FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0413/92 Received:10-APR-92 Type:OUTLINE

Name: Mr Simon Naylor
Carlton House
Roman Bank
Moulton Seas End
Spalding, Lincs, PE12 6LG

Agent: Mr Simon Naylor
Carlton House
Roman Bank
Moulton Seas End
Spalding, Lincs, PE12 6LG

Description: Residential development

Location : Seas End Road Moulton Seas End
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

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 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.

Director of Planning and Building Control Services
10-JUL-92 H13/0413/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/0413/92

Date Registered 02 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr SIMON NAYLOR
CARLTON HOUSE,
ROMAN BANK
MOULTON SEAS END
SPALDING LINCS PE12 6LG

Tel. No. 0406 370 639

NAME AND ADDRESS OF AGENT

(if form completed ~~by agent~~)

OFFICE COPY

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SEAS END ROAD
MOULTON SEAS END

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of one dwelling

~~RESIDENTION~~ RESIDENTIAL

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Signed. S.B.Naylor Date. 22 March 92 Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

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

Please state Site Area [0.1] (Hectares)

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

Siting [✓] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:
B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:
C. Please state type and colour of materials for facing external walls:
D. Please state type and colour of roofing materials.
E. Has a survey of the site been undertaken? State Yes or No

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

Agricultural

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

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

or

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

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees NO ✓
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 — A. Natural Soakaway
B. For estate developments, please state how highway surface water will be disposed of — B. —
C. Please state whether a land drain will be affected — C. No
D. Foul sewerage will be disposed of to: — D.

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	✓	→ 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.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

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

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. 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.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
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			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those 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)			
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)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed S.B. Naylor (Applicant/~~Agent~~) Date 22 March 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 S.B. Naylor Applicant/~~Agent~~) Date 22 March 92

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

S..e Notes: Accuracy Neighbours Other

Boundaries Site Features [illegible] agricultural
House = bungalow to [illegible] open [illegible]
side [illegible] to [illegible] further along.

Inspected by: DMG
date: 6/5

Case Officer Conclusions (issues)

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

Recommended approvals -

Departure from policy — Yes .... No ....

Ward member request — Yes ✓ As requested by [illegible] 22/2 Re telephone call — No ....

Recommend approval against material objection — Yes ....

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

Other info. viz:
Signed .....

Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H ~ R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

~ rt 7 (Outlines)

RM Checklist:	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 21/4 DR 21/4

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Sycamore House, Sea, Eth Rd
High View —"—

Residents (Delivery):

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P961 02 APR 1992

Date First Received .....

REGISTRATION

REFERENCE H13/0413/92

Cross-Ref N/A

Date 3/4

VALIDATION Date 3/4/92

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

Site area 0.03 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 ☐ Ref .....

Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 15.4.

Index Sheets 131 OS Nos ..... Grid Ref 531980 126160

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 467 Linked to property ..... Ref .....

Planning Records:
Earlier apps

22/76
72/71
590/73

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

Inputs completed.....

Plan No. and Applicant		Proposal
H23/0329/92 G Garratt & Sons		Change of use of land for lorry/car park at Stockwell Gate, Holbeach.

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 for the proposal.

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

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions having regard to such matters as the site's location in the conservation area, the need for a satisfactory access arrangement and the proximity of the site to adjoining residential properties.

(Councillor T G M Tyler declared an indirect interest in the above application, and left the meeting room during consideration thereof. It was also reported that Councillor Tyler had declared an indirect interest when the site was inspected and had remained on the coach during the inspection.)

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

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 trees situated along the frontage of the site be made the subject of a Tree Preservation Order if considered appropriate.

H02/0439/92 Mr G Flecknor		Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

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 for the proposal.

H02/0440/92 Mr G Flecknor		Change of access at Alderlands, Peterborough Road, Crowland.

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 for the proposal.

H13/0413/92 Mr S Naylor	OA	Residential development at Seas End Road, Moulton Seas End.

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 determine if there is an essential agricultural need for a dwelling in this location.

16. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H02/0439/92 Mr G Flecknor		Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

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

H02/0440/92 Mr G Flecknor		Change of access at Alderlands, Peterborough Road, Crowland.

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

H13/0413/92 Mr S Naylor	OA	Residential development at Seas End Road, Moulton Seas End.

(Pending a site inspection in order to determine if there is an essential agricultural need for a dwelling in this location.)

(Councillor A E Naylor declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H09/0470/92 Mr S Smith		Erection of mast for the attachment of amateur radio aerials at 58 Fairfields, Holbeach.

(Pending a site inspection in order to assess the impact of the proposal on the visual amenities of adjoining properties.)

(Councillor Mrs P J Buffham declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

(d) **Applications approved subject to Planning Obligations**

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permissions for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H05/1088/91 Mr & Mrs A Prosser	OA	Land adjoining Eastgate House, Eastgate, Fleet Hargate.

(To ensure that the vehicular access to the development is via the land to the west only and not via Eastgate.)

H16/0318/92 Mr & Mrs R Barnett		Change of use of part of site for car valeting at 58 London Road, Little London, Spalding.

(To restrict the proposed use of the site to the occupants of 58 London Road and to there being no other employees engaged in business or commercial activities on the site.)

- The applicant and his father work full time in the business.
- Mr S Naylor currently resides with his parents next to the yard at Roman Bank. He intends to marry and requires separate accommodation and needs to reside near to the yard at Moulton Seas End to facilitate the efficient running of the business.
- Mr S Naylor explained that the site (about 0.75 miles from the yard) is the most suitable site available.
- A holding of the scale and type described would be capable of sustaining the financially sound agricultural business.
- In my opinion there would normally be a functional need for one person with the required managerial ability to reside on such a holding for managerial, supervisory, operational reasons. A heavy demand would be placed on such a person at busy periods in the year and there would, therefore, in my opinion be a functional need for a further person to be readily available at most times for some periods during the year. This could be met by a suitably skilled person who resided within reasonable travelling distance of the main yard and buildings.

PLANNING POLICIES/DOE ADVICE

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

PLANNING ISSUES

1 The determining issues in this particular case are (a) whether the proposal is acceptable on policy grounds. (b) Highway considerations.

2 The site is located to the south of Moulton Seas End village on the west of Seas End Road. It forms of a parcel of agricultural land approximately 2.2 hectares (5.5 acres) in size. It previously had a dwelling built on it, only the foundations of which still remain. Therefore the residential use has been abandoned and this application cannot be considered as a replacement.

3 The main farm buildings associated with the holding are located on the opposite side of Moulton Seas End approximately 0.75 miles from the site. The applicant has stated that the proposed site is the only and nearest land personally owned by himself and he needs to live relatively close to the buildings due to unsocial working hours.

CONCLUSIONS

1 There is already a dwelling (Carlton House) situated next to the yard at Roman Bank. This is occupied by the applicants parents. ADAS has stated that there would, in their opinion be a fuctional need for a further person to be readily available at most times during most periods of the year.

2 The application site, however, is 0.75 miles from the main yard on the opposite side of the actual village. It is my opinion that if there is an additional need for a dwelling on the holding, then this could be accommodated much nearer to the yard. It would also seem that the business has recently

received planning permission for residential development on land approximately 150 metres to the west of the main yard (H13/0243/91).

3 The County Highways Authority have raised no objections to the proposals subject to the vehicular access being widened to a minimum of 4.25 metres for the first 10 metres from the junction with Seas End Road and also it being suitably surfaced.

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 wold 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 ofthe 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.

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

COM

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0413/92 Type: OUTLINE

Applicant: Mr Simon Naylor
Tel: 0406 370639

Agent: Mr Simon Naylor
0406 370639

Description: Residential development

Location: Seas End Road
Moulton Seas End
Spalding
Lincs

Valid date: 10-APR-92
Target dates:
To case officer 15-APR-92
Inspected by 20-APR-92
Extra contacts 25-APR-92
Report if not clear by 15-MAY-92

Terminal date: 05-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .03 HA
Category: Redevelopment
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	16-APR-92	30-APR-92
Cllr J Clark	0406 370785	16-APR-92	30-APR-92
Cllr A E Naylor	0406 370323	16-APR-92	30-APR-92

Owner/Occupier Sycamore House, Seas End Road 07-MAY-92 21-MAY-92
Owner/Occupier High View, Seas End Road " "

L.C.C – Obs Attached fr os 23/4/92.

SITE DETAILS

Grid ref: 531980 326760
OS Sheets: 131 Parcel:

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

Con

Application no: H13/0413/92 Type: OUTLINE

Applicant: Mr Simon Naylor
Tel: 0406 370639

Agent: Mr Simon Naylor
0406 370639

Description: Residential development

Location: Seas End Road
Moulton Seas End
Spalding
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Valid date: 10-APR-92 Terminal date: 05-JUN-92
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Extra contacts 25-APR-92 Case Officer:
Report if not clear by 15-MAY-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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Cllr A E Naylor	0406 370323	16-APR-92	30-APR-92

L C C -- Obs Attached JCS 23/4/92.

SITE DETAILS

Grid ref: 531980 326760
OS Sheets: 131 Parcel:

APPLICATION REFERENCE: H13/0413/92 DATE RECEIVED: 10 04 92

APPLICANT: Mr Simon Naylor
Carlton House
Roman Bank
Moulton Seas End
Spalding Lincs
PE12 6LG

AGENT:

TYPE: Outline

DESCRIPTION: Residential Development

LOCATION: Seas End Road, Moulton Seas End

Parish Council: Support.

County Highways: Request conditions.

A.D.A.S.:
(Summarised)

- Mr S Naylor is a partner with his father and mother (Mr & Mrs B D Naylor) in the business of H H N Farms. The business occupies a total of approximately 350 acres, of which 240 acres are owned by the Naylor family.
- The land occupied is situated in the Moulton Seas End, Fosdyke, Saracens Head and Spalding areas.
- There are a number of farm buildings at Roman Bank Yard, Moulton Seas End. There is also a small yard at Cottage Farm, Low Fulney.

OBJECTION

Moulton Seas End
Spalding.

413/92 D.G

Dear Sir

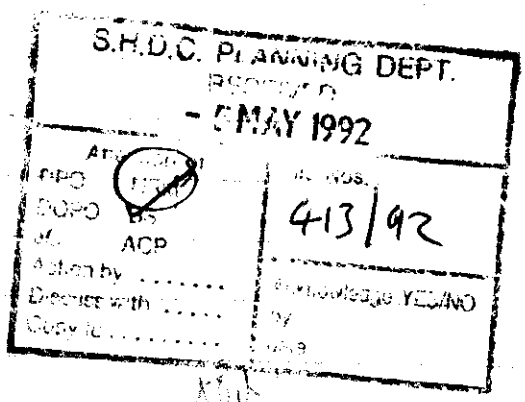
Mr S Naylor as aplyed to build on Seas End Road. For goodness sake not to come out on the worse bend on the Seas End Road. the Local Council should of objected to the garage thats been Built Badly on same bend. Have you seen it since built 3 yds from house and Road completly block with cars Lorrys on blind bend. then Mr Naylor wants to add to it all so out of green belt, if its to farm he cant go wrong as H Naylors Son got 4 building plots on Roman Bank he will not be stuck for a building plot as all farm together Please not on blind corner.

Mr Smith But if the name Naylor they get why?

I am Senior Gent who dont agree with comeaugout on bad bend some one all ready been killed on very spot. Pleack check sor

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAY 1992

Ans. [illegible]	
DPO [illegible]	Ill. Nos. 413/92
DOPO BS	
ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date



H H N FARMS

LA... Date...
...pleted

ROMAN BANK,
MOULTON SEAS END,
SPALDING,
LINCS PE12 6LG
TEL: OFFICE 0406 370439
HOME 0406 370639
V.A.T. REG. No. 120391021

Our Ref: VCK/31/5 Your Ref: H13/0413/92

31st May, 1992

Planning and Building Control Department
Council Offices
Priory Road
Spalding

For the attention of Mr B. Smith - Director of Planning and Building Control Services

URGENT

Dear Mr Smith

Further to your Report on Planning Applications regarding the application for a residential development at Seas End Road, Moulton Seas End.

We would like to confirm that the information in your conclusions against the above development is incorrect.

It is indeed true that we farm aproximately 350 acres of land, however, much of the land is owned by Mr H. H. Naylor of Carrington House, Moulton Common and is rented by ourselves. Mr H. H. Naylor has no connections or interests in HHN Farms.

It is also true that Mr H. H. Naylor has received Planning Permission along Roman Bank, Moulton Seas End (approximately 150 metres to the West of the main yard) but we have inquired and as far as we know, these plots are not for sale. There are no plots owned by "The Business", HHN Farms in the village.

Therefore the nearest available land owned by myself for the dwelling is at Seas End Road, Moulton Seas End.

If you would like further confirmation of the above, please do not hesitate to contact Mr H. H. Naylor.

Yours Sincerely

S. B. Naylor

Simon B. Naylor

S.H.D.C. PLANNING DEPT.
RECEIVED DG
- 1 JUN 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos. 2/6 Rec
Acknowledge YES/NO
by
date

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 MAY 1992
DG

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

NRA

National Rivers Authority
Anglian Region

6 May 1992

Our Ref: GT/92/1/SH/138

Dear Sir

PLANNING APPLICATION NO. H13/0413/92
PROPOSED ERECTION OF A DWELLING AT SEAS END ROAD, MOULTON SEAS END, SPALDING, FOR MR SIMON NAYLOR

With regard to the above-mentioned application received on 30 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.

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.

/contd..

HOGER HYDE
Regional General Manager

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

NRA

GT/92/1/SH/138

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. Mr S Naylor, Carlton House, Roman Bank, Moulton Seas End, Spalding, Lincs PE12 6LG

DES

BRIAN TH 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
23 APR 1992
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

945

Application no: H13/0413/92

Applicant: Mr Simon Naylor
Carlton House
Roman Bank
Moulton Seas End
Spalding, Lincs, PE12 6LG

Agent: Mr Simon Naylor
Carlton House
Roman Bank
Moulton Seas End
Spalding, Lincs, PE12 6LG

Description: Residential development

Location: Seas End Road Moulton Seas End
Spalding Lincs

Type: OUTLINE

Date received: 10-APR-92

16-APR-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 01-MAY-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 0JB

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports the application.

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED DG
- 5 MAY 1992
Acknowledged
DPO
PDPO
JC

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/413/92/JAM **Your Ref.** **Date** 13 April 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - RESIDENTIAL DEVELOPMENT
SEAS END ROAD, MOULTON SEAS END

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 the above proposed development but unfortunately the submitted plans etc were not available at the Planning Department for my inspection. I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the intended means of storm and foul water disposal.

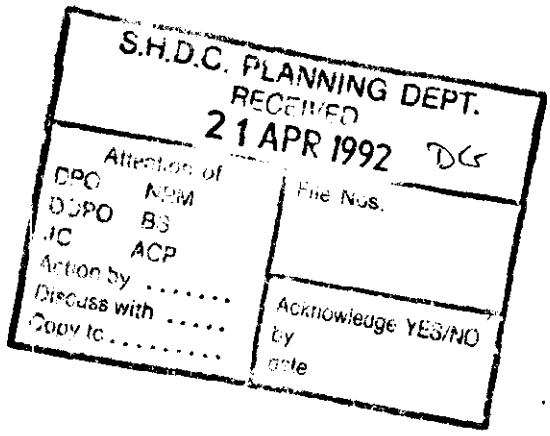
I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

Mr. S. Naylor,
Carlton House,
Roman Bank,
Moulton Seas End,
Spalding, Lincs. PE12 6LG



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To:— South Holland District Council Application Reference H13/0413/92.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	1	9	2	6	7

2. Address or location

Sons End Road, Moulton Sons End

3. Name, classification and number of road

II

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

OL.

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

Residential Development.
(Agricultural

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: 23-4-92 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

(1) The vehicular access shall for the first 10m from its junction with Seas End Road be widened to a minimum of 4.25m and be suitably hardened to the satisfaction of the L.P.A

Delete as appropriate

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

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

(1) 86.

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

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: H13/0413/92

Applicant: Mr Simon Naylor
Carlton House
Roman Bank
Moulton Seas End
Spalding, Lincs, PE12 6LG

Agent: Mr Simon Naylor
Carlton House
Roman Bank
Moulton Seas End
Spalding, Lincs, PE12 6LG

Description: Residential development

Location: Seas End Road
Moulton Seas End
Spalding
Lincs

Type: OUTLINE

Date received: 02-APR-92

06-APR-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Any land in the applicants ownership needs to be edged blue on the attache plans and access to the road needs to be included within the site edged re Four plans are also required showing the Roman Bank premises in relation t the site of the proposed new dwelling.

Please return the copy of this letter with your reply.

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

Yours faithfully

pp Principal Administrative Officer

H H N FARMS

ROMAN BANK,
MOULTON SEA'S END,
SPALDING,
LINCS PE12 6LG
TEL: OFFICE 0406 370439
HOME 0406 370639
V.A.T. REG. No. 120391021

22nd March, 1992

Attn: District Planning Officer
Chatterton Tower
Winfrey Avenue
Spalding
Lincolnshire

Dear Sirs

Regarding Outline Planning Application.

I am writing to support my outling planning application for an agricultural dwelling on my own land, at Seas End Road, Moulton Seas End.

It is my responsibility to look after the general running of five cold stores - not to mention the daily despatch of vegetables, vegetable preparation and land work. This usually means late hours of work, as we only have three full-time staff including my Father and myself and four part-time workers.

It is therefore imperative for me to live as close as possible to the main yard situated at Roman Bank, Moulton Seas End.

As you may know the proposed site is the only and nearest land personally owned by myself. Also this land has previously had a dwelling built on it, the foundations of which still remain (water and electricity are still at the site).

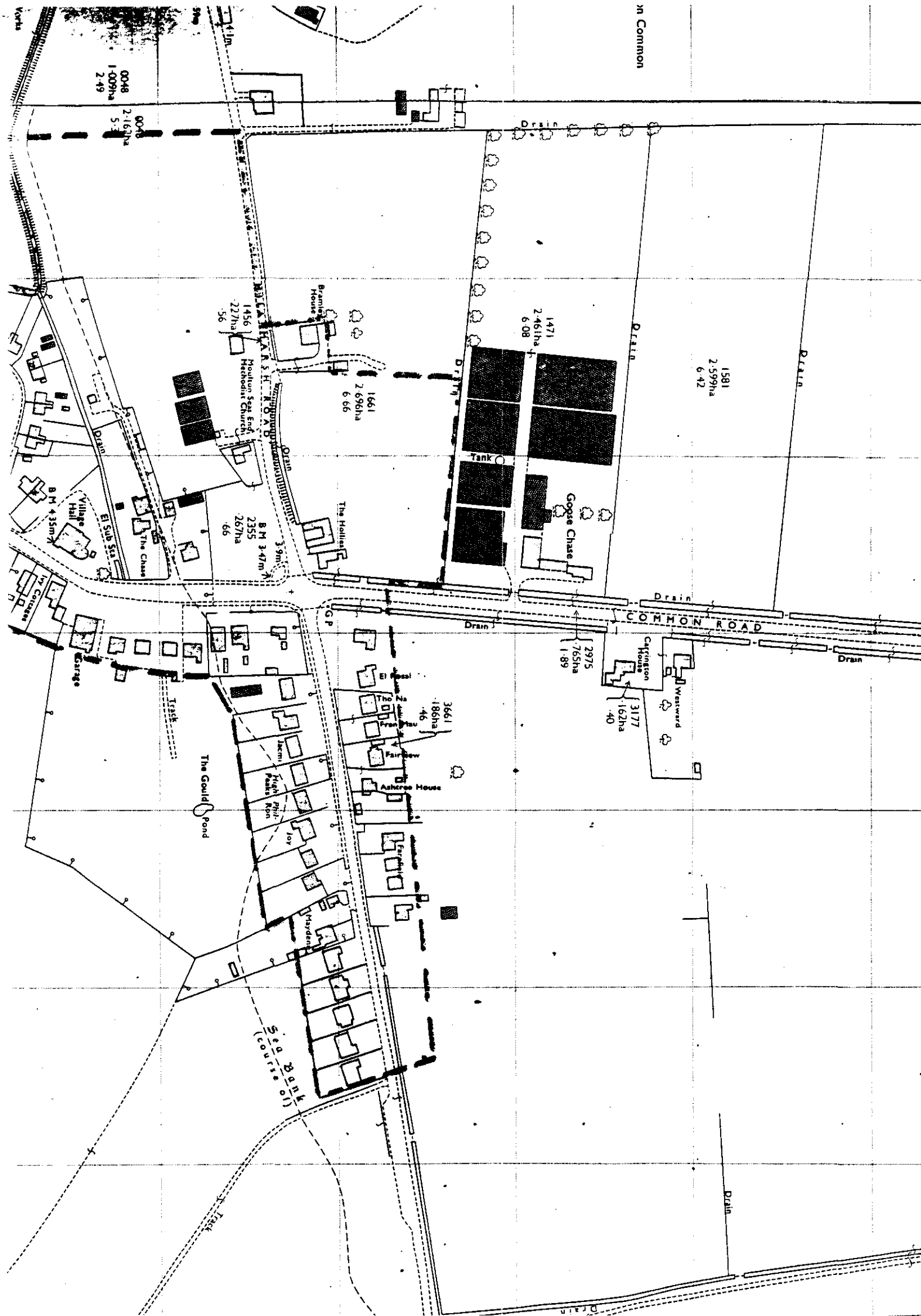
I would be grateful if you could consider the possibility of a dwelling being built once again on this site.

Yours faithully

S. B. Naylor

Simon Naylor

DIRECTORS: B. D. NAYLOR S. B. NAYLOR ANN NAYLOR



Common
Drain
Bramley House
Moulton Seas End Methodist Church
1456
·227ha
·56
1661
2·696ha
6·66
1471
2·461ha
6·08
1581
2·599ha
6·42
Tank
Goose Chase
The Hollies
BM 3·47m
2355
·267ha
·66
3·9m
Village Hall
El Sub Sta
The Chase
BM 4·35m
Ivy Cottages
Garage
Track
The Gould Pond
Jacmi
High Peaks
Phil-Ron
Joy
Maydene
Sea Bank (course of)
El Rosal
Tho Na
Fran Mau
Fairview
Ashtree House
Farnfield
3661
·186ha
·46
GP
COMMON ROAD
2975
·765ha
1·89
Carrington House
Westward
3177
·162ha
·40

531. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
H02/0439/92 Mr G Flecknor	Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to seek further advice from the highways authority in respect of application reference H02/0440/92 in view of concern regarding the safety of the proposed access to the site as it is considered that the existing access if improved would be safer than that now proposed.

(Councillor B Alcock declared an indirect interest in the above application, and left the Meeting Room during consideration thereof. Councillor T Bray took the Chair.)

H02/0440/92 Mr G Flecknor	Change of access at Alderlands, Peterborough Road, Crowland.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to seek further advice from the highways authority, in view of concern regarding the safety of the proposed access as it is considered that the existing access if improved would be safer than that now proposed.

(Councillor B Alcock declared an indirect interest in the above application, and left the Meeting Room during consideration thereof. Councillor T Bray took the Chair.)

H13/0413/92 Mr S Naylor	Residential development at Seas End Road, Moulton Seas End.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor A E Naylor declared an indirect interest in the above application and left the Meeting Room during consideration thereof.)

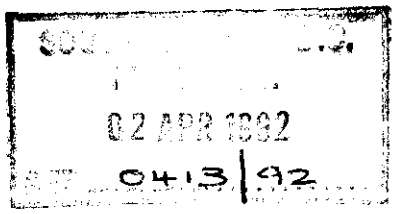
H02/0018/91 David Wilson Homes Ltd	Two dwellings (re-registered as H02/1235/91) at 2A and 2B Barbers Drove, Crowland.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to report back upon appropriate reasons for refusal as the Sub-Committee is minded to refuse planning permission contrary to the recommendation of the Director of Planning and Building Control Services.

H16/0407/92 Mr G Elkin & Mrs D E Simpson	Dwelling at rear of 45 Love Lane, Spalding.

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

COMMERCIAL IN CONFIDENCE



AGRICULTURAL DWELLING HOUSE APPRAISAL

PROPOSED DWELLING:

SEAS END ROAD
MOULTON SEAS END
SPALDING
LINCOLNSHIRE

MR S NAYLOR

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

Tel: Alford (0507) 462472

March 1992

AGRICULTURAL DWELLING HOUSE APPRAISAL

PROPOSED DWELLING, SEAS END ROAD, MOULTON SEAS END, SPALDING, LINCOLNSHIRE

MR S NAYLOR

MAFF REFERENCE: 24/314/233 ADCH

INTRODUCTION

This report and appraisal has been prepared at the request of Mr S Naylor who intends to apply for planning permission to erect a dwelling on a site situated off Seas End Road, Moulton Seas End.

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

LAND TENURE

Mr S Naylor is a partner with his father and mother, Mr and Mrs B D Naylor, in the business of HHN Farms. The business occupies a total of approximately 350 acres, of which 240 acres are owned by members of the Naylor family and 110 acres are owned by other parties.

The land occupied is situated in the Moulton Seas End, Fosdyke, Saracen's Head and Spalding areas.

CROPPING

The present cropping regime comprises:

Daffodils, for bulbs and flowers - 35 acres
Main crop potatoes - 45 acres
Dutch white cabbage (cool stored for on-farm preparation) - 100 acres
Other cabbage - 5 acres
Winter wheat - 110 acres

All the above areas are approximate, some of the land is "double cropped". About 55 acres of land are let to other parties for growing brassicas.

FARM BUILDINGS

Roman Bank Yard, Moulton Seas End

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

Steel framed/clad purpose built insulated cold stores of overall dimensions 150' x 75' for 1400 tonnes of cabbage

100' x 50' steel framed/clad bulb drying shed

A group of adjoining buildings comprising;

- 60' x 60' steel/asbestos cabbage trimming/packing shed
- 60' x 45' steel/asbestos corn store
- 60' x 25' steel/asbestos lean-to storage building

Timber/asbestos insulated cold store for 100 tonnes of cabbage

Open-fronted implement storage building

A group of buildings including a packing shed, a cold store for 50 tonnes of cabbage, a workshop and a potato chitting shed

"Portakabin" type office

Situated at Cottage Farm, Low Fulney, Near Spalding, there is a small yard which is equipped with a 45' x 36' enclosed building and a 45' x 36' partly open building.

All the dimensions and capacities quoted are approximate.

LABOUR FORCE

Mr S Naylor and his father, Mr B D Naylor, work full-time in the business and carry out managerial and operational duties as necessary. There is one additional full-time worker.

In addition there are 4 regular part-time workers. Gang labour is employed for work such as cabbage cutting and picking flowers.

HOUSING ACCOMMODATION

Mr S Naylor currently resides with his parents, Mr and Mrs B D Naylor, at Carlton House, Roman Bank, Moulton Seas End. This dwelling is situated next to the yard at Roman Bank.

I understand that a dwelling situated on the rented land at Cottage Farm, Low Fulney, does not now form part of the holding having been sold off by the landlords.

REASONS FOR THE APPLICATION

Mr S Naylor explained that he intends to marry and requires separate accommodation, and that he needs to reside near to the yard, buildings, and land situated at Moulton Seas End to facilitate the efficient running of the subject business. Mr Naylor further explained that to reduce costs he and his father carry out as much of the work on the holding as possible, which necessitates working for periods in excess of the normal working day and at unsocial hours.

Mr S Naylor further explained that the site of the proposed dwelling which is land which he personally owns, situated about 0.75 mile distance from the yard at Roman Bank, is the most suitable site available.

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, be capable of sustaining a financially sound agricultural business.

Such a holding would have a typical agricultural labour requirement equivalent to the full-time work of approximately 18 persons with additional labour necessary for cabbage trimming; much of this labour requirement would normally have to be met by the employment of significant amounts of part-time/casual help; the working of extended and unsocial hours by a full-time labour force of 3 persons would also be likely.

In my opinion there would normally be a functional need for one person with the required managerial ability to reside on such a holding, to be readily available at most times, for ease of management, to deal with the delivery and despatch of goods and produce, to ensure proper environmental control of harvested crops in store and for security reasons. A heavy demand would be placed on such a person

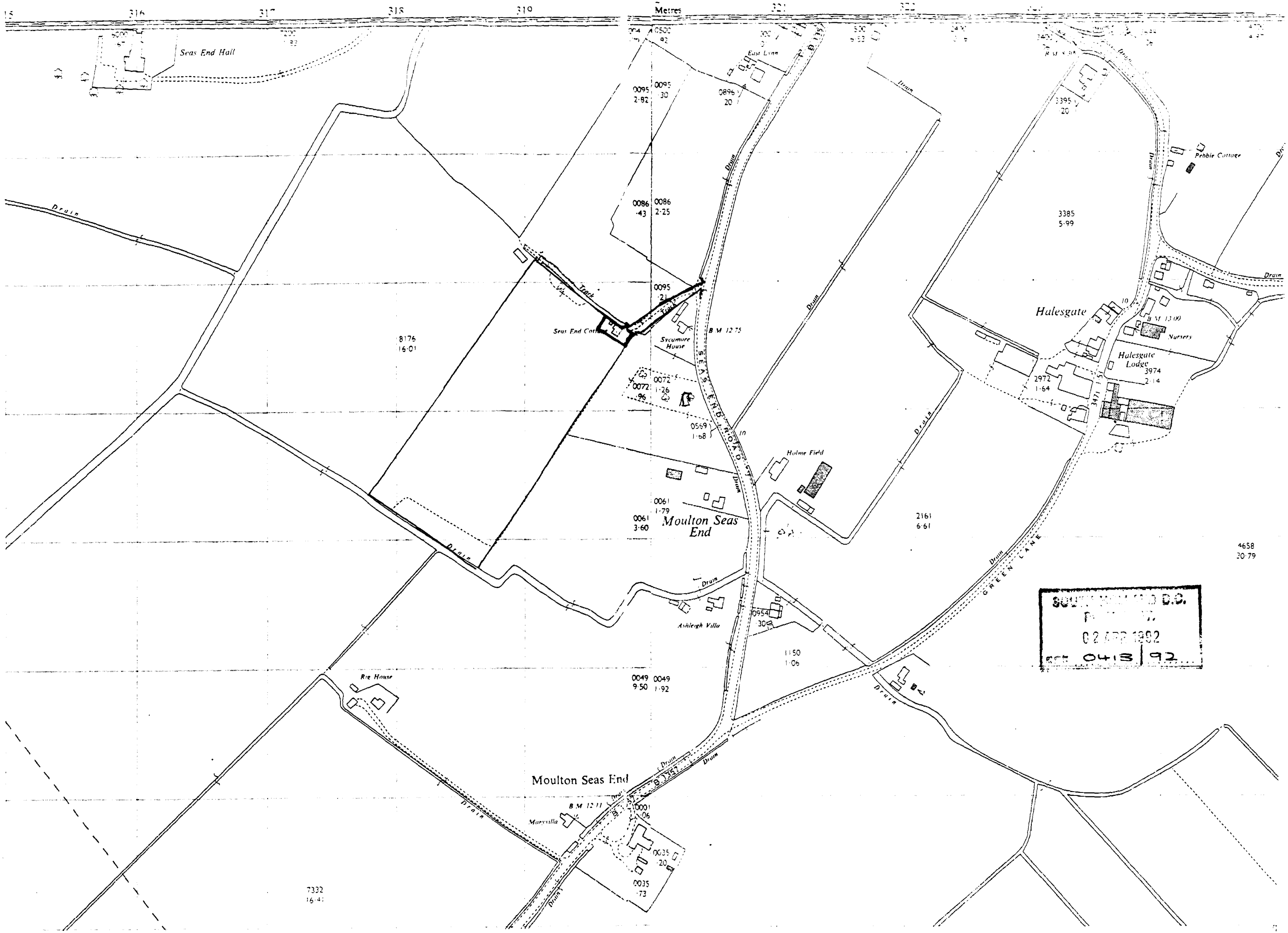
at busy periods in the year, taking into account the range and types of crops grown and the employment of substantial amounts of part-time/casual labour; there would, therefore, in my opinion, be a functional need for a further person to be readily available, at most times, for some periods during the year. The latter functional need, could, I consider, be met by a suitably skilled and experienced person who resided within reasonable travelling distance of the main yard and buildings on such a holding. Therefore, in the absence of suitable available local housing, either within or outside settlements, it may be necessary to provide additional on-farm housing accommodation.

John Hunter Park

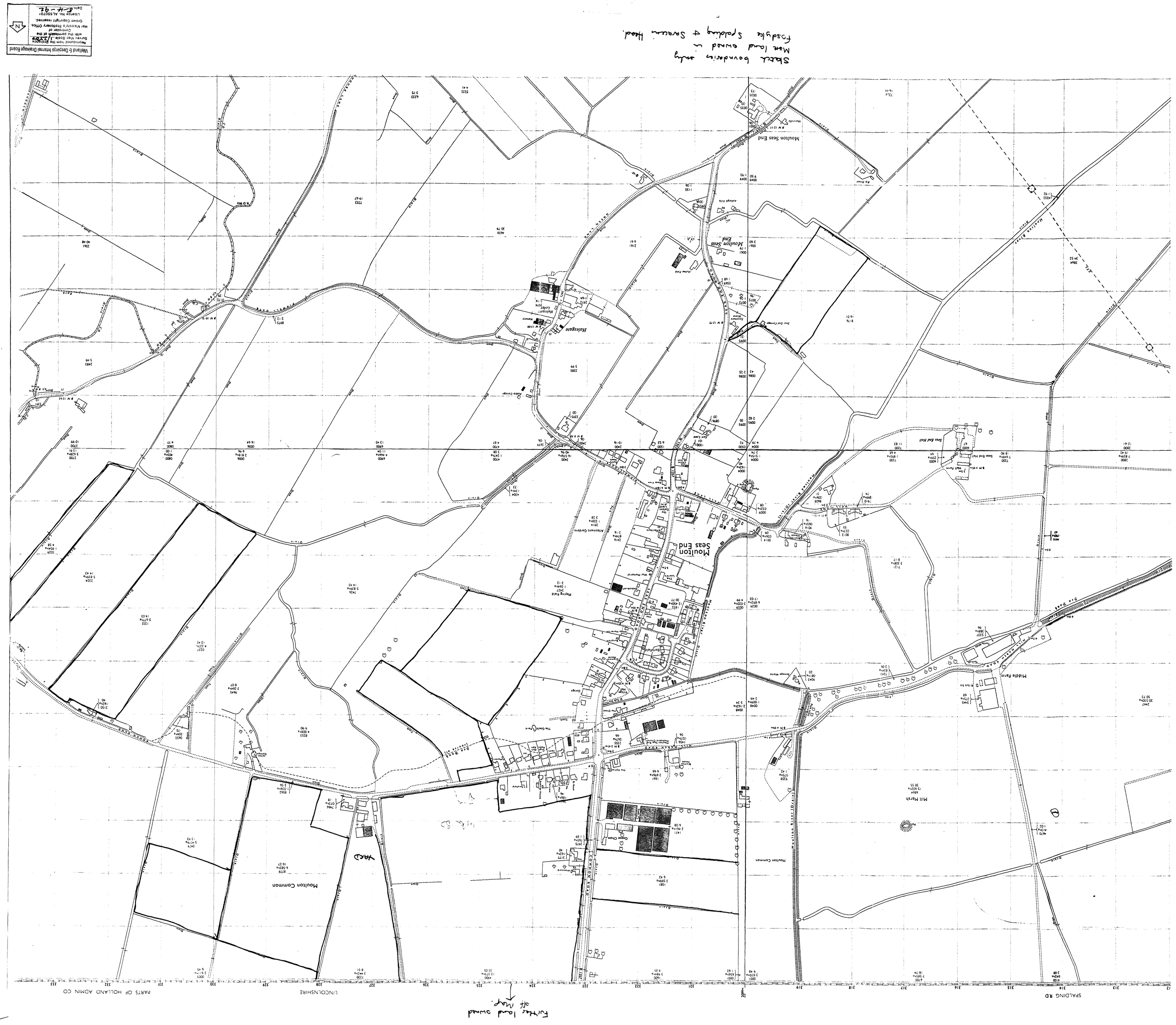
J H PARK
Land Management Adviser

19 March 1992

jhp074/jp



SOUTH HOLLAND D.C.
02 APR 1992
0413 | 92



Further land owned off map.

Sketch boundaries only
Main land owned in
Fosdyke Spalding & Saracens Head.

Reproduced from the Ordnance Survey Map Scale 1/2500 with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Licence No. AL 55070I
Date 6-11-92

Welland & Deepings Internal Drainage Board