1992. We would not be agreeable to the description.

"Residential bungalow and adjoining agricultural contractors business premises".

Further to our discussion with Mr. Gedney we would be much happier with a more flexible description,

"Residential bungalow and adjoining business premises"

which we understand you can equally well build into the Planning Permission.

We thank you for your co-operation.

Yours faithfully,



Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JP/H11/1363/91

GAM/5261/PJC

9 March, 1992

Dear Sir

Planning Application H11/1363/91 - Residential bungalow adjoining business premises

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

As with Outline planning permission, reference H11/0529/88, granted on the 20 June, 1988, it is considered that the description should be "residential bungalow and adjoining agricultural contractors business premises". Could you please confirm, or otherwise, that you are agreeable to this so that it can be amended accordingly on the current application.

I look forward to your response in respect of the above as soon as possible.

Yours faithfully


N R MIDLEN
PRINCIPAL PLANNING OFFICER

planning obligation
(Dose)

GM

please discuss

Paul

Paul

- ① Need to know if red land accurately corresponds with application H11/1363/91 site.
- ② What is adjoining business and is the whole of the blue land the business site.
- ③ If there are business premises ^{ie building} to which occupancy of ~~home~~ property is to be tied this should clearly be shown on the plan.
- ④ Memo say occupancy to be restricted to owner of business premises - is this to be the case? or is it usual ie owner, manager or employee?

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H11/1363/91

Your Ref:

Date: 26th February 1992

**RESIDENTIAL BUNGALOW AND ADJOINING AGRICULTURAL CONTRACTORS
BUSINESS PREMISES, BROWNS GATE, LONG SUTTON.**

Further to your enquiry in relation to above please find enclosed 6
copies of a 1:2500 site location plan showing the amended site area.

The application is in OUTLINE only therefore the actual siting of the
building(s) is not yet known.

The occupancy should be amended, as you rightly pointed out to, owner,
manager or employee.

G Smith
Technical Assistant

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H11/1363/91

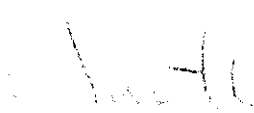
Your Ref:

Date: 25th February 1992

PLANNING OBLIGATION UNDER THE PROVISIONS OF SECTION 106.

H11/1363/91 - MR AND MRS DYE, RESIDENTIAL BUNGALOW ADJOINING
BUSINESS PREMISES, BROWNS GATE, LONG SUTTON.

Further to my memo dated 7th February 1992, with reference to the above. Please find enclosed a copy of the letter confirming that the applicant is willing to enter into the Agreement.


G Smith
Technical Assistant

Enc.



Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL.

Established 1897



Richard H. Friaby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

TEL. HOLBEACH (0406) 22777

FAX. HOLBEACH (0406) 26142

Our Ref: GAM/5261/PJC

Date: 21st February, 1992 Your Ref: GS/JJ H11/1363/91

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

Dear Sirs,

Re: Mr. and Mrs. Dye - H11/1363/91
Residential Bungalow adjoining Business Premises,
Browns Gate, Long Sutton.
Planning Permission under the Provisions of Section 106

Thank you for your letter of 10th February, 1992.

Mr. and Mrs. Dye would be willing to enter into a suitable
Section 106 Agreement and we look forward to receiving
details as soon as possible.

Yours faithfully,

PLX

S.H.D.C. PLANNING DEPT. RECEIVED 24 FEB 1992	
Attended by DPO ☒ NFM DOPO ☐ ES JC ☐ ACP	File nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date



Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.

Miss G Smith

GS/JJ H11/1363/91

10th February 1992

Dear Sir,

MR AND MRS DYE - H11/1363/91
RESIDENTIAL BUNGALOW ADJOINING BUSINESS PREMISES,
BROWNS GATE, LONG SUTTON.
PLANNING PERMISSION UNDER THE PROVISIONS OF SECTION 106

With reference to the above I am writing to inform you that under delegated powers of the Planning Department it has been decided that the above be approved subject to your client first entering into a Planning Obligation under the provisions of Section 106.

This is to ensure that the dwelling shall be occupied only by the owner of the adjoining business premises or by an employee thereof, together with his dependants.

If your client is willing to enter into such an Agreement could you please confirm in writing as soon as possible in order that the application may be dealt with.

Yours faithfully


N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H11/1363/91

Your Ref:

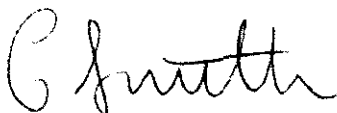
Date: 7th February 1992

PLANNING OBLIGATION UNDER THE PROVISIONS OF SECTION 106
H11/1363/91 - MR AND MRS DYE
RESIDENTIAL BUNGALOW ADJOINING BUSINESS PREMISES BROWNS GATE,
LONG SUTTON.

With reference to the above it has been decided under delegated powers that the occupancy of the bungalow be restricted to the owner of the adjoining business premises. In order that this be secured the applicants have been asked as to whether they wish to enter into such an Agreement.

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

1. Four 1:2500 site location plans indicating the curtilage of the site edged red with the adjoining business land edged blue.
2. A copy of the planning application form.
3. Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.



G Smith
Technical Assistant

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 23.1.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING
CONTROL

YOUR REF:

Planning Application H11/1363/91
Bungalow and business premises, Browns Gate, Long Sutton

I write with reference to the above renewal and would confirm that I have no comments subject to the business activity being the same as previously indicated.

Chapman
Director of Environmental Services

DG

S.H.D.C. PLANNING DEPT.	
RECEIVED	
24 JAN 1992	
Attention of	File Nos.
DPO <i>(initials)</i>	
DOPO <i>LS</i>	
JC ACP	
Action by	Change YES/NO
Discus with	
Copy to	

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

S.H.D.C. PLANNING DEPT. RECEIVED	
23 JAN 1992	
APPROVED BY	DATE
FORWARDED BY	DATE
DISCUSS WITH	DATE
COPY TO	DATE
ACKNOWLEDGE YES/NO	
by date	



*National Rivers Authority
Anglian Region*

21 January 1992

Our ref.GT/91/1/SH/0022

Dear Sir

**PLANNING APPLICATION NO. H11/1363/91
PROPOSAL FOR RESIDENTIAL BUNGALOW ADJOINING BUSINESS PREMISES
AT BROWNS GATE, LONG SUTTON, SPALDING, LINCS, BY MR AND MRS DYE.**

With regard to the above-mentioned application received on 13 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.
- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd

DR. KEVIN BOND
Regional General Manager

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



2

Our ref.GT/91/1/SH/0022

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

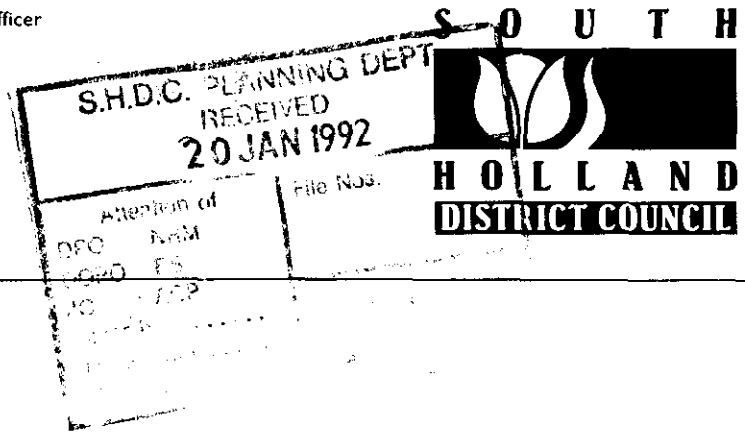
Yours faithfully


R F Morgan
Planning Engineer

cc Messrs Hix & Son
28 Church Street
Holbeach, Spalding

VJC

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Application no: H11/1363/91

Applicant: Mr & Mrs Dye
33 Station Road
Long Sutton
Spalding
Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs

Description: Residential bungalow adjoining business premises

Location: Browns Gate Long Sutton
Spalding Lincs

Type: OUTLINE

Date received: 23-DEC-91

06-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 21-JAN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is 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:

the collection

Signed:

The Foreclosure Court

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PA-H/1363/91/JAN

Dear Sirs,

S.H.D.C. PLANNING DEPT. RECEIVED 16 JAN 1992	
Attention of DPO NRM DOPO BS JC AC	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 13 January 1992

OUTLINE PLANNING APPLICATION - MR. & MRS. DYE
DWELLING AT BROWNS GATE, LONG SUTTON

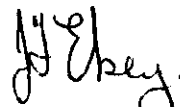
The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

No Board's or private watercourses adjoin the site although your attention is drawn to the fact that examination of old ordnance survey maps of the locality indicates there to have been a private watercourse crossing the site.

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

Yours faithfully,



ENGINEER TO THE BOARD

Hix & Son,
28 Church Street,
Holbeach,
Spalding,
Lincs.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Ayr District Council

Application Reference H/11/1363/91.

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

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

1. National Grid Reference of a
central point on site

horizontal				vertical		
	4	2	8	2	1	4

2. Address or location

BROWNS GATE, LONG SUTTON.

3. Name, classification and number of road

4. Date application referred

9/1/92

5. State whether outline, detailed application etc.

OL

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

BUNGALOWS.

7. 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:—

Delete as
appropriate

~~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: 16-1-92.

Signed:

Director of Highways and Planning



Chartered Surveyors.
Auctioneers, Valuers and Estate Agents.
28 Church Street, Holbeach, Lincolnshire PE12 7LL.

Established 1897



Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., I.R.R.V., F.A.A.V.

TEL. HOLBEACH (0406) 22777

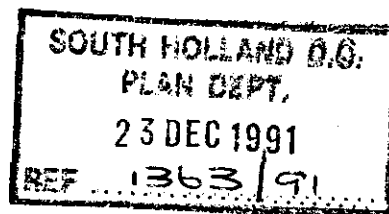
FAX. HOLBEACH (0406) 26142

Our Ref: GAM/5261/PJC

Date: 20th December, 1991

Your Ref:

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



Dear Sir,

Re: Mr. D. Dye, Browns Gate, Long Sutton

Please find enclosed a further Application in respect of Mr. Dye's land at Browns Gate, Long Sutton. Please note that a similar Application was granted on the 20th June, 1988 which has now lapsed due to approval of reserved matters not being made within the required time limits.

Mr. and Mrs. Dye still wish to proceed with the proposed development. However, due to the slump in the housing market they have been unable to sell their existing house and commercial premises. You will note from the new Application that it is virtually the same as the original one submitted, ref. H11/0529/88, and we trust that this new Application will be granted.

We enclose a plan showing the proposed layout and a confidential list of Mr. Dye's clients as suggested by Mr Roger Smith in 1988 to show that Mr. Dye has a considerable local clientele requiring his regular services. It would be appreciated if this list is publicised as little as possible.

We also enclose the Planning fee to the value of £368.00 together with four copies of the 1:2500 Ordnance Survey location plan dated 20th December, 1991 and four copies of 1:1250 plan showing the proposed bungalow and yard layout together with screening and proposed access arrangements.

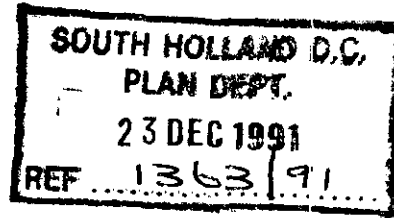
We look forward to hearing from you.

Yours faithfully,

CONFIDENTIAL LIST OF MR. DYE'S CLIENTS AS AT DECEMBER 1991

<u>NAME</u>	<u>APPROXIMATE AREA IF KNOWN</u>
C.R. Neaverson	over 500 Acres
Proctor Brothers	over 5,000 Acres
Oliver Chapman	over 200 Acres
Gilbert White	over 200 Acres
Reg Green	
John Anderson	
Hugh Piggins	over 70 Acres
Mr. Brennan	
Roy Groves	
F. and I. Kent	1.50 Acres
John Lenson	
Albert Baker	
Roger Drew	
W. Munson	
Mrs. Johns	
Jack Louth	
Rowland Pattern	
G.A. Earl	
John Nell	
E. Meadows	
T. Mason	
V. Mackinder	
I. Knight	
T.M. Banks	85 Acres
J. Tointon	
Fleet Produce Company	
Dennis Kitchen	
Ron Coley	
J. Baker	
F. Edwards	
N. Horspole	
Mrs. J. Goslyn	
M. Amos	
Norman Norris	
Bob Pitkin	
Hickman and Company	over 1,000 Acres
C. Groves	150 Acres
Claud Cubly	50 Acres
J. Goodale	
A. and B. Snell	
Sly Brothers	
L. Symington Farms	2,000 Acres
E.F.F.E.R. Farms	1,000 Acres
ST. Peters Lodge Farm Co	850 Acres
J.E. Anderson	60 Acres
A. and R. Williamson	200 Acres





PROPOSED BUILDING PLOT
AND COMMERCIAL PREMISES
FOR
AGRICULTURAL CONTRACTING BUSINESS

AT
BROWNS GATE
L O N G S U T T O N
LINCOLNSHIRE

FOR
MR. AND MRS. DYE

MESSRS HIX & SON
NO. 28 CHURCH STREET
HOLBEACH
SPALDING
LINCOLNSHIRE
PE12 7LL

Tel : (0406) 22777

The application contained herein is for a single dwelling with a commercial building.

The site boundaries are edged in red on the attached plan dated 20th December, 1991.

The site area totals 3,997 square metres including the proposed screening which represents 0.987 acre. Without question, the site is large enough to cater for Mr. Dye's current storage requirements and has ample space for future expansion if required at a later date.

The site is presently arable land.

We have suggested 2 vehicular accesses about 140ft apart; one being for the dwelling with private car parking area and one for the yard. The road is straight and has good visibility on both sides and there would seem to be no highway difficulties arising from the proposal.

The site is situated in a predominantly agricultural area with scattered family businesses in the vicinity. Immediately to the North Mr. R. A. Waring has recently received planning permission to erect a bungalow and nursery business and to the South Mr. T. E. Pattern runs an agricultural linked business handling produce. A bungalow and general purpose building with yard area would not be out of keeping with the surroundings.

The site is outside the interim boundary of development for Long Sutton but we draw your attention to Circular 22 1980 on the Government's Policy to help business. Mr. Dye needs the space to expand and would like to provide employment for his son.

At his present site in Station Road, Long Sutton he has understanding neighbours, but P. L. Ely (Contractors) Limited will shortly be building on adjoining development land to the rear of his yard. The new residents may well be unsympathetic to Mr. Dye's business and make complaints about noise and fumes, and the same situation could arise similar to Christian and Dobbs at Long Sutton and Machins in Holbeach, where residential housing and commercial interests did not mix in similar circumstances.

We enclose a confidential list of clients taken from Mr. Dye's 1990/91 ledger and you will note that Mr. Dye's base must remain local if he is to continue to service his hard won clientele of at least 41 local clients who use him regularly. He owns the land subject to the application which is ideally suited for him and the further expansion of his business.

Mr. Dye has operated in the past on his own with some extra help at peak times. His son, Wayne, is 20 and is now working full time with him. Mr. Dye purchased a 4 wheel drive Massey Ferguson 3060 costing £22,000 for his son to use and he will be building up a duplicate set of equipment in due course. With the additional help of his son, Mr. Dye requires the extra space for the storage and servicing of his valuable equipment.

We enclose in the appendix a confidential list of the equipment together with the cost of the main items from which you will note it is very valuable and must be kept under cover. His existing building, 60ft x 40ft, is packed to bursting point and a lot of valuable machinery has to stand out in the yard which should be under cover. When your officers make their inspection our client would be happy for you to walk his existing yard and look into his existing building at No. 33 Station Road, Long Sutton, to see for themselves.

As Mr. Dye's son, Wayne, becomes older and more experienced Mr. Dye hopes to purchase the equipment required for drilling and harvesting sugar beet and to virtually double up on the equipment for his son. To do this, Mr. Dye needs larger premises to work from which is centrally situated to his clients.

We enclose a schedule of land farmed by Mr. Dye in addition to his contracting business to show that the site is well situated for him.

We enclose a layout plan showing in draft form the type of layout proposed. The dwelling would shelter the yard from the North winds and Mr. Dye would have a clear view of the yard for security purposes. The yard and building can be screened off from the road as shown. There is room to expand the building Eastwards if required at a later date and a good access has been left into the field to the North of the building.

To sum up we trust that you will now understand how important it is to Mr. Dye to be able to move his expanding business to this site ideally suited for him. The end result would, in our opinion, be in keeping with the area and with care attached to the screening and aesthetics of the dwelling would enhance that particular part of Browns Gate.

To this end, we trust the foregoing and attached plan clearly identifies the Applicant's proposals and personal expansion plans but should any further information and/or plans be required please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'H. S. or'.

SCHEDULE OF LAND

<u>Address</u>	<u>Owned/Tenanted</u>	<u>Approximate Area</u>
Browns Gate	Owned	7.434 Acres
Gowts Gate	Owned	1.750 Acres
Sutton Crosses	Rented	3.000 Acres
Delph Road	Rented	2.250 Acres
Delph Road	Rented	2.250 Acres
Delph Road	Rented	1.000 Acre
Delph Road	Rented	2.250 Acre
Gedney Church End	Rented	1.000 Acre
Sutton Crosses	Rented	1.500 Acres
Tydd Bank	Rented	5.500 Acres
Station Road	Rented	2.000 Acres
Woad Lane	Rented	8.500 Acres
Delph Road	Rented	3.000 Acres
Fleet	Rented	3.000 Acres
	Approximately	44.434 Acres

APPENDIX

MACHINERY OWNED BY MR. DYE

3 COMBINES :-

1978 MF 760 16ft Cut	Cost £33,000.
1981 MF 765 16ft Cut	Cost £21,000.
1977 New Holland 13ft Cut	Cost £12,000.

4 HESTON SELF PROPELLED RAPE SWATHERS :-

1975	Cost £ 3,500.
1976	Cost £ 4,500.
1977	Cost £ 5,000.
1978	Cost £ 6,000.
1985	Cost £10,000.

JOHN DEERE TRACTORS 2140 4WD 1986	Cost £21,000.
-----------------------------------	---------------

MF 3060 4WD 1987 (purchased for Son)	Cost £22,000.
--------------------------------------	---------------

3 CORN DRILLS including :-

Farm Hand Combination with Lely Roterra	Cost £ 8,000.
Separate Lely Roterra	Cost £ 3,500.

THREE FURROW PLOUGH

WHITSED DUPLEX POTATO HARVESTER

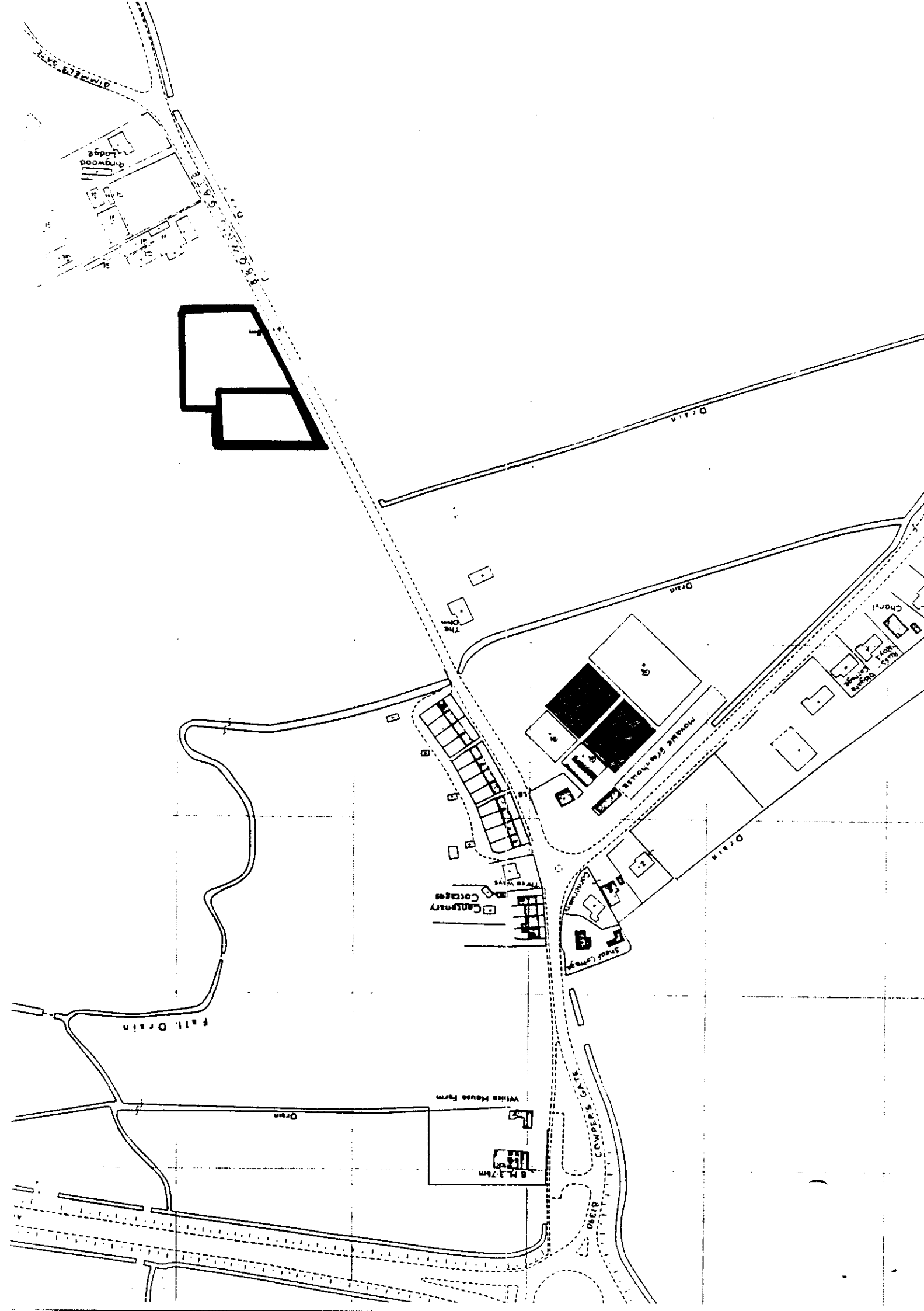
A VW PICK UP TRUCK

A RANGE OF OTHER SMALLER FARM MACHINERY INCLUDING SPRAYERS AND SIX SMALLER TRACTORS ALL OF WHICH SHOULD BE HOUSED UNDER COVER.

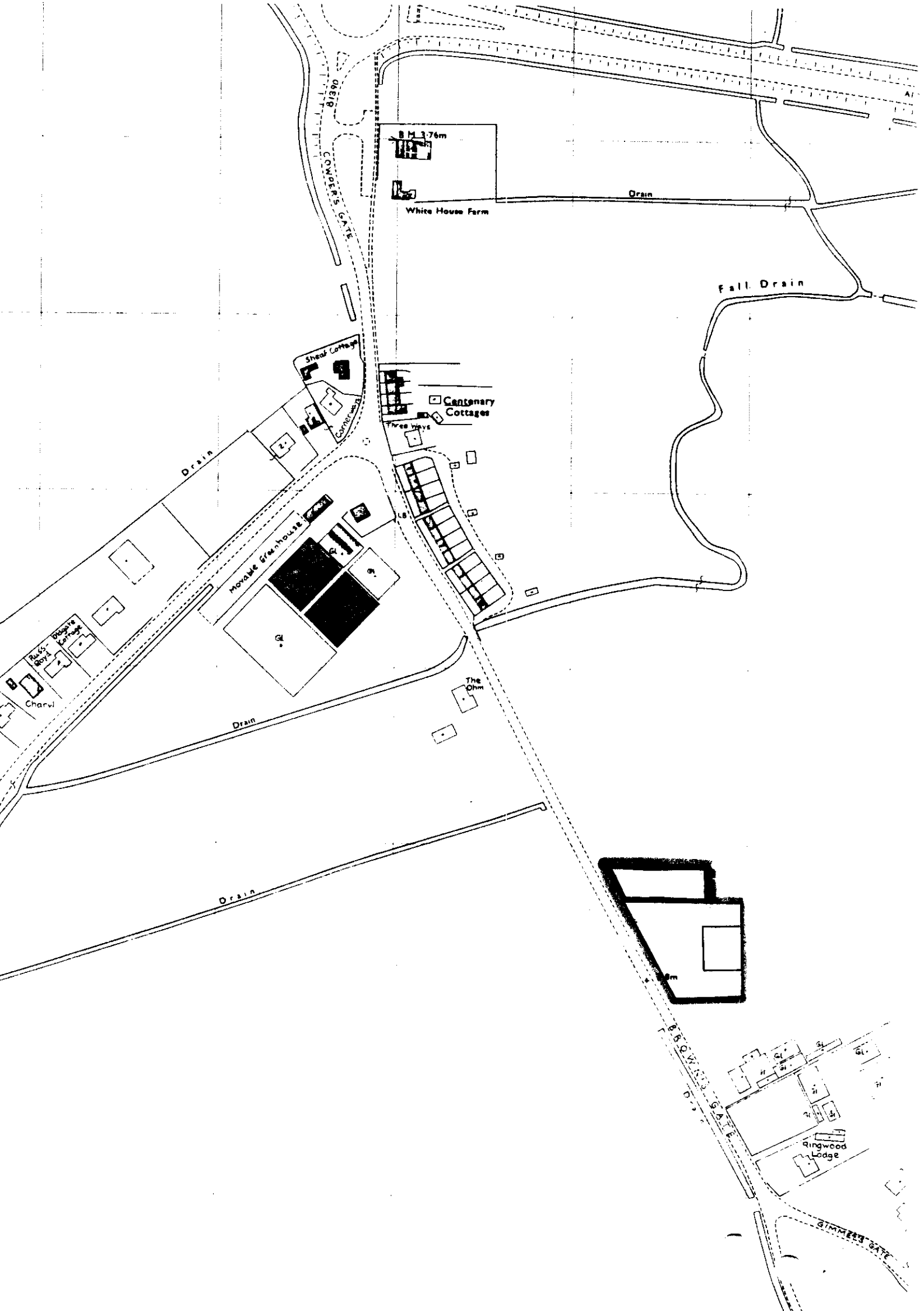
INTENDED PURCHASES IN THE FUTURE INCLUDE A LARGER LELY ROTERRA AND A BIGGER COMBINE.

MR. DYE IS ALSO DUE TO PURCHASE A PLOUGH FOR HIS SON.

NEW M.F. 3070 4WD (PURCHASED 1989	Cost (27,500)
-----------------------------------	---------------



NY 100



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) B R - - - - 75m - - - - 6m.

(2) ~~B~~ F5.

(3) F6 use as a Commercial premises.

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) F5.

(2) F6.