DC RECORD SHEET

Registration	mc 4/6/99
Reference	H13/0545/99
Cross-reference	

Case Officer DMG

Directions

Standard Scale dwg ☐ Surface water ☐ Agric appraisal ☐

Non-standard Article 3 ☐ Reg 4 ☐ LB (S10) ☐ Advert ☐ Env Assess ☐ LDC ☐ Other ☐

Direction authorised by Senior Officer _____

Further direction authorised by Senior Officer _____

Information satisfactory for DC _____

Fee validation check: ☐ _____

No of copies	Details

No of copies	Details

Amended description

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☐ Conserv Area ☐

Public Right of Way ☐ Discretionary ☐

Departure ☑ >> County Planning ☐

Consultations _____

	All	Selected	Viz:	
ROW	☐			
T15	☐			
TRA		☐	_____	_____
ENV		☐	_____	_____
EA		☐	_____	_____
DEM	☐			
LB		☐	_____	_____
			_____	_____
ARC		☐	_____	_____
AG		☐	_____	
HAZ		☐	_____	_____
HSC	☐			
PLA		☐	_____	_____
			_____	_____
ADV		☐	_____	
ADJ		☐	_____	
OTHER				_____

Senior Officer confirmed: DMG 4/6

Extra (Case Officer after inspection)

Specify:

Second Stage (after revalidation)

Reconsult

None ☐

All ☐

Specify

Consult for first time

Residents (Adjacent only)

Addresses :

Deliver/Post

Residents(consult first time)

Addresses :

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection Part of farm. Rendered, some evidence of movement.

Accuracy ? Adjoining farm buildings.
Neighbours ? Existing sheds.
Boundaries ? Site currently paddock.
Features ? Residential to north, office buildings to south.

Inspected by PMK
Date 24/6
Site Notice posted by GS
Date 22/6
Resident Notices delivered by
Date

Telephone and Visitor Record

16/6. Discussed with Cllr Baker.
He will have a further chat in due course.

22/6/94 Supported by Cllr Parker

Case Officer Conclusions / Report

Recommendation

Approve (or favourable) ✓

Refuse (or adverse)

Signed

Date 22/7

Conditions / Reasons

Non-Determination	
Permitted development (or equiv)	☐
Non-development (or equiv)	☐
Withdrawn	☐
Other	☐
Confirmed by Senior Officer	

Referral Prior to Issue	
Dept of Environment (LBC)	☐
Dept of Environment (DEP)	☐

As per 4 Jul agenda with minor amdt as per
printed cfs. sheet

NOTES		
Disabled	☐	
Section 106 / 278	☐	
Demolition	☐	
LB Demolition	☐	
Amended Plans	☐	Received
		Drawing nos

Submission Record Sheet

Reference H13/0545/99

Submitted Fee £ NIL | Fees | **Correct fee** £ NIL | Nil / discount Reason: Re-Sub | Invalid ☐ | Reminder

Receipt No | Date received 02 JUN 1999 | Additional £ | Receipt No | Refund £ | Voucher No | Fees ☐ | Site plans ☐ | Certificate ☐ | Other ☐ | Cancelled

VALID ✓

Type OUTLINE

Description :
(if different from form)

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings 2

Floorspace

Earlier permission reference

Spatial

Grid ref 532379 320733

Ward W

Parish MOULTON

District boundary ☐

Linked to Site No

Linked to Property No

Constraints

Conserv Area	☐	Trunk road rural	☐	Inside IBD	☐
Listed Building	☐	Level Crossing	☐	See GIS for other policies	
Grade		Footpath	☐		
Ancient Mon	☐				
Article 4	☐	Hazard	☐	Constraints are shown where considered relevant, not necessarily only on site. Please check for exact distances before consultations	
Archaeology	☐	Air safeguard	☐		
		Pipeline	☐		
SSSI/SLNCI	☐				
TPO	☐	Other			

Planning records: 1222/98

Earlier applications

Building Control records:

Already submitted - Ref

Request needed

N/R

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing & Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H13/0545/99

OUTLINE

Applicant: **Jack Buck Farms Ltd**
Tel:

Agent: **Status Design**
01406 424343

Description: Erect two replacement dwellings including demolition of existing

Case Officer:
D M GEDNEY

Location: **Green Lane**
Moulton Seas End
Spalding
Lincs

VALID DATE: 02-JUN-99

Targets:		TARGET COMMITTEE	21-JUL-99
To case office	09-JUN-99	Report deadline:	07-JUL-99
Inspected by	16-JUN-99		
Extra contacts	23-JUN-99	**TERM DATE:**	**28-JUL-99**
Refer outstanding	07-JUL-99		

Agreed TD Ext:

2 DW Newbuild

Other Constraints

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert	DEP	22-JUN-99	13-JUL-99 ✓
Clerk to Moulton PC	01733 210404	14-JUN-99	05-JUL-99
Cllr T Barker	01406 380787	14-JUN-99	05-JUL-99
Cllr J Clark		14-JUN-99	05-JUL-99
Cllr E J Poll	01406 380470	14-JUN-99	05-JUL-99

Highways dec attached JB for DMGdl 23 June 99

SHDC
Housing & Planning
Received

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

DG

Date: 2 August 1999

Our Ref: 772031/BG/AEW

Your Ref: H13/0545/99

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

2 Edinburgh Walk,
Holbeach,
Spalding,
Lincs.
PE12 7AP
Tel: 01406 424343
Fax: 01406 490702

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mr D Gedney

Dear Sir

RE: PROPOSED 2 NO REPLACEMENT DWELLINGS AT GREEN LANE MOULTON SEAS END FOR JACK BUCK FARMS

Enclosed is an Ordnance Survey plan returned with adjacent farmland coloured blue as required. I also enclose a copy of Jack Buck Farms Ltd farm plan for your assistance in this matter.

Yours faithfully

B Gilham

Enc

21st JULY 1999 DEVELOPMENT CONTROL COMMITTEE
POST COMMITTEE INSTRUCTIONS

Page No	Application Number/ Applicant	Case Offr	Instructions/ Decision
1	**H09/0413/99** **Kings Quality Homes**	**LS**	Grant as recommended. *Not on Minutes:* Request Highways to install kerb to address run-off from road.
3	**H12/0445/99** **Mrs H A J Storey**	**LS**	Refused as recommended. *Not on Minutes:* Advise Highways that members were concerned that no highways reasons for refusal were advanced.
5	**H11/0503/99** **GTL Developments**	**LS**	Grant as recommended.
7	**H12/0512/99** **Day & Hammond Buildings**	**LS**	Application withdrawn.
9	**H17/0515/99** **Mr & Mrs Croft**	**PJU**	Grant as recommended.
11	**H18/0518/99** **Mrs B Thompson**	**DMG**	Deferred for site visit. If approved, add note to decision advising that applicants should take into consideration the amenities & privacy of adjoining dwelling when submitting reserved matters.
13	**H23/0527/99** **Melham Holdings**	**LS**	Refused as recommended.
15	**H20/0542/99** **Mr J Cross**	**LS**	Refused as recommended.
16	**H13/0545/99** **Jack Buck Growers**	**DMG**	Grant as recommended. Amend condition 5 on page 18 by deleting "as indicated in blue" on line two and substitute: "which operates from the land coloured blue".
19	**H18/0548/99** **Regalbouren Ltd**	**LS**	Auth to grant subject to: a. negotiations re visibility splay/trees adjacent to highway and; b. receipt of additonal landscaping details on mound.
21	**H09/0578/99** **Mr K Hunt**	**LS**	Grant as recommended. Contact applicant to check out addess of location. Applicant has 80 Wignals Gate, GIS Map shows 96 Wignals Gate.
24	**H18/0588/99** **Mr & Mrs Collingwood Smith**	**LS**	Grant as recommended.

22nd July 1999

Signed: .....
Gordon Smith
Development Control Manager

APPLICATION REFERENCE: H13/0545/99 DATE RECEIVED: 02-JUN-99

TYPE: Outline

DESCRIPTION: Erect two replacement dwellings including demolition of existing

LOCATION: Green Lane, Moulton Seas End

APPLICANT: Jack Buck Farms Ltd AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Previous Committee refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE
Date: 21 JUL 1999

RECOMMENDATION

Grant permission.

COMMENTS

1 The application is to replace an existing pair of semi-detached houses on a separate site (paddock) on the opposite side of Green Lane. The proposed site has a frontage of 20 metres and depth of 40 metres approximately.

2 Planning permission has previously been refused for 2 replacement dwellings on this site (Reference H13/1222/98). The reason for refusal was essentially that the proposal was contrary to Structure Plan and District Local Plan Policy aimed at preserving agricultural land and protecting the character of the countryside.

3 This application differs from the previous refusal on the basis that further information has been submitted outlining why the applicants wish to locate the replacement dwellings on the opposite side of Green Lane. This includes the following:

i) The site of the existing dwellings can be utilised to improve the existing farm access and provide additional car parking spaces for farm use. A 2 metre wide passing bay would also be provided along the car parking frontage (indicative plan submitted showing the highway improvements). The remainder of the existing site would be reverted back to agricultural land.

ii) The applicants have offered to carry out the above works within 3 months of occupation of the new dwellings.

iii) The applicants have offered to enter into a legal agreement to ensure that the proposed new dwellings are only occupied by Jack Buck Farm employees.

4 Structure Plan Policy 7A and District Local Plan Policy H3 restrict development in the open countryside to that essential to agriculture. Structure Plan Policy 6A and District Local Plan Policy H5 allow infilling of small gaps in small groups of houses providing it does not materially change the character of the area and/or set an undesirable precedent.

5 When the previous application was considered, it was accepted that there may be an environmental benefit in terms of locating the dwellings further away from the centre of operations on the farm. In addition to this the applicants now propose more specific

highway improvements and have offered to tie occupation of the dwellings to the adjoining holding. Bearing this in mind and the fact that the majority of the existing site will be converted back to agricultural land it is now considered that there is no longer an overriding policy objection.

6 The County Highways Authority have raised no objections subject to conditions (including demolition of the existing cottages).

REPRESENTATIONS

Parish Council: Supported.

Ward Member: (Councillor Barker). Supported.

County Highways: Request conditions.

Applicant: (Summarised)

- Houses to be replaced have subsidence, are beyond economic repair and also inappropriately positioned adjoining one of main farm entrances (bearing in mind modern farming machinery and methods). To replace them with new dwellings utilising the same curtilage would hinder the development of the farm.
- The re-siting of the dwellings enables highway improvements to be carried out. These include increasing the farm access by some 4 metres, a 2 metre passing bay along the frontage and 8 new car parking spaces for farm use. The remaining area would revert back to agricultural use. Prepared to carry out these improvements within 3 months of occupation of the new dwellings.
- With modern day farming it would be more suitable if the dwellings were located away from the main activities of the farm to provide for a better living environment. Also provide a safer environment for children.
- The proposed dwellings would be occupied by a farm mechanic and a farm manager/tractor driver. No objections would be raised to a legal agreement ensuring occupation of the new dwellings by Jack Buck Farms employees only.
- Site currently not in main stream agriculture because too small. Directly to the north of the proposed site is a small hamlet of residential dwellings. The proposed dwellings would relate to this.

Lincolnshire Bat Group: Can find no evidence of bats having used this building. They are known, however, to hibernate under flashing, in chimneys and other places that afford low even temperature during the winter months. Care would therefore need to be taken with such features. If demolition takes place in winter and if any bats are

found they should be placed in a secure box and English Nature contacted.
If demolition takes place in summer and bats are found work should stop and English Nature be contacted for advice on how to proceed. This is because non-flying babies may be present and to comply with the Wildlife and Countryside Act.

SCHEDULE OF CONDITIONS

1 TL2 - Time Limit - Outline.
2 SC8 - Details.
3 SC27 - Implementation of Planting.
4 Within 6 months of the completion of the approved new dwellings, the existing pair of semi-detached houses and associated outbuildings within the area shown in yellow on the accompanying plan shall be demolished and associated rubble removed.
Reason: The site is in a rural area where it is not the policy of the Local Planning Authority to permit additional residential development. The proposed dwellings are replacements and this condition is imposed as it is not considered a departure from that policy is warranted.
5 The occupation of the dwellings shall be restricted to an owner, manager or employee (plus his/her family) of the existing farming business as indicated in blue on the accompanying plan.
Reason: To define the terms of the permission and also because the proximity of the dwellings to the farm make them unsuitable for occupation unconnected with it.
6 A minimum of 2 car parking spaces shall be provided for each dwelling clear of the public highway.
Reason: In the interests of the safety and convenience of traffic using the adjacent road.
7 Within 3 months of occupation of either dwelling hereby permitted the existing farm access, proposed car parking spaces and proposed 2 metre wide passing bay shall be improved/provided in accordance with a scheme (including details of surfacing) to be submitted to and approved in writing with the Local Planning Authority.
Reason: To define the terms of the permission, in the interests of highway safety.

Notes

1 The width of the site is such that a pair of semi-detached dwellings would be the most appropriate form of development. The size and scale of the replacements will be expected to be similar to the existing
2 Although there is presently no evidence of bats within the existing dwellings, circumstances could change. Bearing in mind that the disturbance of protected species such as these occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act 1981, you are therefore advised to contact the Species Protection Officer of English Nature at The Maltings, Wharf Road, Grantham (Telephone No. 01476 568431) to gain their agreement to any works of demolition.
3 SN14 - Demolition Determination.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services
Ou[redacted]sing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE1 1 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

MOULTON PARISH COUNCIL
17 JUN 1999
1260
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

SHDC
07 JUL 1999
Housing & Planning
Received

Application no: H13/0545/99

Applicant: Jack Buck Farms Ltd
Moulton Seas End
Spalding
Lincs
PE12 6LT

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

DG 21h cttee

Description: Erect two replacement dwellings including demolition of existing

Location: Green Lane Moulton Seas End
Spalding Lincs

Type: OUTLINE

Date received: 02-JUN-99

14-JUN-99

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 sen**05-JUL-99**

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**

PARISH COUNCIL COMMENTS :

Yours faithfully

Mrs S A Waltham
Director of Housing and Planning Services

Clerk to Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

Supported

Signed: [redacted] Clerk

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no:H13/0545/99

Applicant: Jack Buck Farms Ltd
Moulton Seas End
Spalding
Lincs
PE12 6LT

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erect two replacement dwellings including demolition of existing

Location: Green Lane Moulton Seas End
Spalding Lincs

Type: OUTLINE

Date received: 02-JUN-99

Dear Cllr T Barker

14-JUN-99

NOTIFICATION TO WARD MEMBER OF PLANNING APPLICATION

I have received an application for the above proposal in your ward.

The officer dealing with this application is **D M GEDNEY**

The application may be viewed at Planning Reception. If you need assistance please ask for Mrs Bev Rivett

If you feel that this proposal should be brought to the attention of the Committee for any reason, please advise in writing by **05 JUL 1999**

Yours faithfully

Mrs S A Waltham
Director of Housing and Planning Services

Member's Comments:

I request that this application be considered by Development Control Committee because...

Applicants Supported.

T Barker

DG

Cllr T Barker
48 Backgate
Cowbit
Spalding Lincs
PE12 6AP

Signed:

LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS and PLANNING DIRECTORATE

Form No. HPD/1
(Revised Nov '97)

To: SH ..... District Council

Application Reference H13/0545/99 DG

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	2	3	2	6	7

2. Address or location

LAND AT HALESGATE LODGE GREEN LANE HOLTON LE CLAY

3. Name, classification and number of road

UC

4. Date application referred 23 JUNE 99

5. State whether outline, reserved matters, full etc.

OUTLINE

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

DEMOLITION OF PAIR OF SEMI DETACHED HOUSES AND ERECTION OF TWO REPLACEMENT DWELLINGS TOGETHER WITH PROVISION OF 8 CAR PARKING SPACES

Note.
Applicants must contact the Area Surveyor (01775) 762081 prior to commencement of Vehicle access construction works within the Public Highway and the 2.0m passing bay.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, 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 refuses the application (reason overleaf).~~

Date: 23 June 99 Signed: P. Kirby pp JPS
Director of Highways and Planning

HIGHWAYS DEVELOPMENT CONTROL Certificate No. 96/6985

CONDITIONS:–

1. Within one month of the completion of the dwellings hereby permitted, the existing dwellings shall be demolished.
2. A minimum of two car parking spaces shall be provided for each dwelling clear of the Public Highway.

(i) REASONS FOR a, b or c overleaf

1. To reduce the effect of extra traffic movements on the narrow Public Highway.
2. F4.

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

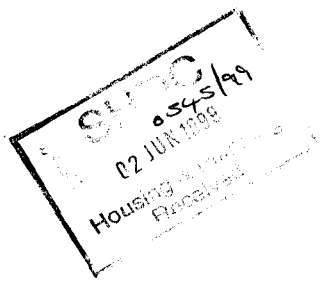
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

Date: 1 June 1999

Our Ref: 772031/BG/AEW

Your Ref:

2 Edinburgh Walk,
Holbeach,
Spalding,
Lincs.
PE12 7AP
Tel: 01406 424343
Fax: 01406 490702



South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs

RE: PROPOSED REPLACEMENT DWELLINGS AT GREEN LANE MOULTON SEAS END FOR JACK BUCK FARMS

In respect of the above, please find enclosed the following:

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 no. copies duly completed submission form.
2. 4 no. copies drawings 772031/1 and 772031/2.
3. Copies of previous correspondence:

   Letter from Status Design to South Holland District Council 09.12.98
   Letter from Lincolnshire Bat Group
   Letter from Deesigns 26.01.99
   Letters from Jack Buck Farms Ltd 03.03.99, 12.03.99 and 26.03.99

No fee is required, as this is a re-submission following a recent Refusal of Planning Permission under your reference H13/1222/98.

In addition to the information submitted on the previous application a site layout drawing no. 772031/2 is provided to show how the site presently occupied by the 2 no. dwellings to be demolished will be utilised. As can be seen from the drawing the following are the main improvements for the area.

1. The access to the farm is increased in width by some 4 metres.
2. A 2 metre wide passing bay is proposed along the frontage of the site.
3. 8 no. new car parking spaces are provided for the farm use.
4. Remaining land is put back into agricultural usage.

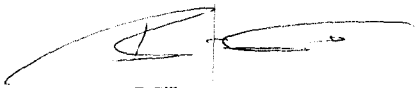
My clients are proposing to offer the following in order to help secure the Planning Permission for the proposal:

a) Within 3 months of the proposed buildings are erected and occupied improvements as outlined above and on drawing no. 772031/2 will be implemented.

b) A legal Agreement is imposed to ensure that the proposed new dwellings are occupied only by Jack Buck Farms employees.

I trust in this case and with the additional information provided that you will look favourably upon this application.

Yours faithfully



B Gilham

Enc

Colin Faulkner
65 London Road
Spalding
Lincs PE11 2TN

Brian Gilham
Status Designs
2 Edinburgh Walk
Holbeach PE12 7AP

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUN 1999
Ref: 0545/99

Dear Mr Gilham

Ref: Cottage at Halegate Lodge, Moulton Seas End,
Bat Survey.

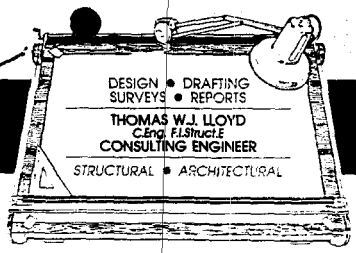
I inspected the roof of this property on 9/12/95 and could find no evidence of bats having used this building.

Bats are, however, known to hibernate under flashing, in chimneys and other places that afford low even temperatures during the winter months, so care would be need to be taken with such features. If demolition takes place in winter and if any bats are found they should be placed in a secure box and either ourselves (01775 766280) or English Nature (01476 568431) be contacted.

If demolition takes place in summer and bats are found work should stop and English Nature be contacted for advice on how to proceed. This is because non-flying babies may be present and to comply with the Wildlife and Countryside Act.

Yours Sincerely

Colin Faulkner



DEESIGNS

11 Everard Road
Tongue End
Spalding
Lincs. PE11 3JW
01775 670256

Test previously discussed with Phil Adams on site. Considered acceptable RMG

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUN 1999
Ref: S45/99

SEPTIC TANK LAND PERCOLATION TEST
PROPOSED REPLACEMENT HOUSES
at
GREEN LANE
MOULTON SEAS END
for
JACK BUCK FARMS

The Houses will be 3/4 bedroomed, therefore design for 5 persons. The Septic Tank required is a Klargester, or similar, 3750 litre (825 gallon) tank. This size covers 4 to 7 persons at a use rate of 250 litres/head/day.

The percolation test was carried out on 24th./25th. January 1999.

A seperate hand augered test hole was carried out to ascertain the standing water level. This was found to be 1550 below ground level.

The following results are from a hand percolation test for Septic Tank drainage in accordance with the method taken from B.S. 6297:1983.

A test hole was excavated in the vicinity of the proposed drainage terminating 450 mm. below ground level. A further hole 300 mm. square x 300 mm. deep was dug within this hole and filled with water and left overnight. The water had seeped away by the following morning. The soil was as the soil report.

Three further fills were timed for the water to seep away from a depth of 250 mm.

1st. Fill - Water went in 45 mins.
2nd. Fill - Water went in 52 mins.
3rd. Fill - Water went in 52 mins.

Average seepage time
from a depth of 250 mm. = $\frac{(45 + 52 + 52)}{3} \times 60 = 2980$ secs.

Therefore transferring to formula using the results and known factors:-

Soakaway trench area = $\frac{2980 \times 5 \times 0.250}{250} = 14.9$ square metres.

Taking a trench width of say 600 mm.
then the trench length reqd. = $\frac{14.9}{0.6} = 24.83$ metres.

Conclusion.

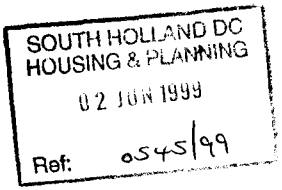
Land percolation drains are to be installed minimum of 500 mm. below existing ground level (to invert), maximum 650 mm. The length of land percolation drains from the Septic Tank shall be a minimum of 25 metres in closed circuit or herringbone arrangement. Trench width for the sub-drains shall be 600 mm. wide.

Thomas W. J. Lloyd.
26th. January 1999.



Jack Buck
(Farms) Limited

Moulton Seas End, Spalding, Lincs. PE12 6LT
Telephone: Holbeach (01406) 370219
Fax: Holbeach (01406) 371937



26th March 1999

Dear,

Planning Ref.:- H13/1222/98

I have two points I would like to make with reference to our planning application.

1. The new dwellings would be for a farm mechanic and a farm manager/tractor driver, if two were to be built.

2. The dwellings that are there at the moment are beyond economic repair and inappropriately positioned, bearing in mind modern farming machinery and methods.

We therefore hope you will look at this favourably in the light of letters written to you previously by Brian Gilham of Status Design and my brother Robin.

Yours sincerely

David Buck
Director

Directors: J. BUCK, J. BUCK, D.J. BUCK, R.J. BUCK, J.S. RAWLINGS, V.J. BOUGHTON.
Reg. No. 633913

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2BR

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUN 1999
Ref: 0545/99

12 March, 1999

Dear Sirs,

Reference H13/1222/98

I understand that there is a difficulty with our planning application to replace the two homes adjacent to our farm yard and there is a possibility that this application will be opposed by planning department officials.

I think it would be a serious error to oppose this plan without making a site visit at which you would be in a position to understand the advantages of the plan we propose.

I understand that the objections are likely to arise from the fact that the replacement dwellings are not on exactly the same site and that extra agricultural land will be used.

1. An exact replacement would not be wise. The current dwellings are closer to the road than is normal in the countryside and a natural replacement on the same site would be several feet behind thus encroaching on agricultural land anyway.

2. The site proposed for the new dwelling is approximately 100 feet from the old, on land that is not in mainstream agricultural use. Until 20 years ago it was a garden to the home that stood in the corner of the plot (This is now converted into a store room and will be demolished). Since then it has been implement standing, bulb standing, sheep paddock and horse paddock. It is too small to cultivate with our large implements and will never be used in mainstream agriculture.

3. The development of our agricultural business and the size of lorries servicing the business has made it advisable to develop a second access to our farm yard. The existing homes stand on the natural site for the second access.

4. Parish Council objections are largely based on traffic considerations and these are not sustained by Highways and should be seen as invalid.
Whilst we maintain an informal 'one way' system for our tractors and trailers leaving our farm yard to minimise the congestion down Pipwell Gate the road is narrow for the remaining traffic at the point in question. Development in the way we propose would not increase volumes would allow a useful passing space beside the road. and visibility would also be improved.

5. The site proposed for the replacement dwellings is less than 100 feet from the existing dwellings. It is also a natural site in line with two other dwellings on that side of the road and making services for the future easier. It will be a pleasant site with pleasing views. The occupant will be able to supervise the farm yard without being on top of it. He will be able to perform his necessary duties without those duties impinging on his family.

6. On the matter of families you will be aware that farm yards are potentially dangerous places, but exciting perhaps to children. I think it would be creating needless risk to force us to place children so close to a busy working farmyard. The slight separation of domestic from farm yard in our plan provided a much safer environment for children.

7. There were at one time a total of four houses within the area that comprises our farmyard including as mentioned before one in the corner of the proposed plot. Two of these have been demolished in the natural development of our business. The remaining two are severely affected by subsidence and need to be replaced. Our plan is a natural plan that takes account of past and future evolution. It would be a pity to insist that agricultural businesses must not evolve.

8. On the matter of the precedent that could be established, a similar replacement has been allowed within the parish in the last few years.If the proposal were to be refused onthese grounds I would need to quote this in future discussions. However with the proposed replacements so close to the existing I do not think the precedent argument should be considered.

I do hope that you will consider these thoughts and not recommend refusal without at least visiting the site

Yours faithfully,

Robin Buck
Director



Jack Buck (Farms) Limited

Moulton Seas End, Spalding, Lincs. PE12 6LT
Telephone: Holbeach (01406) 370219
Fax: Holbeach (01406) 371937

Planning Department
S.H.D.C.
Priory Road
Spalding
Lincs.
PE11 2BR

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUN 1999
Ref: 0545/99

3 March, 1999

Dear Sirs,

Reference

I understand that there is a difficulty with our planning application to replace the two homes adjacent to our farm yard and there is a possibility that this application will be opposed by planning department officials.

I think it would be a serious error to oppose this plan without making a site visit at which you would be in a position to understand the advantages of the plan we propose.

I understand that the objections are likely to arise from the fact that the replacement dwellings are not on exactly the same site and that extra agricultural land will be used.

1. An exact replacement would not be wise. The current dwellings are closer to the road than is normal in the countryside and a natural replacement on the same site would be several feet behind thus encroaching on agricultural land anyway.

2. The site proposed for the new dwelling is approximately 100 feet from the old, on land that is not in mainstream agricultural use. Until 20 years ago it was a garden to the home that stood in the corner of the plot (This is now converted into a store room and will be demolished). Since then it has been implement standing, bulb standing, sheep paddock and horse paddock. It is too small to cultivate with our large implements and will never be used in mainstream agriculture.

3. The development of our agriculture business and the size of lorries servicing the business has made it advisable to develop a second access to our farm yard. The existing homes stand on the natural site for the second access.

Directors: J. BUCK, J. BUCK, D.J. BUCK, R.J. BUCK, J.S. RAWLINGS, V.J. BOUGHTON.
Reg. No. 633913

4. Whilst we maintain an informal 'one way' system for our tractors and trailers leaving our farm yard to minimise the congestion down Pipwell Gate the road is narrow for the remaining traffic at the point in question. Development in the way we propose would allow a useful passing space beside the road. Visibility would also be improved.

5. The site proposed for the replacement dwellings is less than 100 feet from the existing dwellings. It is also a natural site in line with two other dwellings on that side of the road and making services for the future easier. It will be a pleasant site with pleasing views. The occupant will be able to supervise the farm yard without being on top of it. He will be able to perform his necessary duties without those duties impinging on his family.

On the matter of families I would remind you that farm yards are potentially dangerous places, but exciting perhaps to children. The slight separation of domestic from farm yard in our plan provided a much safer environment for children.

I do hope that you will consider these thoughts and not recommend refusal without at least visiting the site

Yours faithfully,

Robin Buck
Director

9 December 1998

772031/BG/AEW

SOUTH HOLLAND DC
HOUSING & PLANNING
02 JUN 1999
Ref: 0545/99

South Holland District Council
Housing and Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs

RE: PROPOSED 2 NO REPLACEMENT DWELLINGS AT GREEN LANE MOULTON SEAS END FOR JACK BUCK FARMS

In respect of the above, please find enclosed the following:

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 no. copies duly completed submission forms.
2. 4 no. copies drawing no. 772031/1.
3. Cheque to the value of £190.00 in respect of submission fee.

This application is to replace a pair of semi-detached houses within the farmyard of Jack Buck Farms. One of the present houses is unoccupied but was last occupied by one of Jack Buck Farms' workers approximately 18 months ago and with minimal refurbishment could be occupied again. The other is occupied intermittently by various farm workers as and when required.

Originally there were 2 further houses on the farm as shown on the enclosed drawing. One was knocked down and replaced with new farm offices. The other was partially demolished and the remaining ground floor section left as a store. The houses to be replaced are sited adjacent one of the main entrances to the farm. To replace these dwellings with new dwellings utilizing the same curtilage site would hinder the development of the farm, as the farm access needs improving and dwellings in this location would restrict this. It is also felt that with modern-day farming it would be more suitable if the dwellings were located away from the main activities of the farm to provide for a better living environment. It is for these reasons that it is proposed for the replacement dwellings to be sited on the opposite side of the road from their present positions. The main entrance to the farm can then be improved to assist in the movement of heavy farm machinery entering and leaving the site and the remaining area of the present dwellings' site could then be utilized for car parking for farm workers, etc.

The proposed replacement dwellings will be used in a similar manner to that of the originals in that essentially farm workers or farm worker pensioners will reside in them.

Whilst the replacement dwellings are not on the site of the original dwellings it can be clearly seen that it makes practical sense in this case for the replacement dwellings to be located as proposed. They will still

essentially be within the main farmyard but at the same time enable improvements to be carried out to the farm and provide improved living accommodation for the residents.

Directly to the north of the proposed site is a small hamlet of residential dwellings, therefore the proposed dwellings will fit in well with the adjacent area.

Taking the above information into consideration we would be grateful if you would look favourably on this proposal.

Yours faithfully

B Gilham

Enc

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a Development Plan

Reference No: H13/0545/99
Description: Erect two replacement dwellings including demolition of existing

FILE COPY

Location: Green Lane
Moulton Seas End
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at Planning reception, Council Offices, Priory Road, Spalding.

Any observations should be sent to me by 13 JUL 1999 *quoting the above* reference number.

Mrs S A Waltham

Director of Housing and Planning Services

22-JUN-99

SOUTH HOLLAND DISTRICT COUNCIL



