SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0371/92 Received:27-APR-92 Type:FULL

Name: S Halgarth Farms Ltd
The Poplars
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Proposed house with integral garage

Location : West Gate Moulton Chapel
Spalding

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

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

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

2 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.

3 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted

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

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

SOUTH HOLLAND DISTRICT COUNCIL

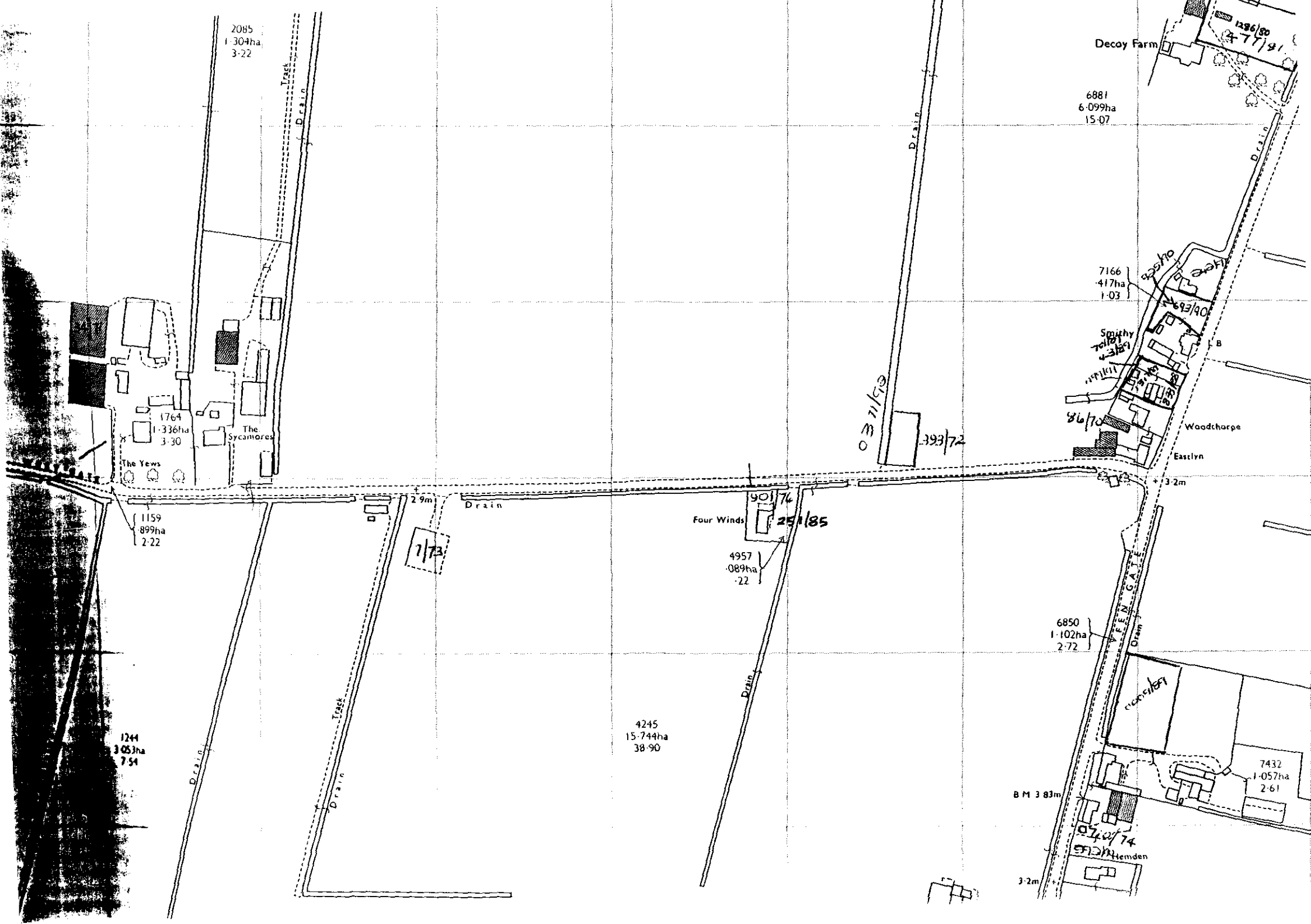
as revised by drawing no. 92012-3a received by the Local Planning Authority on 25 June 1992.

Director of Planning and Building Control Services
06-JUL-92 H13/0371/92

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

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

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



2085
1·304ha
3·22
Track
Drain
Decoy Farm
1286/80
6881
6·099ha
15·07
Drain
7166
·417ha
1·03
Smithy
1764
1·336ha
3·30
The Sycamores
The Yews
393/72
86/70
Woodthorpe
Eastlyn
3·2m
2·9m
Drain
1159
·899ha
2·22
7/73
Four Winds
4957
·089ha
·22
6850
1·102ha
2·72
FEN GATE
Drain
Track
Drain
4245
15·744ha
38·90
1244
3·053ha
7·54
Drain
7432
1·057ha
2·61
B M 3·83m
Hemden
3·2m

PLANNING APPLICATION

For office use only

Application No. H13|0371|92

Date Registered 24 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S. HALGARTH FARMS Ltd.
THE POPLARS, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

Tel. No.

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

BROADGATE BUILDERS (SPALDING) ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

Tel. No. 0406 380532.
(Personal contact name) SIMON LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST GATE, MOULTON CHAPEL, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED HOUSE WITH INTEGRAL GARAGE.

Please complete

Signed S. Liquorish Date 24:3:92

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 (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:	— sq. metres
B. Please state size of any new structure:- (a) max. height:	7.900 metres
(b) max. length:	14.700 metres
(c) max. width:	12.420 metres
C. Please state type and colour of materials for facing external walls:	BUTTERLEY DESFORD WALTHAM MULTI BUFF.
D. Please state type and colour of roofing materials.	REDLAND GROVEBURY FARMHOUSE RED

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: WEST GATE
Will there be --
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? — DOUBLE GARAGE + TURNING AREA.

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 — 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 ✓

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):

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

Continue on separate sheet if necessary. — ADAS REPORT ENCLOSED.

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.

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 S. Liquorish (~~Applicant~~/Agent) Date 24.3.92.

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 .....

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/owner NOT APPLICABLE State Date notice served: —

Signed S. Liquorish (~~Applicant~~/Agent) Date 24.3.92.

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..110...

Receipt Issued ..... No. P901

Date First Received 24 MAR 1992

REGISTRATION

REFERENCE H13/0371/92.....

Cross-Ref R.....KL 30-3

Date 25/3/92 LAB

VALIDATION Date 25/3/92

Type .....Full..... Earliest permission date (Cert B) .....

Site area ..... 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 £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 27-3

Index Sheets 260 OS Nos ..... Grid Ref 53-1530 319640

Ward ...L... Parish ....MOULTON

Inside IBD ..NO Inside LP Area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site.....Ref...426 Linked to property.....Ref.....

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features currently agricultural land. House opposite. Lane nearby. Farm buildings further along.

Inspected by: DMG
date: 6/4

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

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? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H13/0371/92 Received:27-APR-92 Type:FULL

Name: S Halgarth Farms Ltd
The Poplars
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Proposed house with integral garage

Location : West Gate Moulton Chapel
Spalding

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

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

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

2 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.

3 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted

as revised by drawing no. 92012-3a received by the Local Planning Authority on 25 June 1992.

Authorised to issue:

02-JUL-92 H13/0371/92 AD..A.....DC.....

APPLICATION REFERENCE: H13/0371/92 DATE RECEIVED: 24 03 92

APPLICANT: S Halgarth Farms Ltd
The Poplars
Broadgate
Weston Hills
Spalding
Lincs

AGENT: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

TYPE: Full

DESCRIPTION: Proposed house with integral garage

LOCATION: West Gate, Moulton Chapel

Parish Council: Supported.

Ward Member: Supported.

County Highways: Request refusal.

A.D.A.S.: (summarised) - S Halgarth Farms farm a total of approximately 850 acres. Majority of the land is situated within about 1.5 miles of the yard at the Poplars, Weston Hills. Approximately 166 acres are situated within about 0.5 miles of Wiles Farm, Moulton Chapel and 49 acres are situated in Cowbit Wash.

- Approximately 800 square metres of glass are situated at a nursery site on Broadgate, Weston Hills. Farm buildings are located at 1, The Poplars Yard, Broadgate, Weston Hills, 2, Harphams Yard, Broadgate, Weston Hills, 3, Nursery Site, Broadgate, Weston Hills, 4, Wiles Farmyard, Fengate, Moulton Chapel.
- Housing accommodation is as follows:-
1, The Poplars, Old Farmhouse, Broadgate, Weston Hills (Mr H Halgarth).
2, The Poplars, New Farmhouse, Broadgate, Weston Hills (Mr J S Halgarth).
3, The Cottage, Broadgate, Weston Hills, (Full time farm worker).

4, Nursery Cottage, Broadgate, Weston Hills, (Full time farm worker).

- Proposed dwelling on the site off West Gate (which is 0.25 miles from the yard at Wiles Farm) is required to provide on-farm accommodation for Mr M Halgarth. He currently lives in rented accommodation in Spalding and has to reside near to the buildings for operational, supervisory, security reasons.
- A holding of the scale and type described would, in my view, certainly be capable of sustaining a financially sound agricultural business.
- Where such a holding includes geographically separate yard equipped with buildings of the scale and type existing at Wiles Farm, Moulton Chapel, it cannot be stated that it is essential for a responsible person to be readily available at most times throughout the year at such a location. However, there will be periods during the year where such a person would need to be readily available for supervisory, operational reasons. Such a functional need could be met by the provision of a dwelling at a location within reasonable travelling distance.

PLANNING POLICIES/DOE ADVICE

Outside IBD.
Structure Plan Policy 7A.
PPG7, 1992 (The Countryside And The Rural Economy).

PREVIOUS DECISIONS

SR 393/72 - Dwelling at West Gate, Moulton Chapel - Permitted subject to agricultural occupancy clause.

PLANNING ISSUES

1 The determining issue in this particular case is whether there is an essential agricultural need for a dwelling in this particular location and the County Highways request for refusal.

2 The site is currently agricultural land and located off West Gate, Moulton Chapel. It has a frontage of approximately 36 metres increasing to some 46 metres at its rear. It is some 46 metres.

3 Wiles Farm is located approximately a quarter of a mile to the east of the site.

CONCLUSIONS

1 Structure Plan Policy 7A states that "new residential development will normally only be permitted in the open countryside where there is an essential need to house farm or forestry workers near their place of work."

2 The Applicants have three groups of farm buildings in Broadgate, Weston Hills and a further group at Wiles Farm, Moulton Chapel. They presently own four dwellings in Broadgate. ADAS have stressed that where a holding such as this includes a geographically separate yard equipped with buildings of a scale and type as existing at Wiles Farm, it would be desirable (but not essential) for a responsible person to readily available at most times throughout the year

at such a location.

3 Further, advice contained within PPG7, 1992 (The Countryside And The Rural Economy) states that "care should be taken to choose a site which is well related to existing farm buildings or other dwellings". This is not the case in this particular instance since Wiles Farm is located approximately a quarter of a mile away.

4 The County Highways Authority have requested refusal, but would withdraw this objection if there was considered to be an essential agricultural need.

5 The brick type submitted is not considered to be appropriate (ie multi buff) and a reddish brown brick would, in my opinion, be more suitable. Also, it is considered that the leylandii hedging shown should be substituted by hedging of native species (eg hawthorn).

RECOMMENDATION - 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 form a precedent for further similar proposals which would be difficult to resist.

2 The proposed dwelling is sited on the north side of West Gate which is now a rural county road, where the carriageway width is only 3.7 metres wide. The carriageway is inadequate in width to allow two vehicles to pass in safety, therefore unsuitable to serve further development, in the absence of any special justification. The proposal, if permitted, would increase the number of vehicles using this lane which, when meeting, would lead to long reversing manoeuvres or vehicles having to overrun the adjoining verges, to the detriment of highway safety.

3 In the opinion of the Local Planning Authority the proposal is an unsatisfactory form of development in the sense that the lleylandii screening is non-indigenous and the brick colour is not traditional.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 15th June, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. R.C.P. Cowan	Mr. J.A. Dobney	Mr. T.G.M. Tyler
Mr. B.J. Davies	Mr. N.P. Judge MBE	Mr. R.C. West
Mr. E.N. Davies	Mr. M.S.L. Rollinson	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Principal Committee Officer.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, B. Chappell, J. Clark, Mrs. E.O. Hall-Patch, A.E. Naylor and J.R. Pearl.

464. MINUTES

The Minutes of the meeting held on 22nd May, 1992 were signed by the Chairman as a correct record.

465. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant	Proposal
DG H13/0371/92 S Halgarth Farms Ltd	House with integral garage at West Gate, Moulton Chapel.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to satisfactory clarification and confirmation regarding the respective ownerships of adjoining areas of land.

(Councillor T G M Tyler entered the meeting during consideration of the above application.)

H08/0274/92 OA Dwelling at Risegate Road, Gosberton Risegate.
Mr I R Bates

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site.

H11/0438/92 OA Two dwellings at builders yard site, Wisbech Road, Long Sutton.
Long Sutton Builders Ltd

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, and the applicant be advised that it was likely that a similar development might be supported if related to the essential need to reside on the site in connection with the running of specific businesses operating from the site.

416. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H05/0088/92 Hurnfield Hargate Ltd		New shop and conversion of existing shop to provide extension to existing restaurant and bar at Washway Road, Fleet.

(To enable the Director of Planning and Building Control Services to seek legal advice about whether the existing premises, in part, fall within Class A1 (Shops) of the Town and Country Planning (Use Classes) Order 1987 or whether they are a "Farm Shop" which is ancillary to the agricultural use of the land.)

H13/0371/92 S Halgarth Farms Ltd		Proposed house with integral garage at West Gate, Moulton Chapel.

(Pending a site inspection, including inspecting all of the land farmed by this business, to determine if there is an essential agricultural need for a dwelling in this location.)

H08/0274/92 Mr I R Bates	OA	Dwelling at Risegate Road, Gosberton Risegate.

(Pending a site inspection in order to assess the suitability of the site.)

(Councillor W D Skells declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H11/0438/92 Long Sutton Builders Ltd	OA	Two dwellings at Builders Yard Site, Wisbech Road, Long Sutton.

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

H23/0329/92 G Garratt & Sons		Change of use of land for lorry/car park at Stockwell Gate, Holbeach.

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

H09/0384/92 Holbeach Tyres		Tyre, exhaust retail depot at Westside, Boston Road, Holbeach.

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

H11/0435/92 Mr J Moore	OA	One bungalow with garage including siting of dwelling at 68 Station Road, Long Sutton.

(Pending a site inspection in order to assess the suitability of the site for the proposal, such inspection to take place after the County Council has staked out the boundary between the applicant's and highways land.)

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS.

This permission REF. No. SR 393/72 will lapse if not exercised by 7.September 1975

To Mr A J G Atkin

Decoy Farm

Moulton Chapel

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 3 day of July 1972 namely:-

Dwelling at West Gate, Moulton Chapel.

and shown on the plan(s) accompanying the application, subject to the compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:-

1. The development shall be commenced not later than 7 September 1977.

2. Subject to the submission and approval of detailed plans showing the means of access, siting and elevations of the proposed building not later than 7 September 1975.

3. The occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town & Country Planning Act, 1971 or forestry or a dependent of such a person residing with him (but including a widow or widower of such a person).

4. No part of the proposed building shall be nearer than 50 ft to the centre of the road.

5. An adequate reversing bay or turning space shall be provided within the curtilage of the premises.

The reasons for the Council's decision to grant permission for that development, subject to compliance with the conditions hereinbefore specified are:-

1. & 2. In order to comply with the requirements of Section 41/Section 42 of the Town and Country Planning Act 1971

3. This building is sited in an area in which buildings, other than those connected with agricultural need, would not be permitted.

4. To secure satisfactory siting.

5. In the interests of road safety.

Dated the 7 day of September 19 72

County Hall,
BOSTON.

Signed E. E. EDMONDSON JONES

Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Pr[illegible]oad, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

COM

Application no: H13/0371/92 Type: FULL

Applicant: S Halgarth Farms Ltd
Tel:

Agent: Broadgate Builders
0406 380532

Description: Proposed house with integral garage

Location: West Gate
Moulton Chapel
Spalding

Valid date: 27-APR-92
Target dates:
To case officer 02-MAY-92
Inspected by 07-MAY-92
Extra contacts 12-MAY-92
Report if not clear by 01-JUN-92

Terminal date: 22-JUN-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	30-MAR-92	13-APR-92
Cllr J Clark	0406 370785	30-MAR-92	13-APR-92
Cllr A E Naylor	0406 370323	30-MAR-92	13-APR-92
Owner/Occupier			

SITE DETAILS

Grid ref: 529550 319640
OS Sheets: 260 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
P[illegible] Road, Spalding,
L[illegible]nshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

C&M

Application no: H13/0371/92 Type: FULL

Applicant: S Halgarth Farms Ltd
Tel:

Agent: Broadgate Builders
0406 380532

Description: Proposed house with integral garage

Location: West Gate
Moulton Chapel
Spalding

Valid date: 24-MAR-92
Target dates:
To case officer 29-MAR-92
Inspected by 03-APR-92
Extra contacts 08-APR-92
Report if not clear by 28-APR-92

Terminal date: 19-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Moulton PC	0733 210404	30-MAR-92	13-APR-92	Support
Cllr J Clark	0406 370785	30-MAR-92	13-APR-92	
Cllr A E Naylor	0406 370323	30-MAR-92	13-APR-92	
Owner/Occupier Four Winds, Westgate		07-APR-92	21-APR-92	

L C C - Cbs Attached Jr 08 2/4/92

SITE DETAILS

Grid ref: 529550 319640
OS Sheets: 260 Parcel:

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

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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0371/92

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Cllr A E Naylor	0406 370323	30-MAR-92	13-APR-92

C.C.C. ~~[illegible]~~ Obs Attached JC CB 2/4/92.

SITE DETAILS

Grid ref: 529550 319640
OS Sheets: 260

Parcel:

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: SL/hmr

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

16th June 1992

For the attention of Mr D. Gedney

Dear Sir,

Re: Proposed house with garage at West Gate, Moulton Chapel for S Halgarth Farms Ltd (ref no H13/0371/92)

Further to our recent telephone conversation regarding the above development our client has confirmed that the land, owned by S. Halgarth Farms Ltd, adjacent to Wiles Farm is indeed tied within a Life Insurance Family Pension Fund.

If you require further information regarding this matter please contact the undersigned.

Yours faithfully,

S. Liquorish

SIMON LIQUORISH

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1992 DG

Attention of	File Nos.
DPO NBM DOPO DG JC ACP	
Action by ..... Discuss with ..... Copy to.....	Acknowledge YES/NO by date

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: SL/hmr

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

1st June 1992

Dear Sir,

Re: Proposed house with garage at: West Gate, Moulton Chapel for S. Halgrath Farms Ltd. (ref No H13/0371/92)

With regard to the above application, conclusion No 5 in the Planning Officers report states that the buff colour of the brick type specified was considered inappropriate and the leylandii screening to the rear and side boundaries should be changed to a more native species.

We are therefore willing to amend these matters as requested although we would like to have been consulted much earlier and had the opportunity to agree these points prior to the Planning Officer making his report.

Yours faithfully,

S. Liquorish

SIMON LIQUORISH

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1992
Attention of
File Nos.
2/6

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

Telephone: HOLBEACH (STD 0406) 380465

Reg. No. 2631200
VAT Reg. No. 373 2784 33

LATE OBS: Offr. ... Date ...
Salient points highlighted

371/92

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1992 DG

Attention of
DPO NEM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Acknowledge
by
date

S. HALGARTH FARMS

Farmers and Bulb Growers

"The Poplars", WESTON HILLS
SPALDING, LINCS.
PE12 6DA.

29th May 1992.

Dear Mr Smith,

Further to your recent correspondence regarding our planning application. We understand you have reservations regarding the proposed dwelling in particular the type of brick to be used and the boundary hedge. We would be willing to change these to suit the surrounding environment.

With regard to your concerns over the location of the site, the farm unit needs monitoring throughout the year. This plot has been chosen as it is the nearest available owned by the above company.

Yours sincerely

Mark Halgarth.

PLANNING AMENDMENT

Salient points

For office use only
Application No. H13/371/92
Date registered 27 APR 19[illegible]
Case Officer DG

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT
S. HALGARTH FARMS Ltd.
THE POPLARS, BROADGATE,
WESTON HILLS, SPALDING, LINCS.
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.
Tel. No. 0406-380532 (Contact) SIMON LIQUORISH.

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
WEST GATE, MOULTON CHAPEL, SPALDING, LINCS.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H13-0371-92.

Building Regulation reference relating to same development.
NOT YET APPLIED.

2. Please tick **one** box only
Amendment is proposed where permission already granted
If yes, submit two forms and two plans
A. [ ]

or

Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
B. [✓]
State whether amendment has been requested by the Council
YES.

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete
I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.
Signed S. Liquorish Date 25.4.92.

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
PROPOSED HOUSE WITH INTEGRAL GARAGE.

As **NOW PROPOSED**, if different
/

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
LOCATION PLAN SHOWING THE SITE IN RELATION TO WILES FARMS AND ALSO LAND OWNED BY THE APPLICANT WITHIN THE VICINITY.

State drawing no's of the current submission
92012-1,3.

State Officer dealing with the application, if known.
DAVID GEDNEY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers
/

Broadgate Builders (Spalding) Ltd
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

Mr D M Gedney

DMG/LAB
H13/0371/92

22 April 1992

F.A.O. Mr S Liquorish.

Dear Sirs

Planning Application H13/0371/92 - Proposed House With Integral Garage, Westgate, Moulton Chapel.

I refer to the above planning application submitted by yourself on behalf of S Halgarth Farms Ltd.

Before I am in a position to proceed with the application, the following information is required.

(A) Four copies of a 1:2000 plan showing the site in relation to Wiles Farm and also any land within the applicants ownership within the vicinity.

(B) Four copies of a 1:50000 plan (or other suitable scale) showing the land/farmbuildings in the ownership of the applicants.

I look forward to the receipt of the above details within the next ten days, so that I am in a position to proceed with the application.

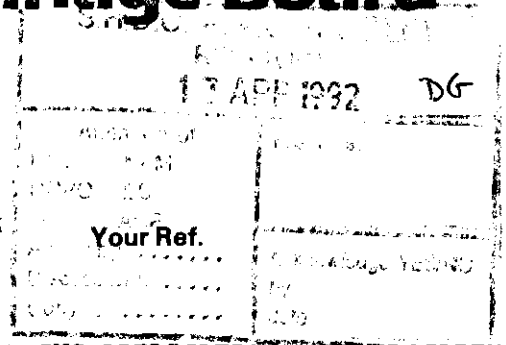
Yours faithfully

Note [illegible]

A P Midlen
Principal Planning Of
Development Control

SOUTH HOLLAND
Internal Drainage Board

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



Please contact: Mr. Staines

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

Our Ref. RS/PA-F/371/92/JAM **Your Ref.**

Date 9 April 1992

Dear Sirs,

FULL PLANNING APPLICATION - S. HALGARTH FARMS LTD
DWELLING AT WEST GATE, MOULTON CHAPEL

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. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

The watercourse adjoining the site is maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. 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. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £130 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.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical 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,

Broadgate Builders Ltd.,
Broadgate House,
Broadgate,
Weston Hills,
Spalding, Lincs.

pp ENGINEER TO THE BOARD

943.

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

MOULTON PARISH COUNCIL
31 MAR 1992
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0371/92

Applicant: S Halgarth Farms Ltd
The Poplars
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Proposed house with integral garage

Location: West Gate Moulton Chapel
Spalding

Type: FULL

Date received: 24-MAR-92

30-MAR-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 14-APR-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0QB

S.H.D.C. PLANNING DEPT.
RECEIVED
10 APR 1992 DG

FOR PARISH COUNCIL USE ONLY

Comments:

The application is supported.

Signed:

8/4/92

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0371/92

Applicant: S Halgarth Farms Ltd
The Poplars
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Proposed house with integral garage

Location: West Gate Moulton Chapel
Spalding

Type: FULL

Date received: 24-MAR-92

30-MAR-92

Dear Cllr A E Naylor

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 09-APR-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Supported

Cllr A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because

Signed:

A E Naylor 7.4.92.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1992 DG

NRA
National Rivers Authority
Anglian Region

3 April 1992

Our ref.GT/92/1/SH/0115

Dear Sir

PLANNING APPLICATION NO. H13/0371/92
PROPOSED HOUSE WITH INTEGRAL GARAGE AT WEST GATE, MOULTON CHAPEL, SPALDING, BY S. HALGARTH FARMS LTD.

With regard to the above-mentioned application received on 1 April 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

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN[illegible] 1JF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our ref.GT/92/1/SH/0115

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 Broadgate Builders, Broadgate House, Broadgate, Weston Hills, Spalding

VJC

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

South Holland District Council Application Reference H13/0371/92.

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		
	2	9	5	1	9	6.

2. Address or location

West Gate, Moulton Chapel

3. Name, classification and number of road

U/C

4. Date application referred 7/4/92

5. State whether outline, detailed application etc.

Full.

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

House & 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: 2/4/92. 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

Delete as appropriate

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

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

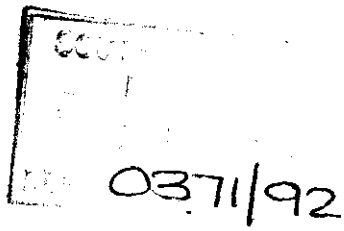
The proposed dwelling is sited on the North side of West Gate which is a narrow rural County Road where the carriageway width is only some 3·7m wide The carriage is inadequate in width to allow two vehicles to pass in safety, therefore unsuitable to serve further development in the absence of any special justification.

The proposal if permitted would increase the number of vehicles using this lane which, when meeting, would lead to long reversing manoeuvres or vehicles having to overrun the adjoining verges to the detriment of highway safety.

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

Note/ If this is proposal receives agricultural support this objection can be withdrawn.

COMMERCIAL IN CONFIDENCE



AGRICULTURAL DWELLING HOUSE APPRAISAL

PROPOSED DWELLING:

WILES FARM, FEN GATE
MOULTON CHAPEL
SPALDING
LINCOLNSHIRE

S HALGARTH LIMITED

J H Park
MAFF, ADAS
Lindsey Buildings
Church Street
ALFORD
Lincolnshire

Tel: Alford (0507) 462472

March 1992

A D A S

AGRICULTURAL DWELLING HOUSE APPRAISAL

PROPOSED DWELLING, WILES FARM, MOULTON CHAPEL, SPALDING, LINCOLNSHIRE

S HALGARTH LIMITED

MAFF REFERENCE: 24/317/21 ADCH

INTRODUCTION

This report and appraisal has been prepared at the request of Mr J S Halgarth. An application has been submitted on behalf of S Halgarth Limited for planning permission to erect a dwelling on a site situated off West Gate, Moulton Chapel.

The following information was obtained at a meeting with Mr J S Halgarth on 9 March 1992.

LAND TENURE

The agricultural business of S Halgarth Limited and Halgarth Farms Limited, which trade as S Halgarth Farms, are separate for accounting purposes but are run together with regard to day-to-day operations.

S Halgarth Farms farm a total of approximately 850 acres, of which 760 acres are owned either by members of the Halgarth family or S Halgarth Limited, 72 acres are rented by members of the Halgarth family under secure tenancy arrangements, and 18 acres are taken on a short-term arrangement which has extended over a total period of about 5 years.

The majority of the land is situated within about 1.5 miles of the yard at The Poplars, Weston Hills; approximately 166 acres owned by S Halgarth Limited are situated within about 0.5 miles of Wiles Farm, Moulton Chapel; and 49 acres are situated in Cowbit Wash.

CROPPING

The present cropping regime of the approximately 850 acres farmed by S Halgarth Farms comprises:-

Main crop potatoes - 70 acres
Daffodils, for bulbs and flowers - 34 acres
Onions - 40 acres
Sugar beet - 102 acres
Vining peas - 110 acres
Spring barley - 25 acres
Winter wheat - 419 acres
Cauliflowers - 50 acres

All the above areas are approximate.

Approximately 800 square metres of glass situated at a nursery site on Broad Gate, Weston Hills are utilised for forced flower production.

FARM BUILDINGS

The Poplars Yard, Broad Gate, Weston Hills

Situated at this location there are a number of buildings which include:

90' x 60' concrete/asbestos insulated potato store
90' x 35' steel/asbestos grain store
70' x 60' brick/asbestos building, including in-bin grain storage facilities
2 no. open-fronted machinery storage buildings
A group of buildings including a covered crew yard, a workshop, a barn and an office.

Harphams Yard, Broad Gate, Weston Hills

This yard, which is situated on the opposite side of Broad Gate to the yard previously described, is equipped with buildings which include:

105' x 90' steel framed open-fronted, partly open-sided bulb drying shed
90' x 35' steel/asbestos onion store
brick/asbestos building

Nursery Site, Broad Gate, Weston Hills

Situated some distance from the Poplars Yard, there is a nursery which is equipped with the 800 square metres of glass previously mentioned, a packing shed and a cold store.

Wiles Farm Yard, Fen Gate, Moulton Chapel

Situated at this location there is a group of 3 adjoining buildings of modern design and construction, each 60' x 40', which provide crop storage facilities for 400 tonnes of corn, 300 tonnes of potatoes, and 250 tonnes of onions respectively.

All dimensions and capacities quoted are approximate.

LABOUR FORCE

The full-time labour force comprises Mr J S Halgarth, his 4 sons, Mr H Halgarth, Mr M Halgarth, Mr B Halgarth and Mr W Halgarth, and 7 additional full-time workers.

Part-time gang labour is employed as necessary.

HOUSING ACCOMMODATION

The Poplars, Old Farmhouse, Broad Gate, Weston Hills

This dwelling is occupied by Mr H Halgarth.

The Poplars, New Farmhouse, Broad Gate, Weston Hills

This dwelling is occupied by Mr J S Halgarth.

A Cottage situated off Broad Gate, Weston Hills

This dwelling is occupied by a full-time farm worker.

Nursery Cottage, Broad Gate, Weston Hills

This dwelling is occupied by a full-time farm worker.

Mr J S Halgarth explained that a dwelling situated near to the buildings at Wiles Farm, Moulton Chapel, was retained by the previous owner of Wiles Farm when the farm was purchased by S Halgarth Limited in about 1986.

REASONS FOR THE PROPOSES DEVELOPMENT

I understand that the proposed dwelling on the site off West Gate, Moulton Chapel, which is situated about 0.25 miles from the yard at Wiles Farm, is required to provide on-farm accommodation for Mr J S Halgarth's son, Mr M Halgarth. Mr J S Halgarth explained that Mr M Halgarth needs to reside near to the buildings at Wiles Farm to facilitate the efficient running of the farming business, to monitor and supervise crops in store, and for security reasons.

Mr J S Halgarth further explained that Mr M Halgarth currently lives in rented accommodation near Spalding which he has to vacate by December 1992. Mr J S Halgarth indicated that the subject site is considered to be the most suitable site available for the proposed dwelling.

CONCLUSIONS

My assessment with regard to the agricultural need for housing accommodation, taking into account the factors set out in Annex E of Department of the Environment Revised Planning Policy Guidance Note PPG7 is set out below.

A detailed financial test has not been carried out in this case, but a holding of the scale and type described would, in my view, certainly be capable of sustaining a financially sound agricultural business.

The present full-time labour force is reasonable for a holding of the scale and type described.

Where such a holding includes a geographically separate yard equipped with buildings of the scale and type existing at Wiles Farm, Moulton Chapel, it cannot be stated that it is essential for a responsible person to be readily available, at most times, throughout the year, at such a location. However, there will be periods during the year when such a person would need to be

readily available to monitor and supervise crops in store, at most times. In my opinion such a functional need could be met by the provision of a dwelling at a location within reasonable travelling distance. In the absence of suitable available local housing it may thus be necessary to provide on-farm housing accommodation.

John Hunter Park

J H PARK
Land Management Adviser

20 March 1992

jhp073/jp

ADAS

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H13/0371/92/A1 Date Received: 07 07 92

Applicant: S Halgarth Farms Ltd
The Poplars
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding
Lincs

Description of Original Development: Proposed house with integral garage

Location: West Gate, Moulton Chapel

Amendment Submitted: Revised ground floor layout

Drawing Number(s): 92012 - 1, 3

Amendment Accepted (if different from above):

17 July 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H13/371/92/A1

Date registered 07 JUL 1992

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S. HALGARTH FARMS Ltd.
THE POPLARS, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

Tel. No.

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

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.
Tel. No 0406 380532 (Contact) S. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WEST GATE, MOULTON CHAPEL, SPALDING, LINCS.

Please complete

EARLIER APPLICATION No.

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

H13-0371-92.

Building Regulation reference relating to same development.

NOT YET APPLIED. 5/6/92

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No NOT YET APPLIED.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed S. Liquorish Date 8 JULY 1992.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

PROPOSED HOUSE.

As **NOW PROPOSED**, *if different*

"

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

REVISED GROUND FLOOR LAYOUT. — No objs JG cb 16/7/92

State drawing no's of the current submission

92012-1, 3.

State Officer dealing with the application, if known.

MR. D. GEDNEY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—



METER BOXES

POSITION GAS AND ELECTRIC METER BOXES AS SHOWN. BOXES TO BE 500mm min - 1000mm max ABOVE PATH LEVEL. CONSUMER UNIT AT HIGH LEVEL

CYLINDER

450mm DIA INDIRECT COPPER CYLINDER COMPLETE WITH 3 kw IMMERSION HEATER AND INSULATION JACKET

PERMEVENT

[illegible] POSITIONED 225mm ABOVE FINISHED FLOOR LEVEL

BOILER

FLOOR MOUNTED OIL BALANCE FLUE BOILER DURABLE GUARD OVER OUTLET

TRAP DOOR

600 x 600 TRAP DOOR ACCESS TO ROOF SPACE (SEE FIRST FLOOR PLAN)

DOOR, WINDOW AND LINTEL SCHEDULE

1	garage door	UF7070N	IG	L/S	[illegible]
2	garage door	UF7070N	IG	L1/HD	[illegible]
3	window	212C	IG	L1/S	[illegible]
4	door	FX5	IG	L1/S	[illegible]
5	window	110C	IG	L1/S	[illegible]
6	door/window	FN5/110C	IG	L1/HD	[illegible]
7	pair of doors/sidelights	2 400 M wide	IG	L1/HD	[illegible]
8	window	CR4S	IG	L1/HD	[illegible]
9	door/sidelights	FN29M /2no.113C	IG	L1/HD	[illegible]
10	window	CR4S	IG	L1/HD	[illegible]
11	"	CR3S	IG	L1/HD	[illegible]
12	"	CR3S	IG	L1/HD	[illegible]
13	"	113C	IG	L1/S	[illegible]
14	"	212C	2no. 50x100		[illegible]
15	"	212CC	"		"
16	"	212CC	"		"
17	"	212C	"		"
18	"	212CC	"		"
19	"	212CC	"		"
20	"	212C	"		"
21	"	212CC	"		"
22	"	1.0M x 1.2M deep	IG	L1/S	[illegible]
23	"	113C	IG	L1/S	1050
24	"	113C	IG	L1/S	1050

ALL WINDOWS TO HAVE LEADED LIGHTS AS SHOWN ON ELEVATIONS

ALL WINDOWS TO BE DOUBLE - GLAZED

ALL JOINERY REF BOULTON AND PAUL

NOTE

THE VENTILATION REQUIRED FOR THE DOWNSTAIRS W.C. IS 0·0945 m²

BOULTON & PAUL STATE THAT N.L.T. 0·47m² IS NEEDED FOR THE TYPE OF WINDOW IN REF No 5

Broadgate Builders

SOUTH HOLLAND D.C. PLAN DEPT. 24 MAR 1992 REF 0871/92

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed house with garage at: West Gate, Moulton Chapel, Spalding.

For S. Halgarth Farms Ltd.

DATE 15-FEB-90 | DRAWN [illegible]

DRWG. No. 92012 - 1 | SCALE 1-50, 1-100

REVISIONS | DES. | DATE

PLANNING | BUILDING NOTE

CHECK BY

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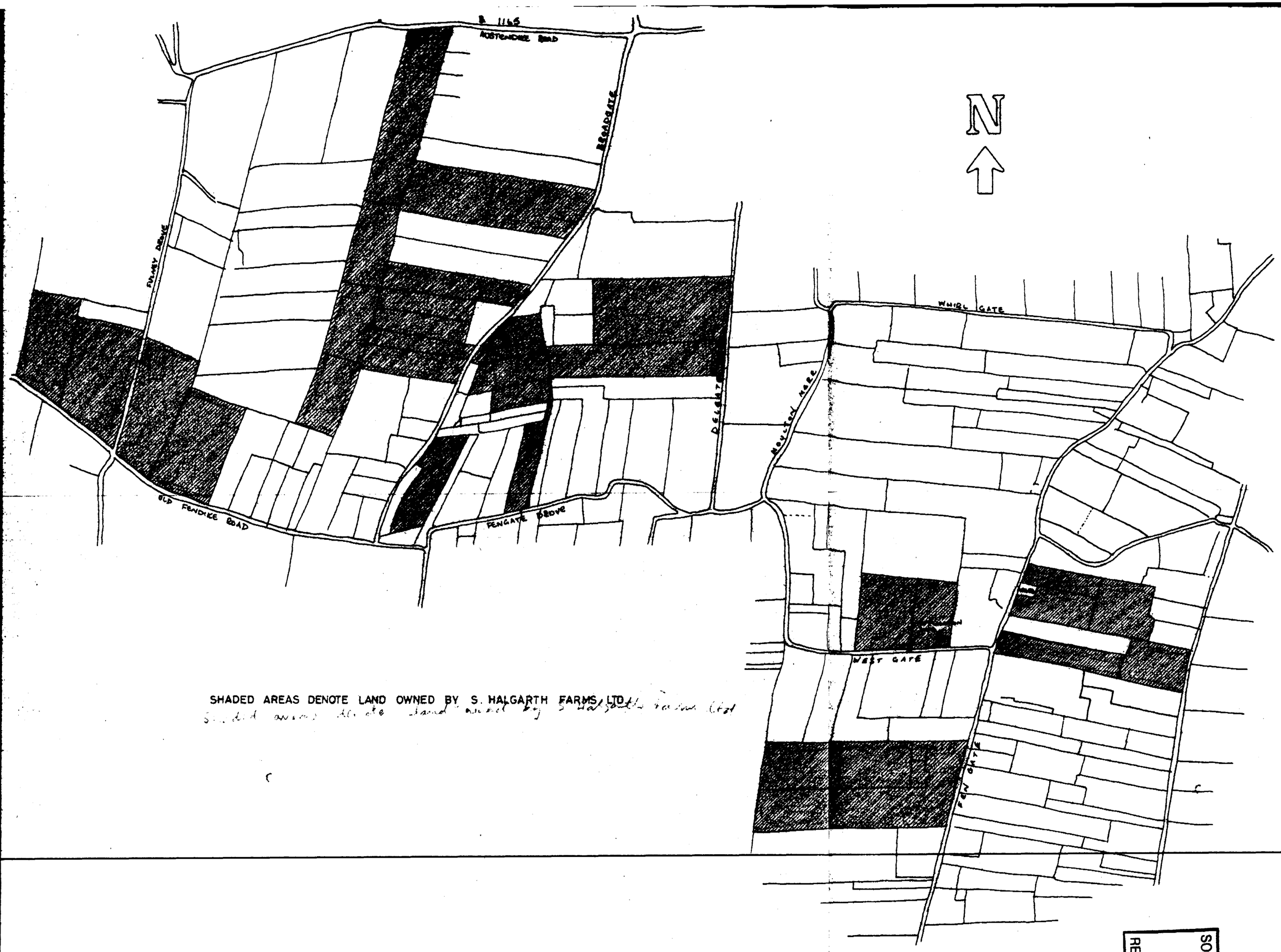

SHADED AREAS DENOTE LAND OWNED BY S. HALGARTH FARMS LTD.

Shaded areas denote land owned by S. Halgarth Farms Ltd

SOUTH HOLLAND D.C.
PL/ PT
27 ... 1992
REF 371/92

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed house with garage at :
West gate, Moulton Chapel, Spalding.
for S. Halgarth Farms Ltd.

DATE	APRIL 1992	DRAWN	
DRWG. No.	92012 - 4	SCALE	1 : 10,560

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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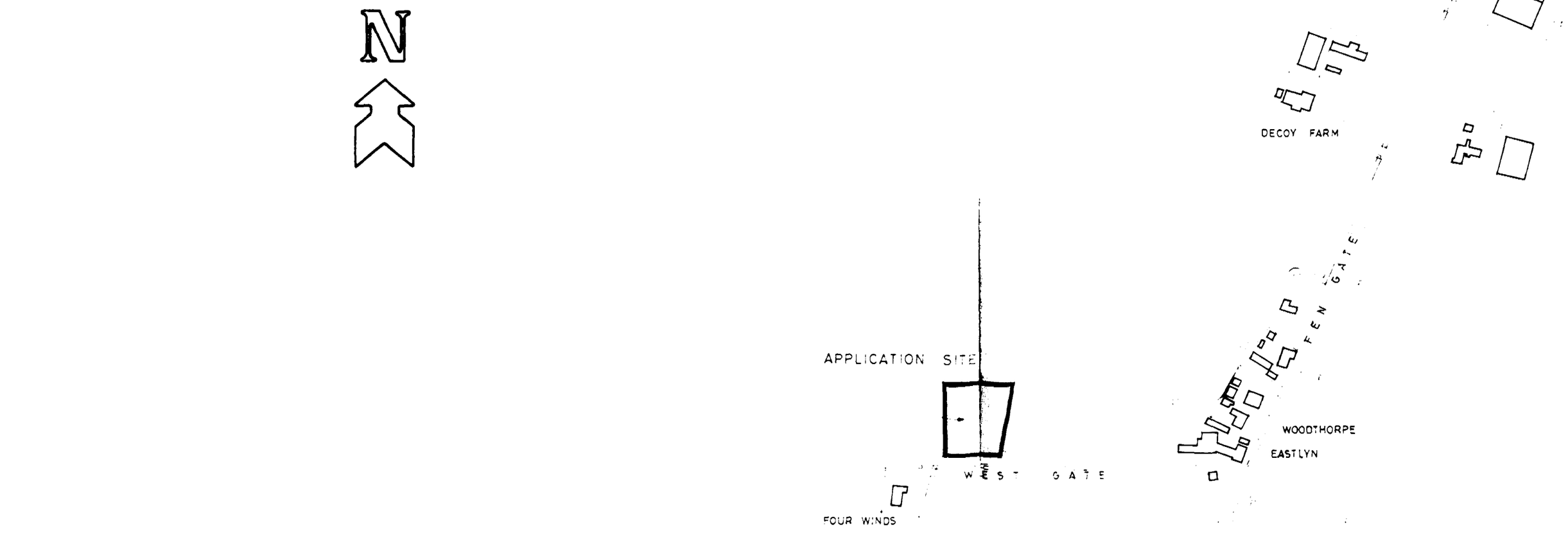
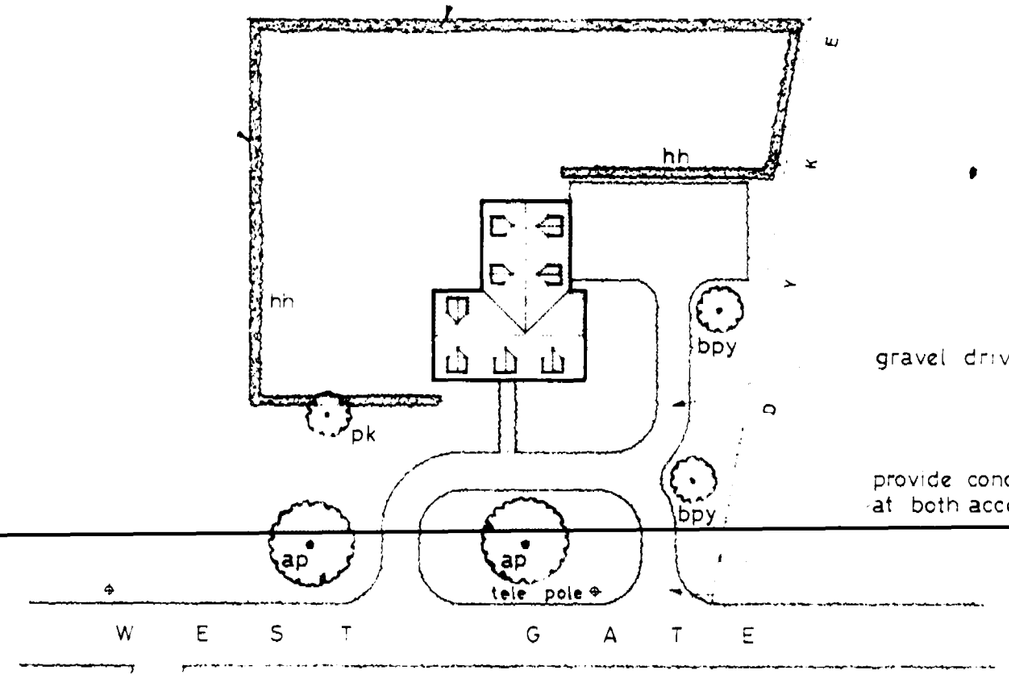


LOCATION PLAN 1-2500 scale

Provide hawthorn hedging along boundaries as shown



SITE LAYOUT 1-500 scale

LANDSCAPING SCHEME.

ap	ACER PSEUDOPLATANUS
bpy	BETULA PENDULA YOUNGII
pk	PRUNUS KANZAN
hh	HAWTHORN HEDGING.

EXTERNAL MATERIALS.

FACING BRICKS	OLD CROFT COUNTRY.
ROOF TILES	REDLAND GROVEBURY FARMHOUSE RED

Read 25/6/92

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Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE

Proposed house with garage at :
West gate, Moulton Chapel, Spalding
for S. Halgarth Farms Ltd.

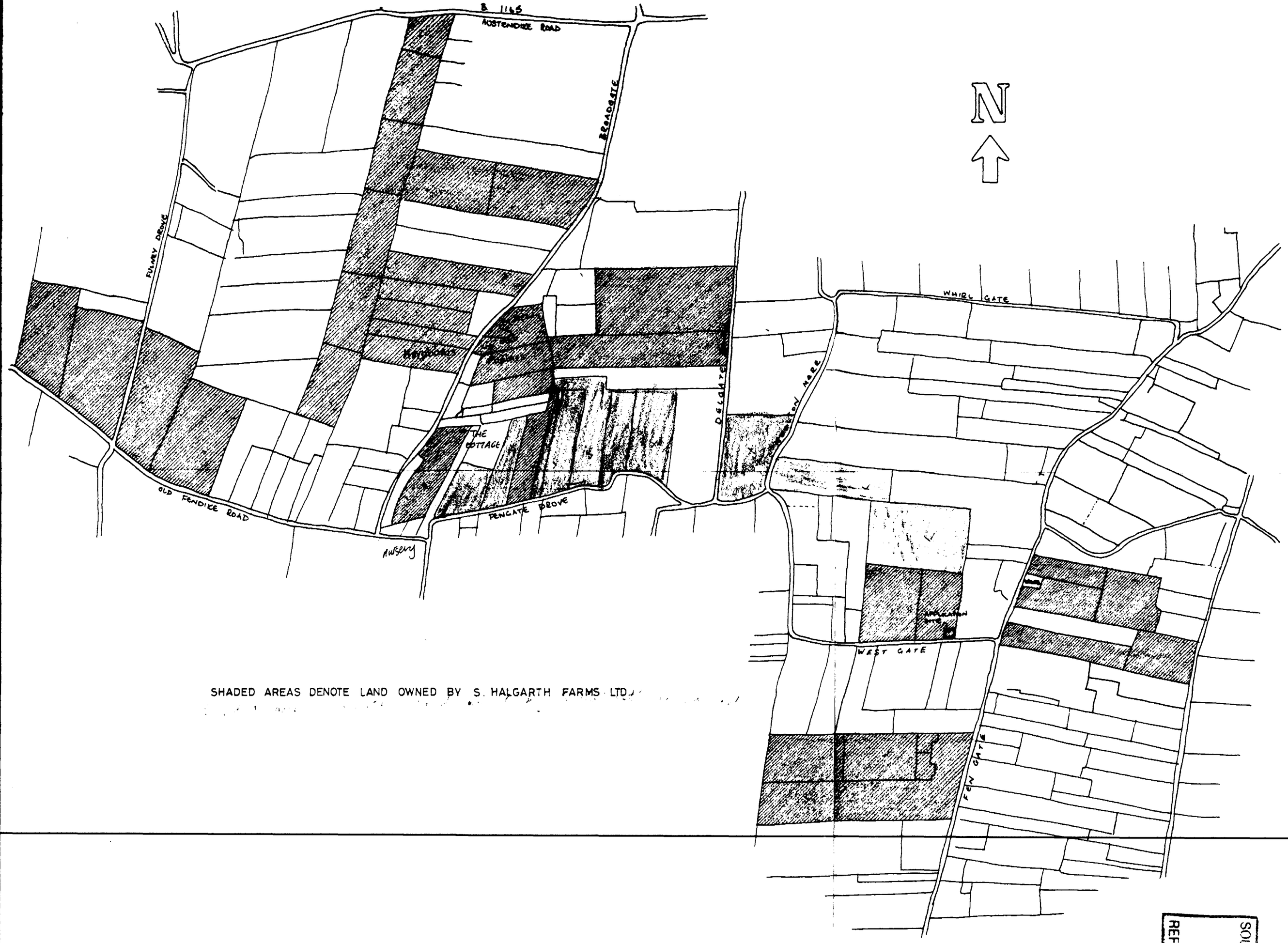
DATE	MARCH 1992	DRAWN	
DRWG. No.	92012 - 3	SCALE	AS SHOWN

REVISIONS	DES	DATE	SIGN
a	local authority amendments - bricks and hedging	25 6 92	

PLANNING	BUILDING REGS
CHECK BY	

SUMMIT

8819-128BT



SHADED AREAS DENOTE LAND OWNED BY S. HALGARTH FARMS LTD.

SOUTH... REF 371/92

Broadgate Builders

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Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed house with garage at :
West gate, Moulton Chapel, Spalding.
for S. Halgarth Farms Ltd.

DATE	APRIL 1992	DRAWN	
DRWG. No.	92012 - 4	SCALE	1 : 10,560.

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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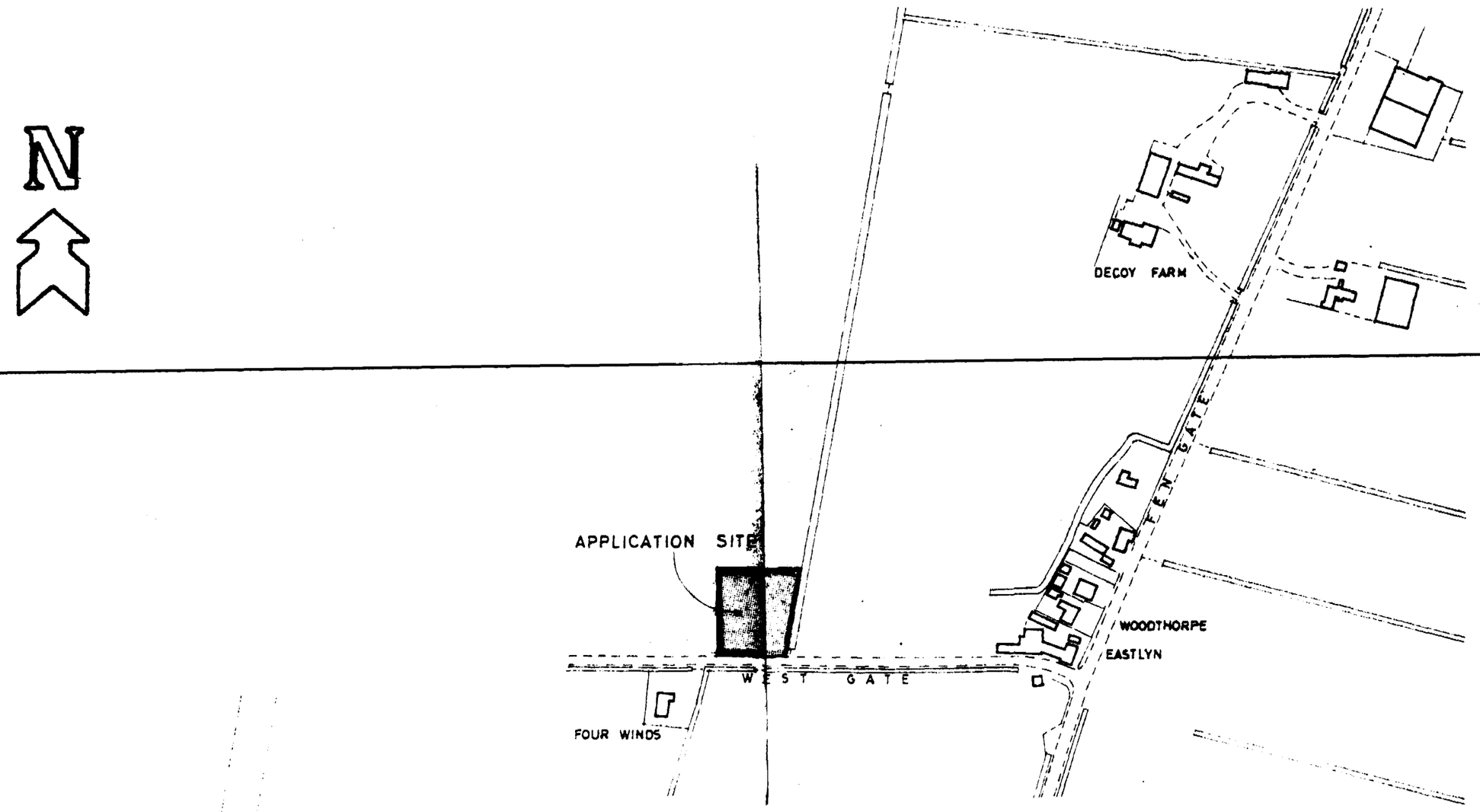
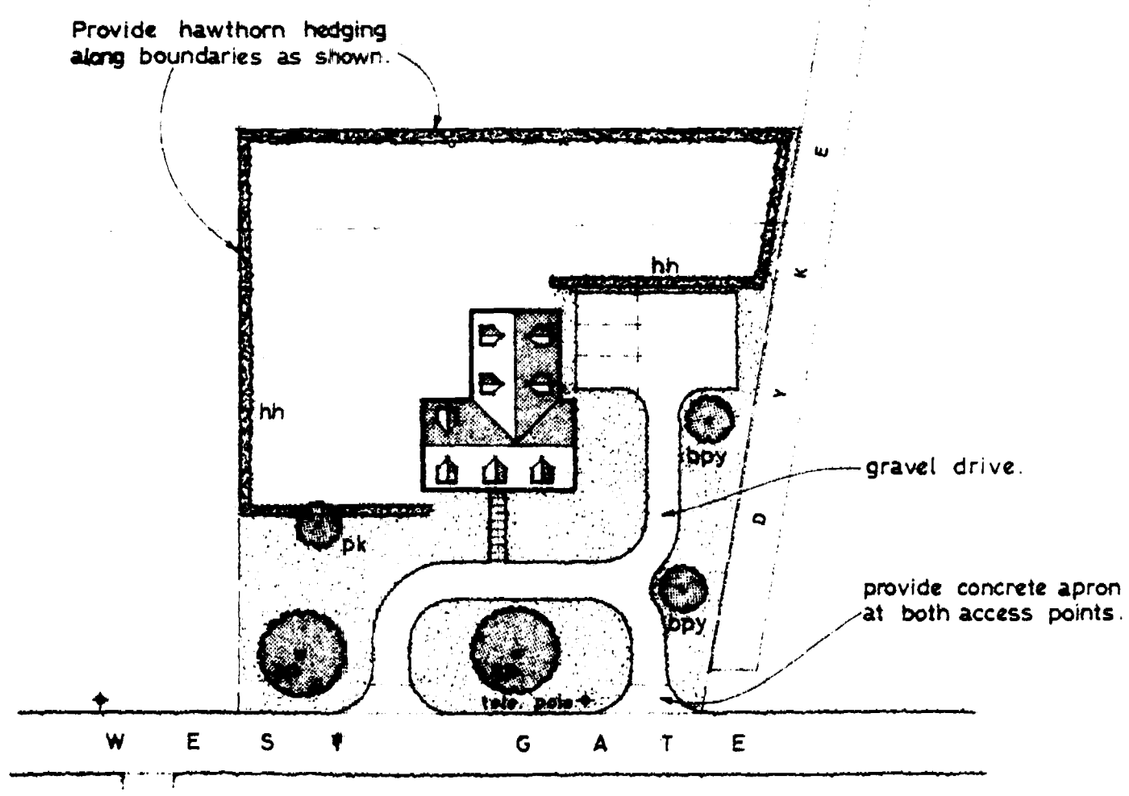
SUMMIT



LOCATION PLAN 1-2500 scale.



SITE LAYOUT 1-500 scale.

LANDSCAPING SCHEME.

ap ——— ACER PSEUDOPLATANUS.

bpy ——— BETULA PENDULA YOUNGII.

pk ——— PRUNUS KANZAN.

hh ——— HAWTHORN HEDGING.

EXTERNAL MATERIALS.

FACING BRICKS ——— ELLIOTT OLD CROFT COUNTRY.

ROOF TILES ——— REDLAND GROVEBURY FARMHOUSE RED.

AMENDED PLAN
Ref. A1

SOUTH HOLLAND D.C.
REF 371/92

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed house with garage at :
West gate, Moulton Chapel, Spalding.
for S. Halgarth Farms Ltd.

DATE	MARCH 1992	DRAWN	
DRWG. No.	92012 – 3	SCALE	AS SHOWN.

REVISIONS	DES.	DATE	SIGN
a	local authority amendments :- bricks and hedging	25.6.92	

PLANNING | BUILDING REGS.

CHECK BY

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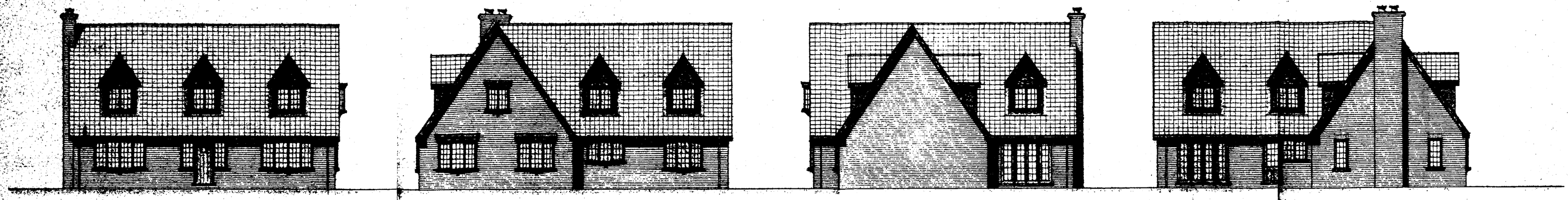
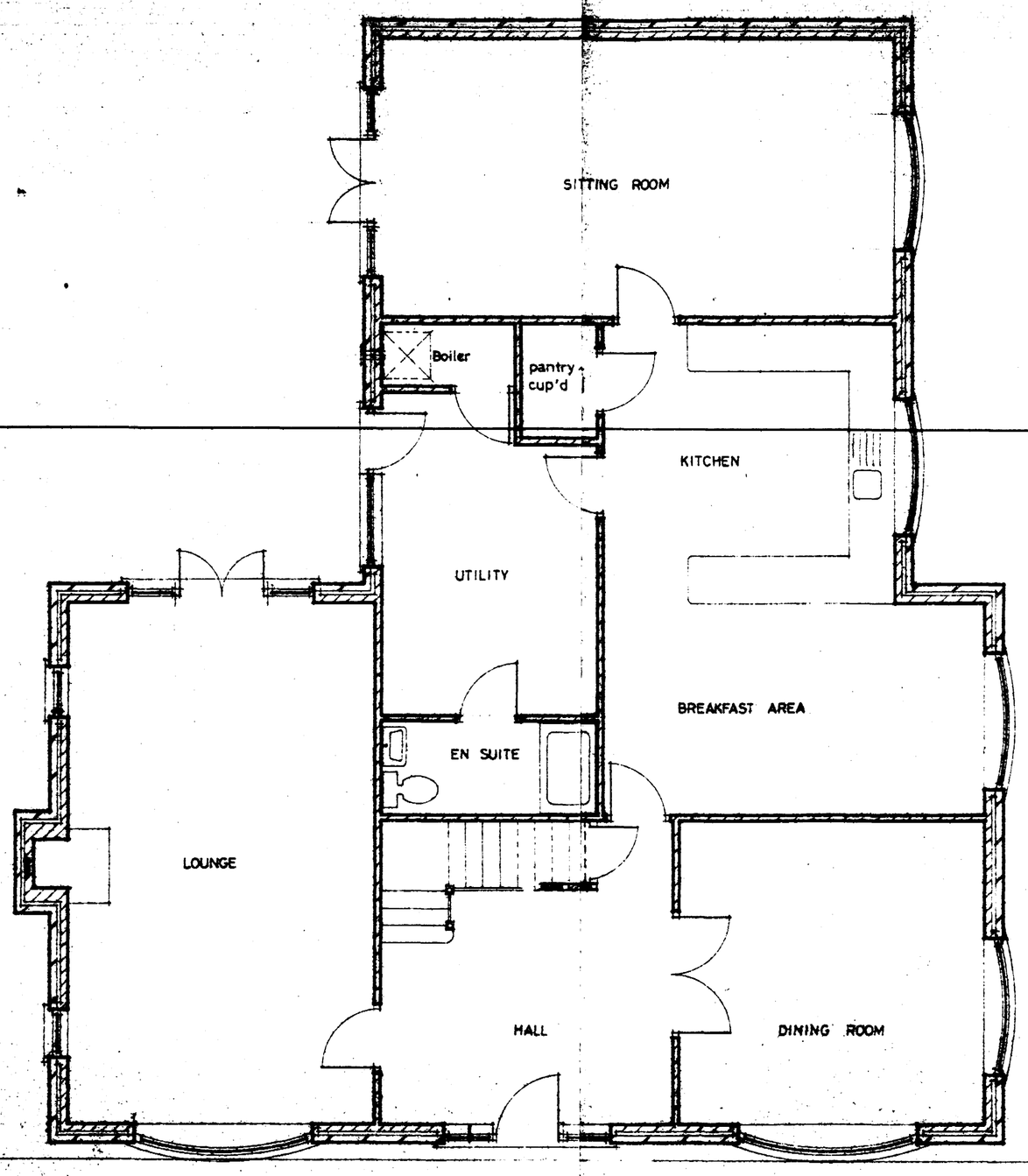


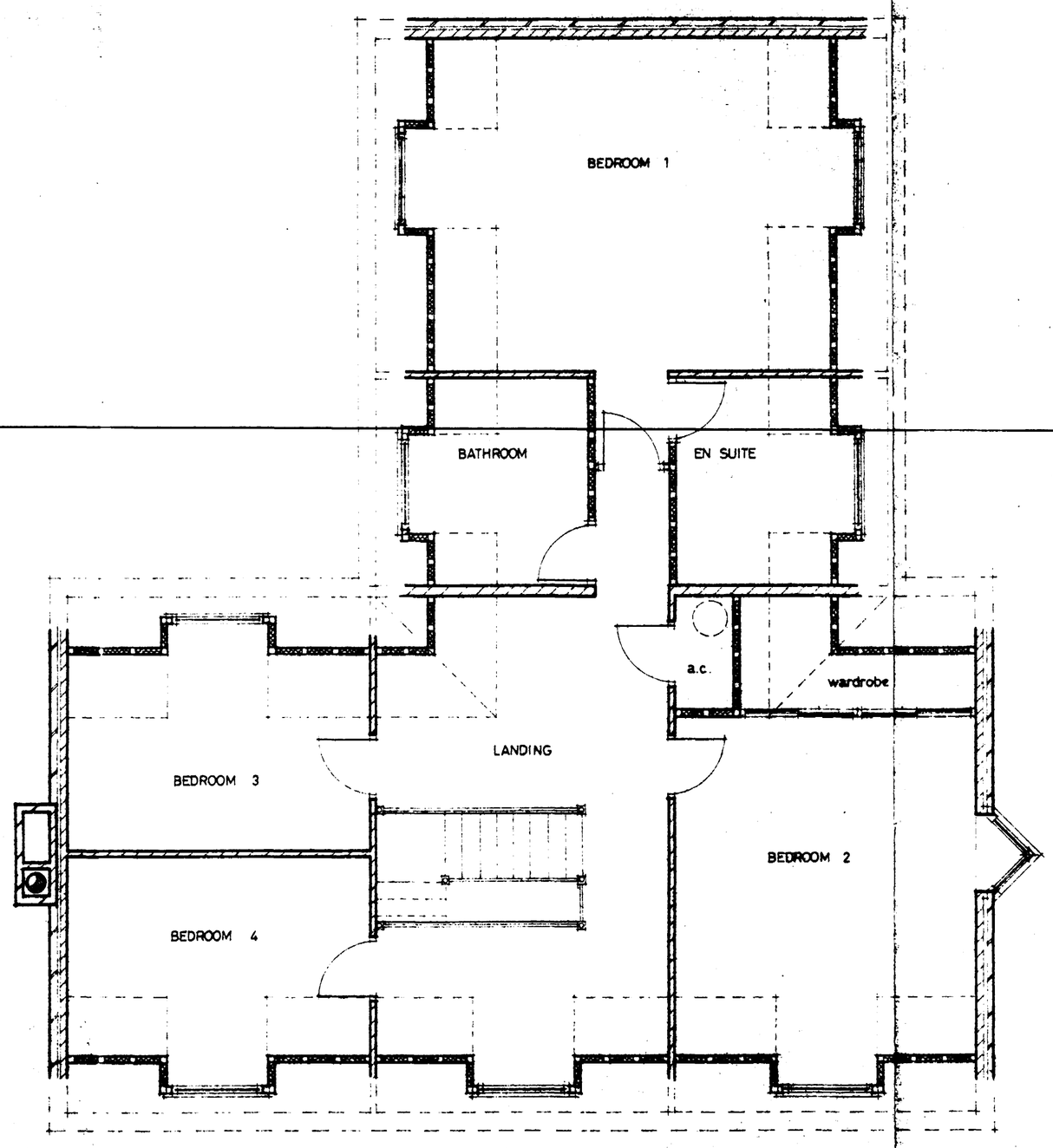
SOUTH

EAST

NORTH

WEST





AMENDED PLAN
Ref. a/1

Broadgate Builders

SOUTH HOLLAND D.C.
PLANNING DEPT
07 JUL 1992
REF S/1179

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE

Proposed house at :
West Gate, Moulton Chapel, Spalding.
For S. Halgarth Farms Ltd.

DATE	JUNE 1992	DRAWN	
DRWG. No.	92012 - 10	SCALE	1:50 . 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING | BUILDING REGS.
CHECK BY

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