FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/1222/93 Received:29-DEC-93 Type:FULL

Name: T H Charlton
The Chestnuts
Fengate
Moulton Chapel
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of bungalow and garages

Location : The Chestnuts Fengate
Moulton Chapel 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 develoment 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, particularly since the proposed site does not meet the needs of the business. As such, the proposal would be contrary to Policy 7a of the Lincolnshire Structure Plan, which 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, inter alia, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 In the opinion of the Local Planning Authority the proposal is an undesirable form of backland development which would adversely affect the residential amenity of the existing dwelling.

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

Director of Planning and Building Control Services
25-MAY-94 H13/1222/93

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. H13/1222/93

Date Registered 29 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

T. H. CHARLTON.
THE CHESTNUTS.
FENGATE.
MOULTON CHAPEL.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH.
SPALDING.
LINCS.

Tel. No. 0406 490800

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow & Garages.

Please complete

Signed. G. R. Merchant Date. 22:12:93

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120 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

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 D. K. Merchant (~~Applicant~~/Agent) Date 22.12.93

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 D. K. Merchant ~~Applicant~~/Agent) Date 22.12.93

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 .....

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).

TENANT (SON).

2. **OWNERSHIP OF THE SITE**

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

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

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

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

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: T.H. CHARLTON. 23 PARK ROAD. HOLBEACH

State Date notice served: 13.1.94

Signed ..... (~~Applicant~~/Agent) Date 13.1.94.

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 13.1.94

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 13.1.9

DC INSTRUCTION SHEET

APPLICATION REF: H13/1222/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐

All ☐

	Publicity >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DAVID GEDNEY

Senior Officer Confirmed ..... Date 31/12/93

Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED DMF 6/5.

Decision Issue confirmed .....

~~DELEGATED DECISION~~

~~Case Officer~~

Approve (or equiv) | Refuse (or adverse)

Signed DMF Date 6/5

Notes:

Disabled
Prev conditions
Amended plans – Dwg no: Received:

~~CONDITIONS~~/REASONS:

(1) *The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify* permission, particularly ~~Since~~, the proposed site does not meet the needs of the business. As such, the proposal would be contrary to Policy 7 of the Lincolnshire Structure Plan, ~~which~~ which 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, inter alia, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.*

(2) *In the opinion of the Local Planning Authority the proposal is an undesirable form of backland development which would adversely affect the residential amenity of the existing dwelling.*

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ☑

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 130

Receipt No P36811

Date first Rec'd 29 DEC 1993

Registration

Reference H13|1222|93

Cross-Ref R

Date 30-DEC-93 LAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 130.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 34J OS Plots
Grid ref 5 30530 3 30800

Ward L Parish MOULTON

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1912 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps
S66/70
S57/78

B Reg Records:
Already submitted – Ref:
Request needed
Requested

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

H13/1222/93

FULL

Applicant: T H Charlton
Tel: (0406) 370524

Agent: G R Merchant
0406 490800

Description: Erection of bungalow and garages

Location: The Chestnuts
Fengate
Moulton Chapel
Spalding Lincs

Valid date:	29-DEC-93	Terminal date:	23-FEB-94
Target dates:		Target Committee:	16-FEB-94
To case officer	05-JAN-94	Report deadline:	02-FEB-94
Inspected by	12-JAN-94	Agreed TD Ext:	
Extra contacts	19-JAN-94	Case Officer:	
Report if not clear by 02-FEB-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		13 ~~05~~-JAN-94	3 FEB ~~26 JAN~~-94
Clerk to Moulton PC	0733 210404	04-JAN-94	18-JAN-94
Cllr J Clark	0406 370785	04-JAN-94	11-JAN-94
Cllr A E Naylor	0406 370323	04-JAN-94	11-JAN-94

~~K. Arding~~ 19 JAN 2 FEB

SITE RECORD

Grid ref: 530530 320800
OS Sheet: 242 Parcel:

LCC - plan taken CB 5.1.93. OPS Attached JL CB 13/1/94

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: 1.

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

B. Please state size of any new structure:- (a) max. height: 4.8 metres

(b) max. length: 27.4 metres

(c) max. width: 16.3 metres

C. Please state type and colour of materials for facing external walls: TRADITIONAL MATERIALS TO BE AGREED.

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. BARNS, CREW-YARD ETC.

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? GARAGES.

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 SOAKAWAYS.

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.	NO	→ Date: Consultee(s):

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

Continue on separate sheet if necessary. SEE ATTACHED REPORT.

Mr. T. H. Charlton,
The Chestnuts,
Fengate
Moulton Chapel,
Spalding,
Lincs.

R.J.Smith

RJS/JH
H13/1222/93

1 June 1994

Dear Mr. Charlton,

RE: PROPOSED BUNGALOW AT FENGATE, MOULTON CHAPEL

I refer to your meeting with Mr. John Blacklock last week and subsequently with myself today.

As you know from Council's decision to refuse your recent planning application H13/1222/93, the principle of having an additional dwelling to serve the needs of your family's farming business has been accepted. It was clear from our discussion that you prefer to locate the new dwelling in the vicinity of your own home in connection with your plans to relocate a significant part of the stock business at Vickers Yard, rather than having an additional dwelling at Hallgate, which is presently the centre of your farming activities.

In planning terms, it would be preferable to locate the new dwelling as part of your plans to develop the business at Vickers Yard. The dwelling could be in close proximity to existing and proposed new farm buildings for ease of management and supervision, and would be located in an area which is already well landscaped. Although the site to the south west of your own house is very close to Vickers Yard, it is separated from it by a road and its development would result in the extension of development into what is presently open countryside and cultivated agricultural land.

As our discussion progressed, you indicated that there may be operational reasons connected with your development proposals for the business which would make a site at Vickers Yard unsuitable for the proposed dwelling. If you decide to proceed with a planning application for the development of this part of your business, including a site for a dwelling to the south west of your own house,

cont/d.....

H05/04x/94

Meeting with Mr Charlton & Fox and Boy Merchant

Agreed :-

(a) full application to be submitted for agricultural dwelling on land immediately to south of The Chestnuts.

(b) full application to be submitted at some time for agricultural dwelling to house cattle (40 in total, with existing building) on Vickers pond.

(c) if approve footbridge, Section 106 obligations to be entered into tying occupation of dwelling to erection and use of new agricultural buildings.

Solicitor instructed to Mr Charlton

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Tuesday, 3rd May, 1994.

PRESENT

Councillors:

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

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. A.E. Naylor
Mrs. P.J. Buffham	Mr. J.A. Dobney	Mr. R.C. West
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. M.C. White
Mrs. D.F. Davies		

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

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis and W.D. Skells.

261. MINUTES

The Minutes of the meeting held on 11th April, 1994 were signed by the Chairman as a correct record.

262. PLANNING APPLICATIONS - DETERMINATIONS FOLLOWING SITE INSPECTIONS

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

Plan No. & Applicant	Proposal
H13/1222/93 T H Charlton	Bungalow and garages at The Chestnuts, Fengate, Moulton Chapel.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, but as the Sub-Committee is of the opinion that there is a need for a further dwelling on the agricultural holding, (a) the reason for refusal be amended to reflect the fact that the present application does not satisfy the need for an agricultural dwelling on the application site and (b) the Director of Planning and Building Control Services be authorised to negotiate with the applicant a suitable alternative site for the proposal.

H08/0120/94 E A Beniston	Replace old garage and shed with new prefabricated garage at 72 High Street, Gosberton.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to negotiate with the applicant an amendment to the application to incorporate an appropriate treatment with a view to bringing the development more in keeping with that part of the Gosberton Conservation Area.

3rd MAY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H09/0959/93 Broadgate Homes	JB	Grant as recommended.
H09/0998/93 Mr & Mrs L E Taylor	JB	DPBCS Auth to grant outline planning permissicn with appropriate conditions subject to sect 106 obligation contrary to recommendation. Legal obligation required to ensure development of site does not take place until development of adjacent site commences.
H13/1222/93 T H Charlton	DMG	Refused. Reason 1 to be deleted/amended reflecting the fact that proposed site does not meet the needs of the business. Reason 2 as it stands. Any future proposal should link dwelling to existing site or include an application for re-location of part of business.
H08/0120/94 E A Beniston	PJU	Deferred for future sub-cttee after negotiating with applicant to achieve a means of ameliorating the harm to the conservation area e.g. screening the site by means of a fence or wall with a wall being preferred.
PO Report 5 Former 5 Bells, Pinchbeck	PJU	Recommendation ii accepted. Recommendation iii requires further report, but ensure solicitors are fully aware of complications involved when seeking further advice on legal proceedings. Research legality/practicality of enforcement action against brickwork on Eastern elevations, particularly chimneywork. Require to know when work was done and whether it was part of renovation. Seek advice from Mrs Kerr re any remedial work required. Check with Building Regs re safety of building. Internal alterations indicate owner may be contemplating changeing property into two dwellings. Advise accordingly.

4th May 1994

Signed: R J Smith

R Smith
Deputy Dirctor of Planning and
Building Control Services

Meeting held with Bob Merchant 20/4

Advised him of Committee decision and advised him we will require further info from applicant regarding:-

a) whether prepared to relocate dwelling ~~to~~ ~~[illegible]~~ ~~to~~ so that frontage plot.

b) ~~[illegible]~~ details of investment in cattle sheds.

NB. Aware of future working between DPBC and Mr Charlton

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 ~~370853~~ 49500

29.4.94

3 May Sub-Ctee

Your Ref:- H13/1222/93.

S.H.D.C.
Planning Dept.
Priory Road
Spalding.
Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
29 APR 1994

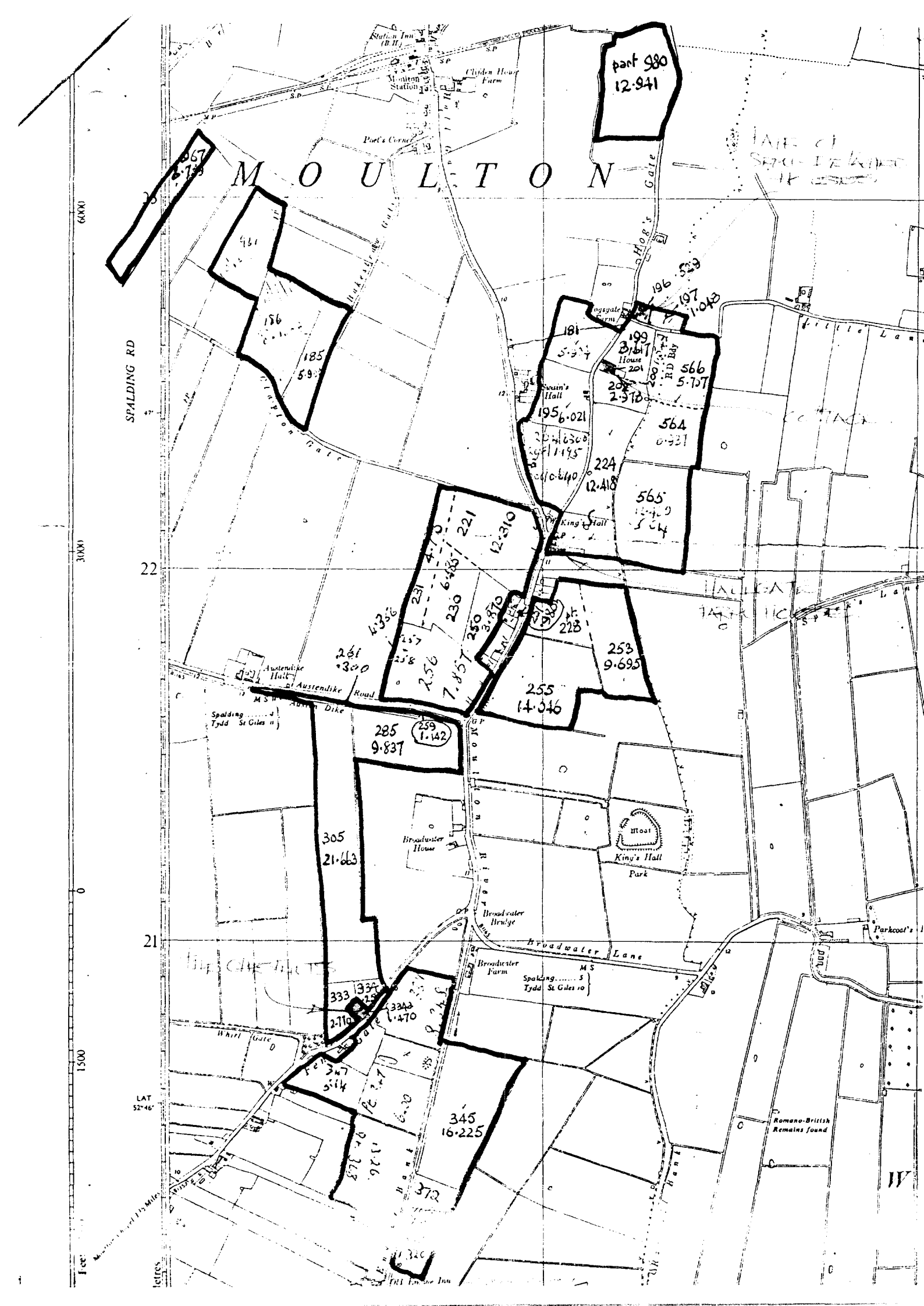
Dear C,

ERECTION of BUNGALOW & GARAGES
THE CHESTNUTS. FENGATE, MORTON'S CHAPEL
FOR T. H. CHARLTON.

Further to my telephone conversation with your Mr. Sidney I enclose a copy of a site plan, as requested, showing the location of dwellings on the holding.

Yours faithfully,

G. R. MERCHANT


MOULTON
SPALDING RD
Moulton Station
Station Inn (B.H.)
Chiden House Farm
Pool's Corner
Hog's Gate
Moulton Gate
Moulton Gate
Fiddle Lane
Sessin's Hall
Austendike Hall
Austendike Road
Austen Dike
Broadwater House
Broadwater Bridge
Broadwater Lane
Broadwater Farm
King's Hall
Moat
Park
Parkcoat's
Romano-British Remains found
Spalding Tydd St Giles
MS
GP
961
185
5·9
156
181
5·934
199
3·617
201
566
5·737
564
0·431
224
12·418
565
221
12·310
231
4·356
230
6·483
250
3·870
228
253
9·695
255
14·546
261
·300
259
1·142
285
9·837
305
21·663
333
2·710
334
1·470
345
16·225
372
196
·539
197
1·043
195
6·021
22
21
LAT 52°46'

217. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H14/0269/94 Mr & Mrs E Fragale	Alterations and extension at 97 Spalding Road, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services write to the applicants suggesting that an amended design in respect of this application and application reference H14/0126/94 could overcome the reasons for refusal.)

H17/0223/94 Mrs E Garner	Retention of dwelling without complying with agricultural occupancy clause at Cheal House Farm Cottage, Saltfleet Lane, Surfleet.

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H09/0959/93 Broadgate Homes	Reserved matters relating to residential development at Wignals Gate, Holbeach.

(For detailed consideration by the Plans Sub-Committee.)

H09/0998/93 Mr & Mrs L E Taylor	O.A.	Residential development at Nursery, Wignals Gate, Holbeach.

(For detailed consideration by the Plans Sub-Committee.)

(The Director of Planning and Building Control Services reported that Councillor N I Capes had indicated his support for the above application.)

(Councillor Mrs E.O. Hall-Patch entered the meeting during consideration of the above application.)

H13/1222/93 T H Charlton	Bungalow and garages at The Chestnuts, Fengate, Moulton Chapel.

(Pending a site inspection to assess the suitability of the proposal in view of the existing dwellings already on the holding, and to enable the Director of Planning and Building Control Services to hold further discussions with the applicant to ensure that all relevant factors have been put forward in support of the application.)

H08/0120/94 E A Beniston	Replace old garage and shed with new pre-fabricated garage at 72 High Street, Gosberton.

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

19th APRIL 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H23/0773/93 Kings Quality Homes	DMG	Grant as recommended. Letter to owners/occupiers of properties explaining the facts taken into account in reaching the decision and inviting a meeting if necessary.
4	H09/0959/93 Broadgate Homes	JB	Deferred for sub-cttee as recommended.
6	H09/0998/93 Mr & Mrs Taylor	JB	Deferred for sub-cttee consideration. If sub-cttee grant permission a sect 106 legal obligation will be required so that work does not commence until adjoining development has started.
8	H07/1134/93 F C Congreve	DMG	DPBCS Auth as recommended but with drive also amended to miss trees and subject to the description being amended to omit reference to a specific number of dwellings. (Check formal minute when available)
11	H13/1222/93 T H Charlton	DMG	Deferred for site visit. Meeting before 3rd May sub-cttee to be held with applicant to review facts as it is understood that they may be considering relocating the dwelling and investing in cattle sheds.
14	H16/0009/94 Spalding Rugby Club	PJU	DPBCS Auth as recommended.
16	H16/0012/94 Mr & Mrs Ferraro	PJU	Grant as recommended.
18	H13/0030/94 Mrs Price	DMG	Refused plus TPO as recommended. Letter to applicant clarifying details of TPO.
20	H08/0042/94 M Parker & Sons	DJR	Grant as recommended.
22	H08/0120/94 E A Beniston	PJU	Deferred for site visit. Look through previous/surrounding proposals to see if any photographs showing original shed.
23	H14/0126/94 Mr & Mrs Campbell H14/0269/94 Mr & Mrs Fragale	PJU PJU	Refused as recommended. Letter to agent suggesting both applicants are brought together to try to achieve design solution.
25	H04/0137/94 Swineshead Medical Group	DJR	Grant as recommended. Consult neighbours re screening when proposal submitted.
27	H14/0166/94 David Parker Homes	DJR	DPBCS Auth as recommended.
29	H18/0173/94 Fenbank Builders	JB	Grant as recommended.

APPLICATION REFERENCE: H13/1222/93 DATE RECEIVED: 29-DEC-93

TYPE: Full

DESCRIPTION: Erection of bungalow and garages

LOCATION: The Chestnuts, Fengate, Moulton Chapel.

APPLICANT: T H Charlton AGENT: G R Merchant

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 19 APR 1994

REASON FOR COMMITTEE CONSIDERATION

The application seeks permission for an additional dwelling to serve an established farm on which there are two existing dwellings already occupied by management.

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, inter alia, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.*

2 *In the opinion of the Local Planning Authority the proposal is an undesirable form of backland development which would adversely affect the residential amenity of the existing dwelling.*

COMMENTS

1 Site located in open countryside. Council's Agricultural Consultant considers that although it may be desirable for all management and employees to be housed as close as possible to the holding, the applicants have failed to

demonstrate an overriding essential agricultural need in this particular case especially since there are already two dwellings on the holding occupied by management.

2 The proposed bungalow would replace existing barns within the curtilage of Chestnut House. Notwithstanding the agricultural arguement in terms of location i.e. proximity to Vickers Yard, it is also considered that a bungalow in this particular position would constitute an undesirable form of backland development.

REPRESENTATIONS

Parish Council: Although outside any development area proposal nevertheless supported, since it is to be the subject of an agricultural clause.

Councillor Naylor: Support application with agricultural clause. "The Chestnuts" is a late 18th Century building - prefer that new property be to the northern side of "The Chestnuts" rather than the rear.

Agricultural Consultant: (Summarised).

- Substantial agricultural/horticultural business. The cropping policy followed requires high management input.
- In my opinion a functional requirement does not exist in this case. Already two dwellings on the holding occupied by management.
- It is, however, desirable for all management and employees to be housed as close as possible to the holding.

Applicant: (Summarised).

- Business occupies total of 124.7 hectares (308 acres) of which 105 hectares (260 acres) are owned and 19 hectares (48 acres) are rented. In addition, between 80 and 120 hectares rented each year on cropping licence for vining peas. Also an extensive horticultural side to business comprising bulb forcing and growing of lillies and other crops under glass.
- Approximately 50 cattle purchased in summer and fattened during winter months in yards.
- Buildings situated in three yards:-

  1 Vickers Yard - opposite site. Includes brick barn and covered crew yard which is used to house cattle on occasions.

2 Hallgate, Moulton - main yard for agricultural operations. Approximately 1 mile from "Chestnuts" and includes agricultural buildings.

3 Hallgate, Moulton - main centre for horticultural production, approximately 100 yards from above yard. Includes glasshouses, coldstores, etc.

- Labour force comprises Mr T H Charlton and his two sons, A W & T H Charlton (junior) with four other regular full time workers. Large number of casual labour employed for flower picking, etc.
- Mr T H Charlton Snr. and his wife and son, Mr A W Charlton, currently reside at "The Chestnuts", Fengate. The other son, Mr T H Charlton Jnr, lives adjacent to horticultural site at Hallgate. Also one pair of semi-detached houses at Hogsgate approximately ½ mile from Hallgate (each occupied by full-time worker), plus cottage occupied by one of the full-time workers, who is normally a sandwich year student.

Reasons for proposed development

Mr Charlton Snr now proposes to make his son, Mr A W Charlton who is shortly to be married, a partner in the business. Therefore needs to be in close proximity to the business. Owing to his involvement in office work bulb sterilising, cattle rearing, pea vining operations, etc.

A. D. A. S:

- Established mixed arable and horticultural unit growing wide range of labour demanding crops. Full-time labour employed considered reasonable.
- Diverse nature of business proposes greater burden on management of staff than would normally be the case. Thus management often required at unsocial hours, including 24 hours a day at pea harvest.
- Proposed siting of livestock unit at Vickers Yard means that responsible person should be available in close proximity for operational reasons. Siting of the dwelling opposite this yard would satisfy this requirement, as well as providing cover for office duties and other day to day management in absence of principal partner.

G.P. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: DMG/SAH. H13/1222/93
Our rer : GRM/JJM/THC

22nd February, 1994.

S.H.D.C.
Planning Dept.,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Dear Sir,

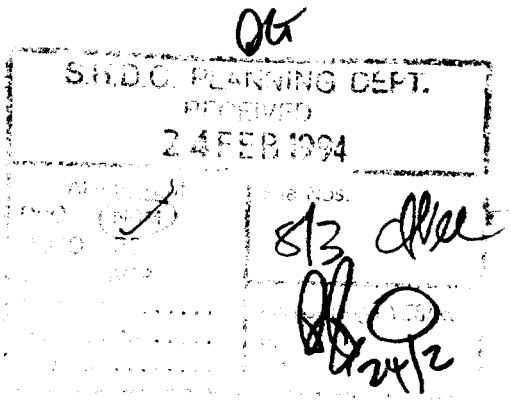
PLANNING APPLICATION H13/1222/93 - ERECTION OF BUNGALOW AND GARAGES, THE CHESTNUTS, FEN GATE, MOULTON CHAPEL (T.H. CHARLTON).

Further to your letter of the 21st February with respect to the above application, please find enclosed a plan showing the position of Hallgate Farm and the cattle sheds as requested.

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

Yours faithfully,

G.R. Merchant.



D M Gedney

DMG/SAH H13/1222/93

GRM/JM/TSC

21 February 1994

Mr G P Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Dear Sir

Planning Application H13/1222/93 - Erection of Bungalow and Garages, The Chestnuts, Fen Gate, Moulton Chapel (T & Charlton)

I refer to the above planning application submitted by yourself.

To enable me to proceed and hopefully prepare a report for the Committee meeting to be held on 8 March 1994, would you please indicate on the enclosed plan the location of Hallgate Farm and also the cattle sheds along Hallgate.

I look forward to your response within the next 7 days.

Yours faithfully

N R Mileham
Principal Planning Officer (Development Control)

Enc.

Kenneth J Herring. ASVA. FAAV.

Land Management Consultant.

29 The Avenue, March, Cambs PE15 9PS.
phone: 0354 54111.

Principal Planning Officer (Developement Control).
South Holland District Council.
Council Offices,
Planning Dept,
Priory Road,
Spalding PE11 2XE.

7/2/94.

ref: DMG/JK/H23/1222/93.

Dear Sir,

Planning application for an agricultural Dwelling.
T H Charlton. The Chestnuts, Fengate, Moulton Spalding, Lincs.

I have studied the relevant documents received and make the following comments.

There is a lack of detail in Mr Merchant's report as to the proximity of Hallgate Farm, the glasshouses and the sterilising unit, in relation to proposed site at the Chestnuts. Only the proposed site is shown on map enclosed.

There is no detail of the extent of the glasshouses.(area type etc). Are there any other dwellings attached to the holding.

This is a substantial agricultural / horticultural business and with the cropping policy followed requires a high management input.

In my opinion a function requirement does not exist in this case. There are already two dwellings on the Holding occupied by management.

It is, however, desirably for all management and employees to be housed as close as possible to the Holding.

Yours sincerely.

K.J.Herring.

S.H.D.C. PLANNING DEPT.
- 9 FEB 1994
DG

Mr P J Harding
Land Management Consultant
24 The Avenue
Marton
Cambs PE13 1PS

Mr J M Gedney

DMS/JMG/825/1222/93

28 January, 1994

Dear Sir

Planning Application H13/1242/93 - Erection of Agricultural Dwelling, The Chestnuts, Tongate Moulton Chapel, Spalding (T R Charlton)

I refer to the above planning application recently submitted and would be grateful if you could carry out an agricultural appraisal in respect thereof.

I enclose the relevant documents, plus an order and look forward to a response within 14 days of receipt if possible.

Yours faithfully

N R Millard
Principal Planning Officer (Development Control)

Encl.

NB.
Delay between 14 + 28 January due to signing of order.

Mr P J Herring
Land Management Consultant
29 The Avenue
Maric
Cambs PE15 7PB

Mr D M Pedley

Date: H/3/1222/93

19 January 1994

Dear Sir

Planning Application H13/1222/93 Erection of Agricultural Dwelling, The Chestnuts, Sengate, Moulton Chapel, Spalding (T.M. Chapman)

I refer to the above planning application recently submitted and would be grateful if you could carry out an agricultural appraisal in respect thereof.

I enclose the relevant documents, plus an order and look forward to a response within 14 days of receipt if possible.

Yours faithfully

M K Mitton
Assistant Planning Officer (Development Control)

Encl.

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: RJS/JH H13/1222/93
Our ref : GRM/JJM/THC

13th January, 1994.

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

PROPOSED BUNGALOW & GARAGES,
THE CHESTNUTS, FENGATE, MOULTON CHAPEL,
FOR MR T.H. CHARLTON.

Further to your letter of the 12th January 1994 with respect to the above application, I enclose an amended ownership certificate as requested.

I confirm that I have sent a copy of the ownership certificate and plans to MR.T.H. CHARLTON, 23 PARK ROAD, HOLBEACH.

Apologies for the confusion, I was not informed of the ownership situation.

Yours faithfully,

G.R. Merchant.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JAN 1994 DG
Attention of
DPO NSM
DOPO
ACP
Action by .....
Discuss with .....
File Nos.

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

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

DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1222/93

Applicant: T H Charlton
The Chestnuts
Fengate
Moulton Chapel
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of bungalow and garages

Location: The Chestnuts Fengate
Moulton Chapel Spalding Lincs

Type: FULL

Date received: 29-DEC-93

04-JAN-94

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 11-JAN-94 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

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

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

I support application with agricultural Clause - The Chestnuts is late 19th Century building - I prefer that building to be the dwelling on the Chestnuts

Signed: A E Naylor

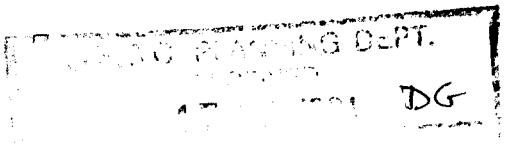
Our Ref: GT/94/1/SH/006/LMT
Contact: Gill Thornalley

Date: 14 January 1994

NRA

National Rivers Authority
Anglian Region

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



Dear Sir

Planning Application No. H13/1222/93

PROPOSAL : ERECTION OF BUNGALOW AND GARAGE
LOCATION : THE CHESTNUTS, FENGATE, SPALDING
APPLICANT : T H CHARLTON

I refer to your consultation received on 10 January 1994.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNS .IRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H13/1222/93

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	0	5	2	0	8

2. Address or location

The Chestnuts, Fenhate, Moulton Chapel

3. Name, classification and number of road

4. Date application referred 5-1-94

5. State whether outline, detailed application etc.

Full

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

Erection of Bungalow & Garages (Amendment)

7. Delete as appropriate

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

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

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

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

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

Date: 7/1/94 Signed: [signature]
Director of Highways and Planning

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
5 JAN 1994
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1222/93

Applicant: T H Charlton
The Chestnuts
Fengate
Moulton Chapel
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of bungalow and garages

Location: The Chestnuts Fengate
Moulton Chapel Spalding Lincs

Type: FULL

Date received: 29-DEC-93

04-JAN-94

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 18-JAN-94. 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:

Although this application is in respect of a site outside any development area it is nevertheless supported since it is to be the subject of an agricultural clause.

Signed:

Date :- 11th January, 1994.

DG

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3681
Date received : 29-DEC-93

Received from

T H Charlton & Son

Address

The Chestnuts
Fengate
Moulton Chapel
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

H15/1222/93

SOUTH HOLLAND DISTRICT COUNCIL

APPLICATION FOR AGRICULTURAL DWELLING

An application for an agricultural dwelling must be accompanied by this Questionnaire, duly completed. The purpose of the Questionnaire is to obtain information which will enable the Authority to determine whether a need for an agricultural dwelling has been conclusively shown.

The application must also be accompanied by an assessment of the agricultural need prepared by a professional party or agency, together with a business plan. The latter should also be prepared by an independent party or agency.

This Questionnaire could, in fact, be completed by those engaged in preparing the assessment of the need and/or the business plan.

Please note that not all the questions given below may be appropriate. However, all those which do have a bearing upon the application should be answered.

If you experience difficulty in answering any of the questions, please do not hesitate to contact the Planning Department of this Authority.

QUESTIONNAIRE

A. Particulars of Existing Holding

1 Please specify type of holding -

✓ Arable
✓ Horticulture
✓ ~~Intensive~~ Livestock
~~Fish Farming~~
~~Any other~~

2 Please specify total area of holding (please indicate size of parcels of land if physically distinct and separated from each other by other land not in your ownership) -

Please enclose a map to a recognisable scale showing the extent of the holding.

S.H.D.C. PLANNING DEPT
RECEIVED
24 MAR 1994
DG

3 Please give details of acreage owned or tenanted -

Please note that if the land is not held on a secure basis e.g. mowing or grazing licence, the business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages.

Please indicate amount of quota if applicable and area and location of land set aside -

Please specify what markets the crops are grown for - stock feed, human consumption, etc -

Please indicate areas of grassland and whether the grassland is temporary or permanent and conserved for hay or silage -

5 Please give details of numbers of livestock if any - numbers should be supplied of type (cattle, sheep, pigs, etc) and further broken down into breeding and other animals.

Please supply details of quotas if animals are produced for sale, please indicate: -

(a) Average numbers on holding at any one time.

(b) Numbers produced per annum, age and weight at sale.

(c) For which market they are produced for.

6 Please give details of persons employed - please specify the tasks or role of each employee -

Full-time
Part-time all year
Seasonal

Please give details of their home location and its distance from the agricultural holding -

7 Please give details of husbandry practices which significantly add to the functional requirements e.g. pedigree stock, high value crops, automatic equipment for watering, feeding or ventilation, calving patterns, etc -

8 Please describe any housing systems which may be labour intensive e.g. cow sheds as opposed to loose housing -

None

9 Please specify any special marketing or other arrangements which may add to labour requirements or lead to unsocial hours -

10 Please give details of any existing dwellings on the holding (who occupies them and on what tenure) and whether any dwellings have been sold separately from the holding in the last five years -

11 Please specify size and use of existing agricultural buildings on the holding and show their location on a scaled plan. Details should also be supplied of any recent investments in farm buildings, etc -

12 Please give details of any fixed equipment -

13 Please give details of services (electricity, water, sewage disposal) and any waste handling systems and storage -

14 Please specify whether there is any storage of chemicals (fertilisers, pesticides, herbicides and insecticides) on the holding -

15 Please give details of theft or vandalism which may have occurred on the holding in the last 5 years. Have any incidents been reported to the Police?

NONE

NOTE: This information may contribute to the applicants case but will not, by itself, be sufficient to justify a new dwelling.

16 Please give details of any diversification or non-agricultural enterprises (if any) on the holding -

NONE

B **Particulars of Proposal**

The Proposed Dwelling

1 Please state who is intended to occupy the proposed dwelling and what is their current occupation -

MR AND MRS [illegible] SHORTLY TO BE MAKE
FULL PARTNER IN BUSINESS [illegible]
THE BUSINESS IS AN [illegible]

2 Please state where that person currently resides -

WITH PARENTS IN [illegible]

3 Please state whether the proposal is intended to replace an existing dwelling -

NO

4 If so, please state where the existing dwelling is located and why it is non-suitable for the applicants needs -

N/A

5 Please state what is intended will happen with the existing dwelling -

N/A

6 Please state why the proposed dwelling is needed -

(a) New agricultural/horticultural.
(b) Changes in nature of business.
✓ (c) Changes in management.

7 Please state the proposed ground floor area of the proposed dwelling and why a dwelling of the particular size and type is required -

To be provided [illegible]

8 Please state why it is necessary for the proposed dwelling to be built in the location proposed -

[illegible]

9 If security or additional security is one of the reasons for the dwelling, please provide details as to why it is considered security will be a problem or present a difficulty -

[illegible]

10 Please state whether consideration has been given to any alternative form of residential accommodation on the site pending the establishment of the agricultural enterprise on a firm and viable basis -

No existing full time business

Personal Circumstances

1 Has the applicant any experience or formal training and/or qualifications in agriculture? Please provide details -

2 Has professional advice been taken in setting up the agricultural enterprise? If so, please provide details - (Your attention is drawn to the fact that the application for an agricultural dwelling must be accompanied by an assessment of the agricultural need prepared by a professional party or agency) -

The Proposed Agricultural Holding

1 Please state type of holding -

Arable
Horticulture
Intensive Livestock
Fish Farming
Any Other

2 Please give total area of holding (Please indicate size of parcels of land if physically distinct and separated from each other by other land not in applicants ownership) -

Please enclose a map to a recognisable scale showing the extent of the holding.

3 Please give details of acreage owned or tenanted -

Please Note that if land is not held or likely to be held on a secure basis e.g. mowing or grazing licence, the proposed business may not be sustained for a reasonable period.

4 Please give details of any cropping with acreages -

Please indicate intended markets for the crops -

Please indicate areas of intended grassland and whether grassland will be temporary or permanent -

Please indicate intended areas of woodland -

5 Please give details of intended numbers of livestock (if any), specifying type and those to be used for breeding purposes. If the livestock are intended, ultimately, for sale, please indicate which markets they will be produced for -

6 Please give details of persons to be employed on the holding - please specify the intended tasks or role of each employee -

Full-time
Part-time all year
Seasonal

Please give details of their present home location and distance from the intended holding -

7 Please give details of intended husbandry practices which may involve specific functional requirements e.g. pedigree stock, high value crops, etc -

8 Are any housing systems intended which may be labour intensive - such as cow sheds as opposed to loose housing? If so, please specify -

9 If any special marketing or other arrangements are envisaged which may entail unsocial hours of working or involve specific labour requirements, please specify -

10 If the proposed holding is an extension of an existing holding, please show on a scaled map the relationship of the extension to the existing holding -

11 If new agricultural buildings are intended to be erected, please specify size and specific use and show their location on a scaled map -

12 Please give details of any fixed equipment which it is intended to install -

13 Please give details of the intended services (electricity, water, sewage disposal) and any intended storage of waste.

14 If a programme for the erection of agricultural buildings is involved, please give details of time-scale -

15 If irrigation or temperature controlled facilities are envisaged, please give details -

16 Are any crops/livestock envisaged which require essential care at short notice? If so, please give details -

17 If it is intended to store chemicals (fertilisers, pesticides, fungicides, herbicides and insecticides) please specify details -

Financial Considerations

1 Please ensure an independent business plan of the proposed new or expanded agricultural enterprise (this should form part of the assessment of the agricultural need supplied by the professional agent) is provided giving details of anticipated annual turnover, overheads and net profits.

Note: Annexe E (paragraphs E5 and E9) of Planning Policy Guidance Note No. 7 "The Countryside and the Rural Economy" January, 1992, states that a functional test in regard to agricultural need will be necessary in all cases and that where a functional test alone is not conclusive it may be appropriate also to supply a financial test.

Thus, while the Authority would expect a business plan to be submitted with the application, it reserves the right to request the submission of financial information of a more detailed nature for such information may be an important element in establishing that intentions to engage in farming enterprise are genuine and are likely to be capable of being sustained for a reasonable period of time.

2 Please specify degree of financial commitment to the proposed new or expanded agricultural enterprise. Has a residential or commercial mortgage has been sought? Please give details -

3 Please indicate whether the business plan has been endorsed by the Financial Institution providing the loan facilities -

4 It is normal practice for the Local Planning Authority in granting planning permission for an agricultural dwelling to oblige the applicant to enter into a Section 106 Obligation - a legal agreement or contract limiting the occupation of the dwelling to a person employed in agriculture or forestry and if need be, preventing the separation of the holding from the dwelling. Has a check been made to establish whether planning conditions or a Section 106 Obligation would entail a problem with regard to mortgage availability? If no check has been made, it is considered advisable one should be made and this Authority advised of the outcome.

Note: For your assistance, a draft of a standard Section 106 Obligation is enclosed with this Questionnaire.

You may if you wish, add any further information which you consider relevant to the issue of an agricultural need for the proposed dwelling.

B SMITH MRTPI
DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES

REF : THC

PROPOSED BUNGALOW & GARAGES

AT

THE CHESTNUTS,
FENGATE,
MOULTON CHAPEL,
SPALDING,
LINCS.

SOUTH HOLLAND D.C.
PLAN DEPT.
29 DEC 1993
REF 1222/93

FOR

T.H. CHARLTON

G.R. Merchant I.Eng. AMICE.F IWO,
Unit 3,
12A Park Road,
Holbeach,
Spalding,
Lincs.
PE12 7EE.

Tel: Holbeach (0406) 490800.

PROPOSED BUNGALOW & GARAGES,
THE CHESTNUTS,
FENGATE,
MOULTON CHAPEL,
SPALDING,
LINCS.

The application is to demolish existing derelict barns and implement stores to the rear of The Chestnuts, Fengate, Moulton Chapel and erect a bungalow and garages for occupation by Mr Charltons son, Antony and future wife in connection with the existing agricultural enterprise.

The agricultural and horticultural business of T.H. Charlton & Sons comprises of 303 acres of land in the Moulton and Moulton Chapel areas.

The family business pursues an arable cropping policy, growing wheat, potatoes, sugar beet, vining peas and onions, together with daffodils and lilies in glasshouses and open fields. Bulb sterilising is also carried out.

50 to 60 cattle are reared in buildings at Hallgate and open grazed on 6 acres of grass opposite The Chestnuts.

The family business consists of T.H. Charlton and wife, T.H. Charlton (junior) and A. Charlton and future wife. T.H. Charlton and his wife live at The Chestnuts with their youngest son Antony, T.H. Charlton (junior) lives at the Hallgate Farm, surrounded by the glasshouse complex.

CROPPING

The present cropping of the holding comprises:

Winter wheat	80 acres
Potatoes	40 acres
Sugar beet	60 acres
Vining peas	25 acres
Permanent grass	06 acres
Let for brassicas	32 acres
Onions	22 acres
Daffodils	34 acres
Lilies	03 acres
Glass and yards	01 acre

FARM LABOUR

The holding comprises a work force of Mr Charlton and his two sons with his wife

as secretary, 4 full time employees and a small workforce of casual labour on a seasonal basis.

FARM BUILDINGS & DWELLINGS.

Farm buildings and dwellings are established at three locations, The Chestnuts, Hallgate Farm and Hallgate (cattle sheds).

The Chestnuts:	dwelling house, office and derelict farm buildings and crew yard.
Hallgate Farm:	dwelling house, implement sheds, glasshouses and sterilising unit.
Hallgate:	cattle sheds.

The Chestnuts is the registered address of the business and the office work is carried out by Mrs Charlton and Antony, evenings and weekends.

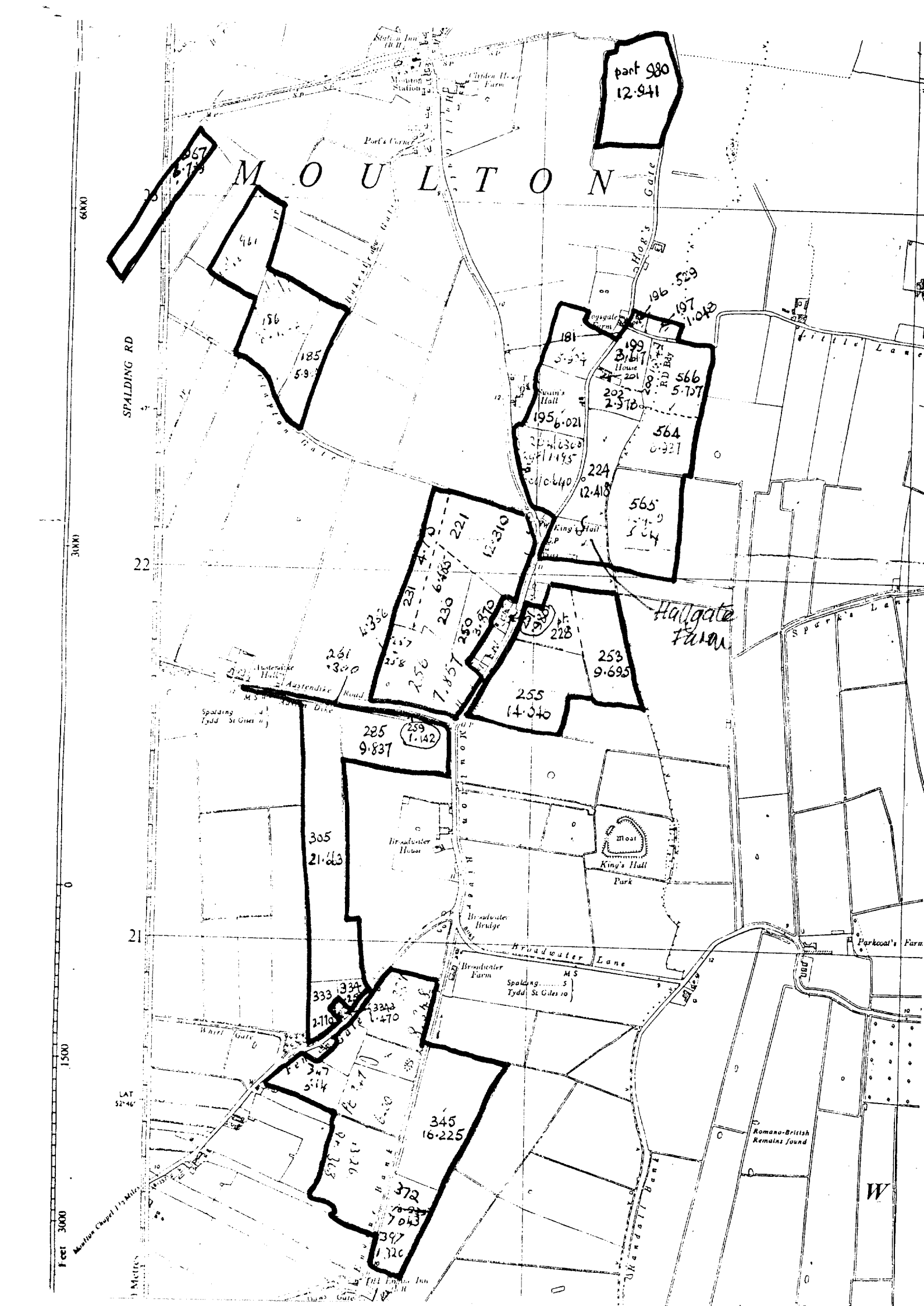
In the near future Antony Charlton is getting married and needs to be in close proximity to the business, owing to his involvement in office work, bulb sterilising and cattle rearing. The application is to demolish the derelict farm buildings to the rear of The Chestnuts and build a two bedroom bungalow and garages.

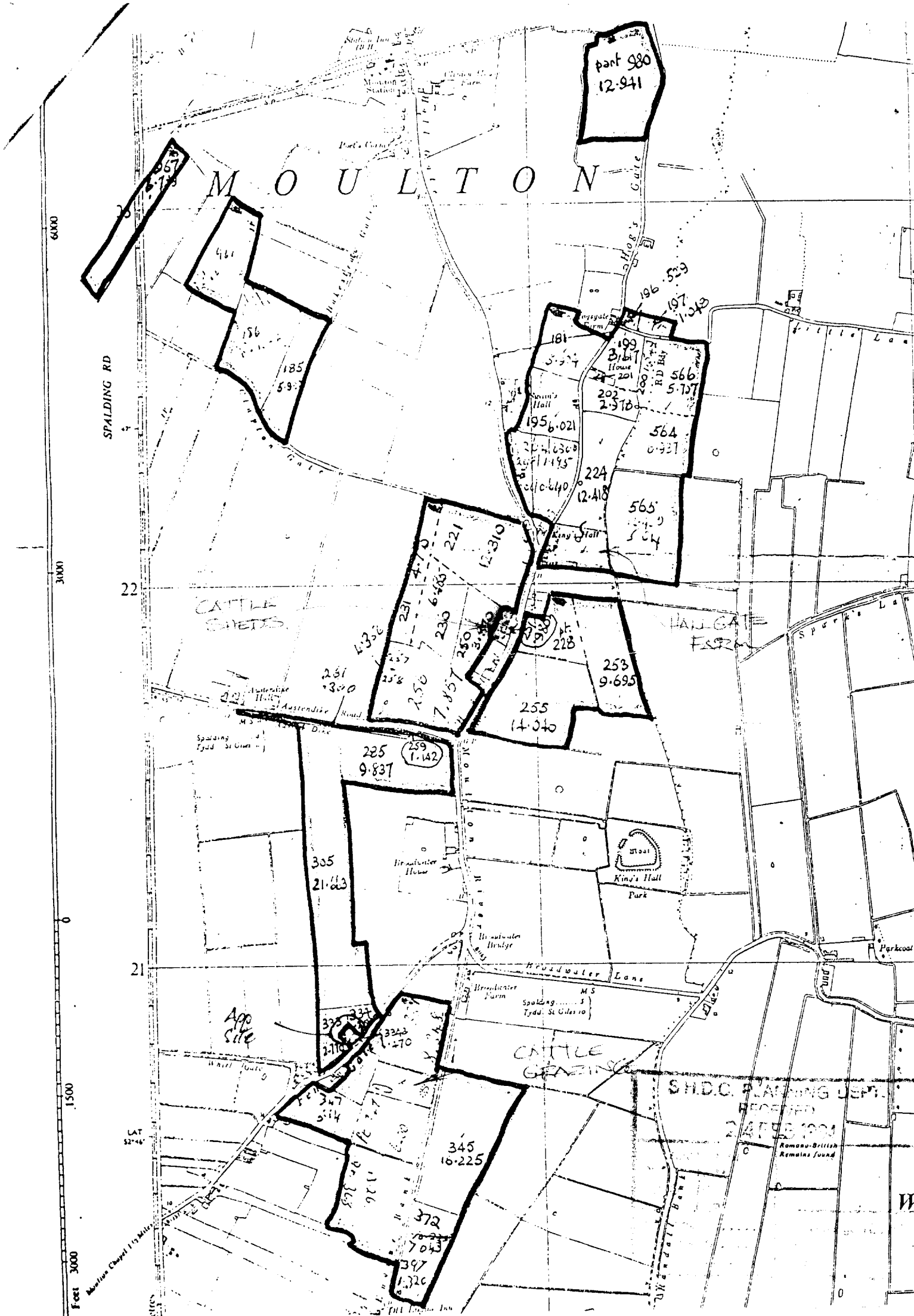
As the farm buildings are derelict it is proposed to erect the new bungalow in the same area and with traditional materials so as not to encroach into the open countryside and appear out of character with the area.

It is important to the family business that Antony and his future wife reside at The Chestnuts to maximise their time to the full and integrate the future Mrs Charlton into the business.

The Charltons appreciate that any approval may be the subject of a planning obligation, Section 106 agreement based on agricultural occupation or "local need". In this case the "local need" is a very important consideration to enable this small, traditional, efficient and successful family business to continue for generations to come. Incidentally, T.H. Charlton (junior) is the fifth generation of Thomas Henry Charltons to farm this holding.

G.R. Merchant, I.Eng. AMICE.FIWO.
14th December, 1993.


MOULTON
SPALDING RD
part 980
12.941
196
529
197
1.048
181
199
3.647
House
201
566
5.737
202
2.378
195
6.021
564
0.921
224
12.418
565
221
12.310
231
4.470
6.485
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7.857
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3.370
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253
9.695
255
14.040
261
3.000
256
4.356
285
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259
1.142
305
21.463
333
334
2.710
343
1.470
347
3.114
345
16.225
372
7.043
397
1.320
Hallgate Farm
Broadwater Lane
Broadwater Bridge
Broadwater House
Broadwater Farm
King's Hall Park
Moat
Parkcoat's Farm
Romano-British Remains found
Austendike Road
Austendike Hall
Spalding Tydd St Giles
Wheel Gate
Hurn Gate
Hog's Gate
Sparks Lane
Little Lane
Mouton Chapel 1½ Miles
Old Engine Inn
LAT 52°46'
22
21
6000
3000
0
1500
3000
Feet
Metres


MOULTON
SPALDING RD
part 980
12.941
461
5.737
456
185
5.9
196
5.529
197
1.043
181
199
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House
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202
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12.310
CATTLE SHEDS
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230
250
7.857
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228
253
9.695
HALGATE FARM
251
3.300
255
14.040
259
1.142
285
9.837
305
21.443
Moat
King's Hall
Park
Broadwater Lane
Broadwater Farm
Broadwater Bridge
Parkcoat
App Site
CATTLE GRIDS
SHDC PLANNING DEPT.
RECEIVED
2 APR 1991
345
16.225
372
7.043
397
1.326
Roman-British Remains found
Moulton Chapel 1½ Miles
Feet 3000
1500
0
3000
6000
22
21

PROPOSED AGRICULTURAL DWELLING
VICKERS YARD
FENGATE
MOULTON CHAPEL

REPORT PREPARED FOR

MESSRS T H CHARLTON & SON
CHESTNUTS
FENGATE

Report prepared by:
J W Barlow HND Agric
Dip Agr Eng ARICS
ADAS
Ceres House
2 Searby Road
Lincoln
LN2 4DW

Tel: 0522 535151

March 1994

ADAS

1.0 INTRODUCTION

This report has been written at the request of Mr T H Charlton, whose main trading address is Chestnuts, Fengate, Moulton Chapel.

The report has been written on an impartial basis with the intention of outlining the facts considered relevant to the application for a dwelling in connection with agriculture opposite Vickers Yard, Fengate, Moulton Chapel.

Information in this report should enable the Local Authority to assess the application in the light of current Government guidelines contained within Annex E of PPG 7.

2.0 SITE VISIT AND INSPECTION

A site visit and inspection was undertaken on 11 March 1994 when Mr T H Charlton and his son, Mr A W Charlton were interviewed regarding their existing agricultural operations at Moulton Chapel.

3.0 AGRICULTURAL BUSINESS

3.1 Area Occupied

The business occupies a total of 124.7 hectares (308 acres) of which 105.2 hectares (260 acres) are owned and 19.4 hectares (48 acres) are rented on full agricultural tenancies. In addition, between 80 and 120 hectares (200-300 acres) are rented each year on a cropping licence for vining peas within a 15 mile radius of Moulton Chapel. This is taken as members of a Pea Growing Co-operative which comprises 7 members growing up to 1,000 hectares (2,500 acres) per annum. There is also an extensive horticultural side to the business which comprises bulb forcing and the growing of lilies and other crops under glass.

3.2 Cropping

Cropping on the 124.7 hectares comprises the following:

22.4 hectares (55 acres)	Wheat
22.4 hectares (55 acres)	Sugar Beet
17.4 hectares (43 acres)	Bulbs
16.3 hectares (40 acres)	Potatoes
13.8 hectares (34 acres)	Vegetables (Broccoli, Cabbage etc)
13.4 hectares (33 acres)	Vining Peas
9.3 hectares (23 acres)	Onions
5.3 hectares (13 acres)	Set-Aside
2.0 hectares (5 acres)	Grass
1.2 hectares (3 acres)	Lilies
1.2 hectares (3 acres)	Yards, Road, Glasshouses etc

3.3 Livestock

Approximately 50 head of store cattle are purchased in the summer and fattened during the winter months in yards using arable by-products as the main bulk feed.

3.4 Buildings

Buildings are situated in three yards comprises the following:

Vickers Yard

It is proposed to build the subject dwelling opposite this yard which will also be adjacent to Chestnuts on Fendyke. There is a brick barn and covered crewyard in Vickers Yard which is used to house cattle on occasion.

Hallgate, Moulton

This is the main yard for the agricultural operations and is approximately one mile from Chestnuts. Building comprise the following:

105' x 40' combined grain store and potato store with drying facilities with a 90' x 20' lean-to for general storage

60' x 40' onion store with first and second stage drying facilities including propane gas heaters

60' x 50' general purpose store for boxing bulbs etc

40' x 30' workshop

Range of crewyards and traditional buildings currently used for housing cattle

Hallgate, Moulton

The main centre for horticultural production is approximately 100 yards from the yard described above and contains the following main buildings:

2 modern glasshouses, 100' x 50' and 100' x 60' with full computerised irrigation and plant feeding facilities, insulation and thermal screens

100' x 50' Dutch lights glasshouse

60' x 80' cold store for bulb forcing

30' x 18' cold store with full heating and freezing capabilities

Hot water sterilisation tanks for 3 tonnes of bulbs

50' x 20' packing shed with lily bunching line and other general purpose stores

3.5 Labour

The labour force comprises Mr T H Charlton and his two sons, A W and T H Charlton Junior with 4 other regular full-time workers. In addition, between 40 and 60 gang labour casuals are employed for flower picking for a period of between 3 and 6 weeks with 4 regular casuals employed for 6 months working between 6 and 10 hours per day as required.

In addition, 4 foreign students are employed during the summer months on the flowers and bulbs.

3.6 Dwellings

Mr T H Charlton Senior and his wife and son, Mr A W Charlton, currently reside at Chestnuts, Fengate. The other son, Mr T H Charlton Junior lives adjacent to the horticultural site at Hallgate. There is one pair of semi-detached houses at Hogsgate approximately half a mile from Hallgate, each occupied by a full-time worker. There is also a cottage occupied by one of the full-time workers, who is normally a sandwich year student, which is also used to accommodate the foreign students. The other full-time worker lives in his own house at Moulton.

4.0 REASONS FOR THE PROPOSED DEVELOPMENT

Mr Charlton Senior stated that he now proposes to make his son, Mr A W Charlton who is shortly to be married, a partner in the business. He will increasingly involved in the day-to-day management of the agricultural operations; the other son, Mr T H Charlton Junior being responsible for the horticultural operations at Hallgate. Mr Charlton stated that it is proposed to develop the site known as Vickers Yard by erecting a cattle building and moving the stock to this site. Cattle are currently housed at Hallgate, where space is at a premium and where the livestock are becoming an increasing hindrance to other operations. The proposed site for the dwelling will be adjacent to but immediately opposite Vickers

Yard. The main office is situated at Chestnuts and a computerised recording and management system has been introduced and is managed by Mr A W Charlton. This office work has to be carried out when field operations have ceased ie during evenings etc and thereby needs to be accessible.

Mr Charlton also stated that the land is fragmented within a 4 mile radius, and therefore requires additional management time. Also, the outdoor flower production is part of the agricultural business and requires inputs in terms of labour management for long hours. The applicants are also required to be involved with the group pea vining operations, which operate for 24 hours a day during the harvesting period. Labour has to be supplied from each co-operative member with full-time workers from the Charlton's farm being required with additional management time from Messrs T H and A W Charlton.

It is understood that Mr A W Charlton will also be responsible for the livestock operation which will be moved to Vickers Yard immediately opposite the proposed dwelling site.

5.0 BASIS OF ASSESSMENT

Annex E of PPG 7 outlines the factors considered relevant to assessing an application for an agricultural dwelling. This cites two tests which can be applied, namely:

i) Paragraph E5 - A Functional Test

This is applied to establish whether it is essential for the proper functioning of the enterprise, for one or more workers to be readily available at most times ie the number of workers needed to live on, as opposed on to work on, the farm.

ii) Paragraph E9 - A Financial Test

This should not be necessary on established farms such as this and paragraph E12 goes on to state that the two tests need not be applied so

vigorously to an additional agricultural dwelling on an established farm, to meet an increased need for accommodation.

The comments in the following section are intended to assist the Local Authority in assessing the above.

6.0 ADAS COMMENTS

6.1 This is an established mixed arable and horticultural unit growing a wide range of labour demanding crops. The full-time labour employed is considered to be reasonable bearing in mind the additional demands at peak periods from the co-operative pea vining operations.

6.2 The diverse nature of the business imposes a greater burden on the management of staff than would normally be the case for an operation of this size within a ring fence. This management is often required at unsocial hours, including 24 hours a day at pea harvest and including weekend working.

6.3 The proposed siting of the livestock unit at Vickers Yard means that a responsible person should be available in close proximity to take care of any sick animals and other emergencies which may arise. The siting of a dwelling opposite this yard will satisfy this requirement as well as providing cover for the office duties and other day-to-day management in the absence of the principal partner.

Mr K J Herring
Land Management Consultant
29 The Avenue
March
Cambs PE15 9PS

Mr D M Gedney

DMG/JK/H23/1222/93

19 January, 1994

Dear Sir

Planning Application H13/1222/93 - Erection of Agricultural Dwelling, The Chestnuts, Fengate, Moulton Chapel, Spalding (T H Charlton)

I refer to the above planning application recently submitted and would be grateful if you could carry out an agricultural appraisal in respect thereof.

I enclose the relevant documents, plus an order and look forward to a response within 14 days of receipt if possible.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Mr K J Herring
Land Management Consultant
29 The Avenue
March
Cambs PE15 9PS

Mr D M Gedney

DMG/JK/H23/1222/93

28 January, 1994

Dear Sir

Planning Application H13/1222/93 - Erection of Agricultural Dwelling, The Chestnuts, Fengate, Moulton Chapel, Spalding (T H Charlton)

I refer to the above planning application recently submitted and would be grateful if you could carry out an agricultural appraisal in respect thereof.

I enclose the relevant documents, plus an order and look forward to a response within 14 days of receipt if possible.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

NB.
Delay between 19 + 28 January due to signing of order.

D M Gedney

DMG/SAH H13/1222/93

GRM/JJM/THC

21 February 1994

Mr G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Dear Sir

Planning Application H13/1222/93 - Erection of Bungalow and Garages, The Chestnuts, Fen Gate, Moulton Chapel (T H Charlton)

I refer to the above planning application submitted by yourself.

To enable me to proceed and hopefully prepare a report for the Committee meeting to be held on 8 March 1994, could you please indicate on the enclosed plan the location of Hallgate Farm and also the cattle sheds along Hallgate.

I look forward to your response within the next 7 days.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Enc.

G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/LAC
H13/1222/93
GRM/JJM/THC

17 March 1994

Dear Sir

Planning Application H13/1222/93 - Erection of Bungalow and Garages, The Chestnuts, Fengate, Moulton Chapel (T H Charlton).

I refer to the above application submitted by yourself.

I would like to advise that after a recent meeting between Mr Charlton and one of my Officers, it was agreed that a further ADAS report be submitted. I therefore await the receipt of such information before proceeding with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

I would strongly advise that the application should be accompanied by as much detail as possible about the plans for development of the business and why the location of a dwelling at Vickers Yard would be in conflict with those plans.

Wherever the new dwelling is to be sited, the Council will want to ensure that:-

(i) If the dwelling and the business development are not to go ahead at the same time, then there should be an agreed short-term timescale for the whole development.

(ii) The dwelling should always be in the same ownership as the business development, without which construction of the dwelling would not be justified.

These arrangements will need to be incorporated in a planning obligation under Section 106 of the Town and Country Planning Act 1990, and I would strongly recommend that you seek legal and any other advice you require about the appropriate terms of an agreement which you would be prepared to enter into with the Council.

Yours sincerely,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES.

c.c. Mr. R. Merchant

c.c. Cllr. B. Alcock.

Mr. G. R. Merchant,
Unit 3,
12A Park Road,
HOLBEACH,
Spalding,
PE12 7EE

R.J.Smith

RJS/JH
H13/1222/93

12 Jan 1994

Dear Sir,

RE: PROPOSED BUNGALOW AND GARAGES AT THE CHESTNUTS, FENGATE, MOULTON CHAPEL: APPLICANT MR. T. H. CHARLTON OF THE CHESTNUTS.

In the above planning application you have certified that Mr. T. H. Charlton of The Chestnuts is the owner of the application site.

I have been visited by the applicant's father, Mr. T. H. Charlton of 23 Park Road, Holbeach, who indicated that he is the owner of the site. This has been confirmed verbally by his Solicitor.

Please will you check the situation and submit any new certificate and notices which may be necessary.

If you have made an error in the submission of the application, perhaps this has been due to the similarity of names of members of the family. However, I must draw your attention to Section 68 of the Town and Country Planning Act 1990 which deals with the consequences of submitting an incorrect certificate.

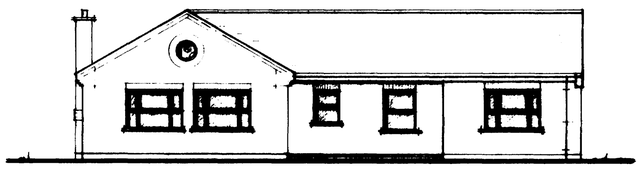
Yours faithfully,

R. J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES.

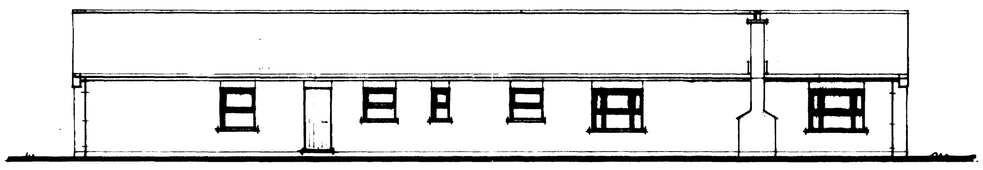
c.c. Mr. T. H. Charlton 23 Park Road, Holbeach
Messrs. Maples & Son, Solicitors, (f.a.o. Mr. Lewis).



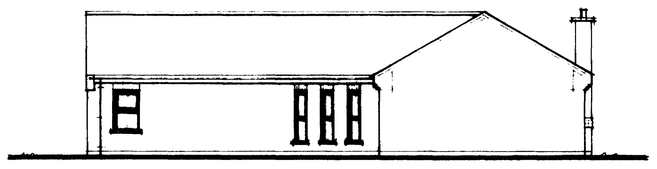
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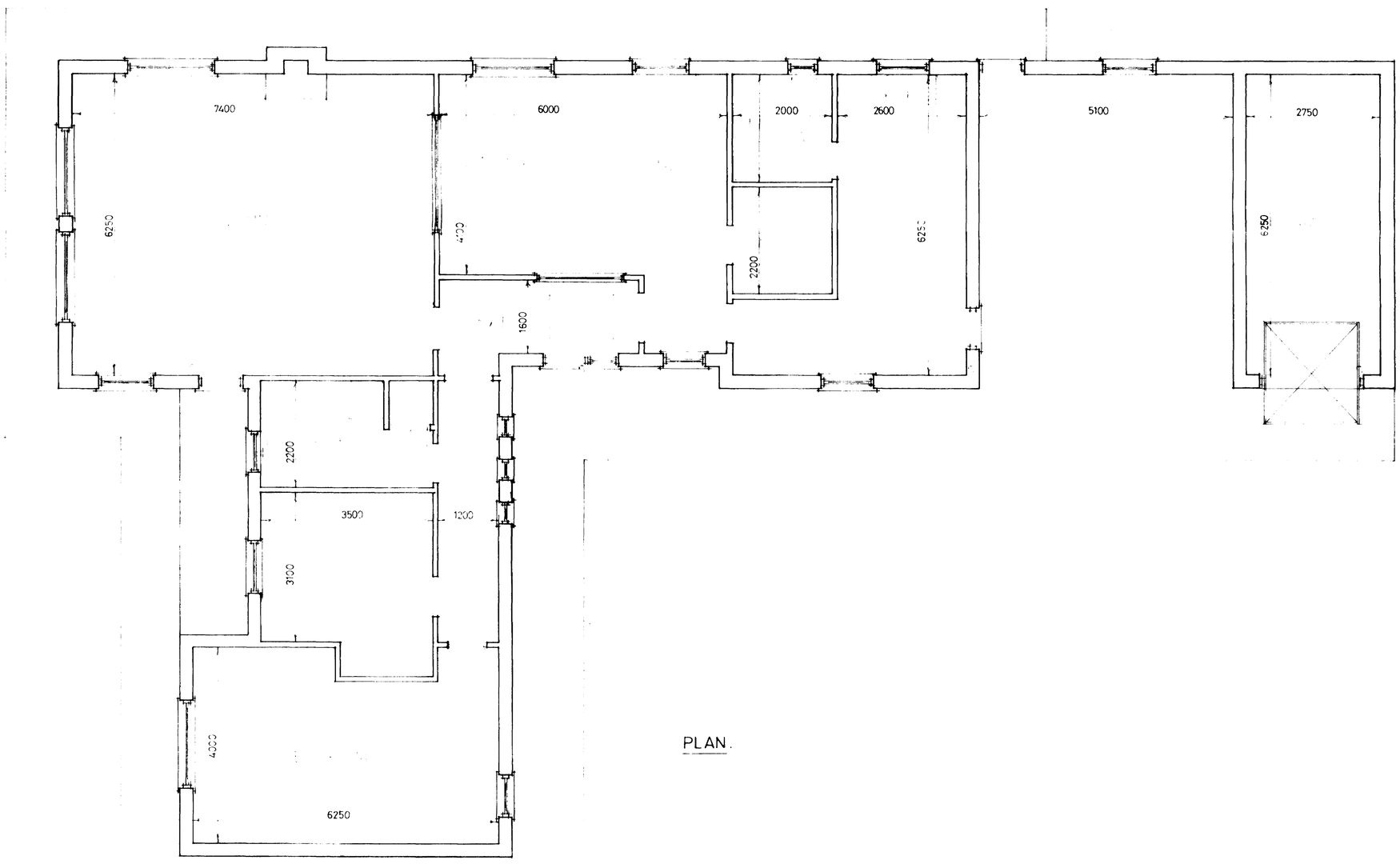
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REAR.



SIDE.



PLAN.

1222/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
PROPOSED BUNGALOW & GARAGES.

CLIENT:
T.H.CHARLTON.
THE CHESTNUTS.
FENGATE.
SPALDING.
LINCS.

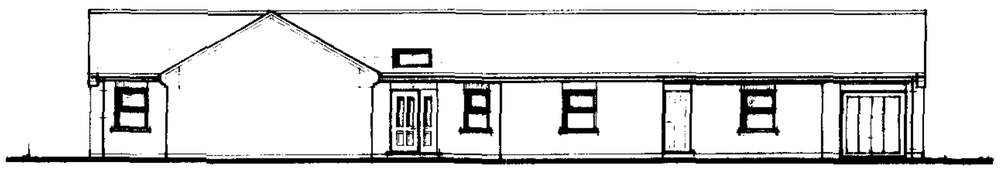
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1:50 & 1:100

DATE:
NOV 1993.

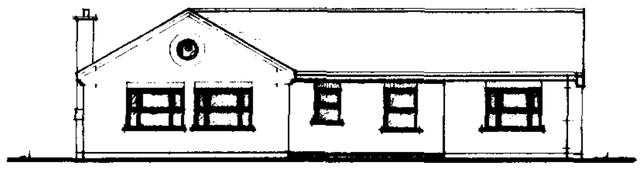
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THC.3

REVISIONS:

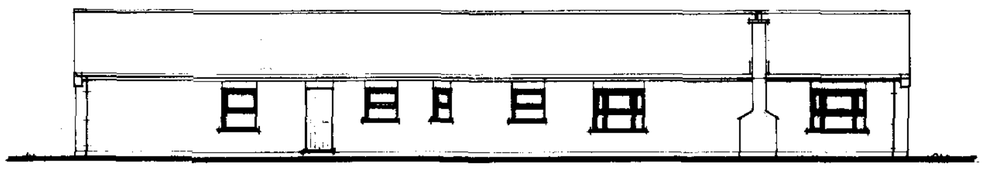
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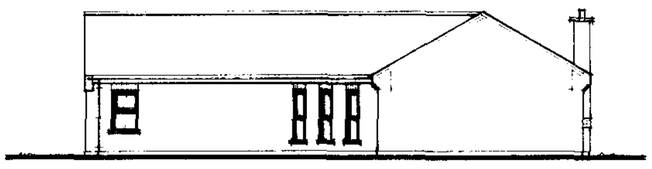
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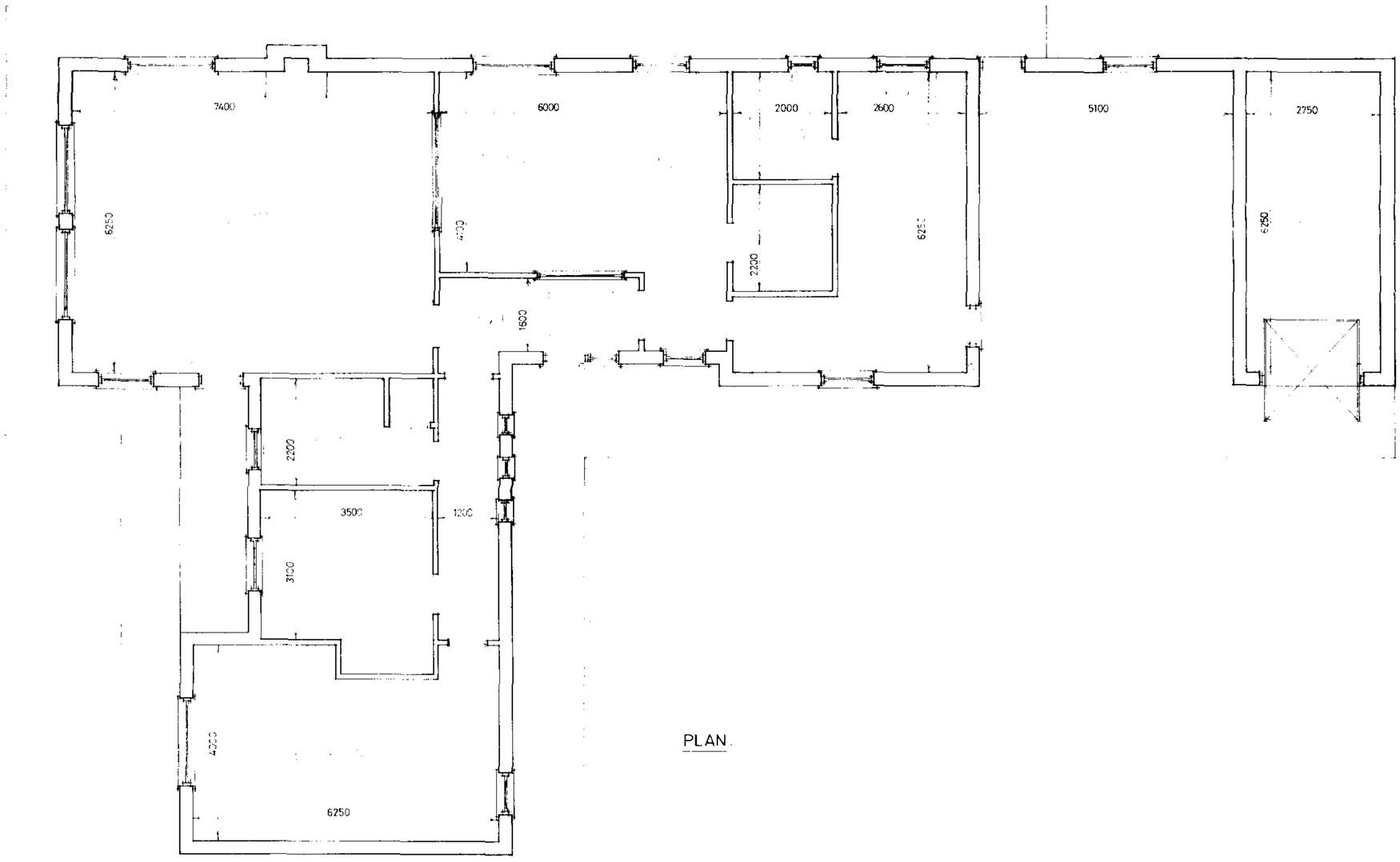
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REAR.



SIDE.



PLAN.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

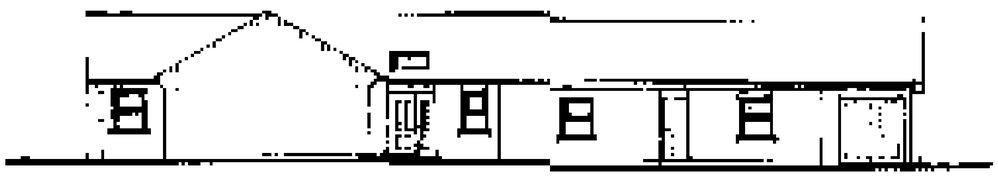
PROJECT:
PROPOSED BUNGALOW & GARAGES.

CLIENT:
T.H. CHARLTON.
THE CHESTNUTS.
FENGATE.
SPALDING
LINCS.

SCALES:	DATE:
1:50 & 1:100	NOV 1993.
G.R.Merchant	DRAWING No.: THC.3

REVISIONS:

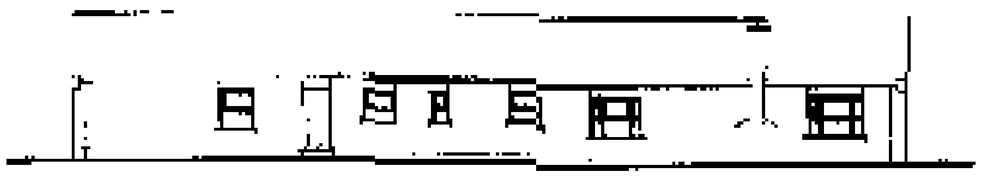
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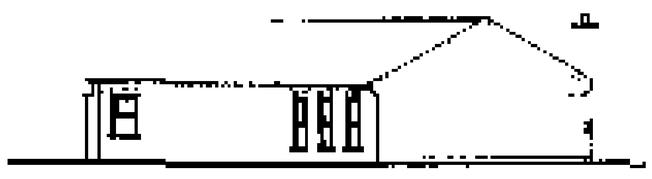


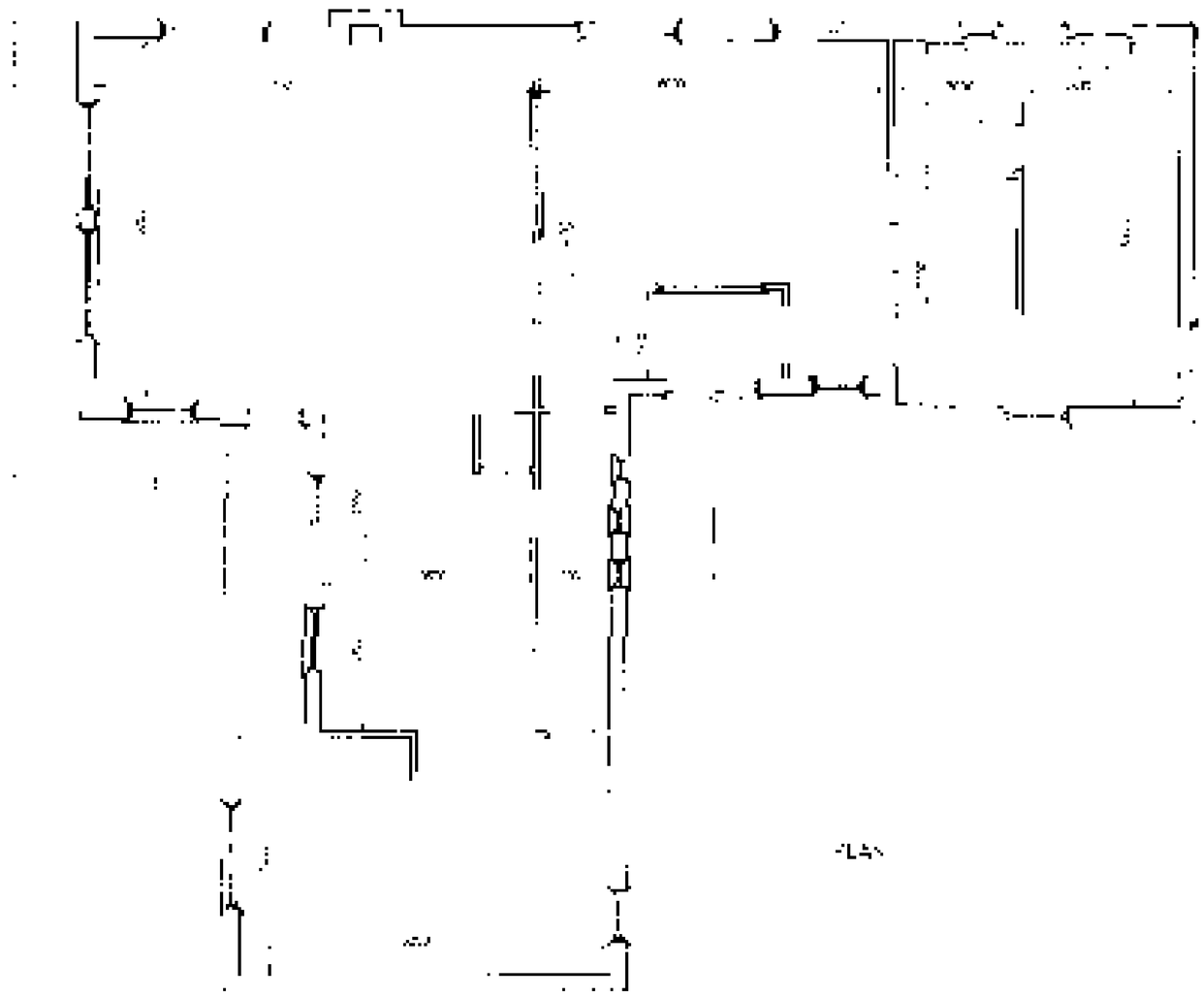
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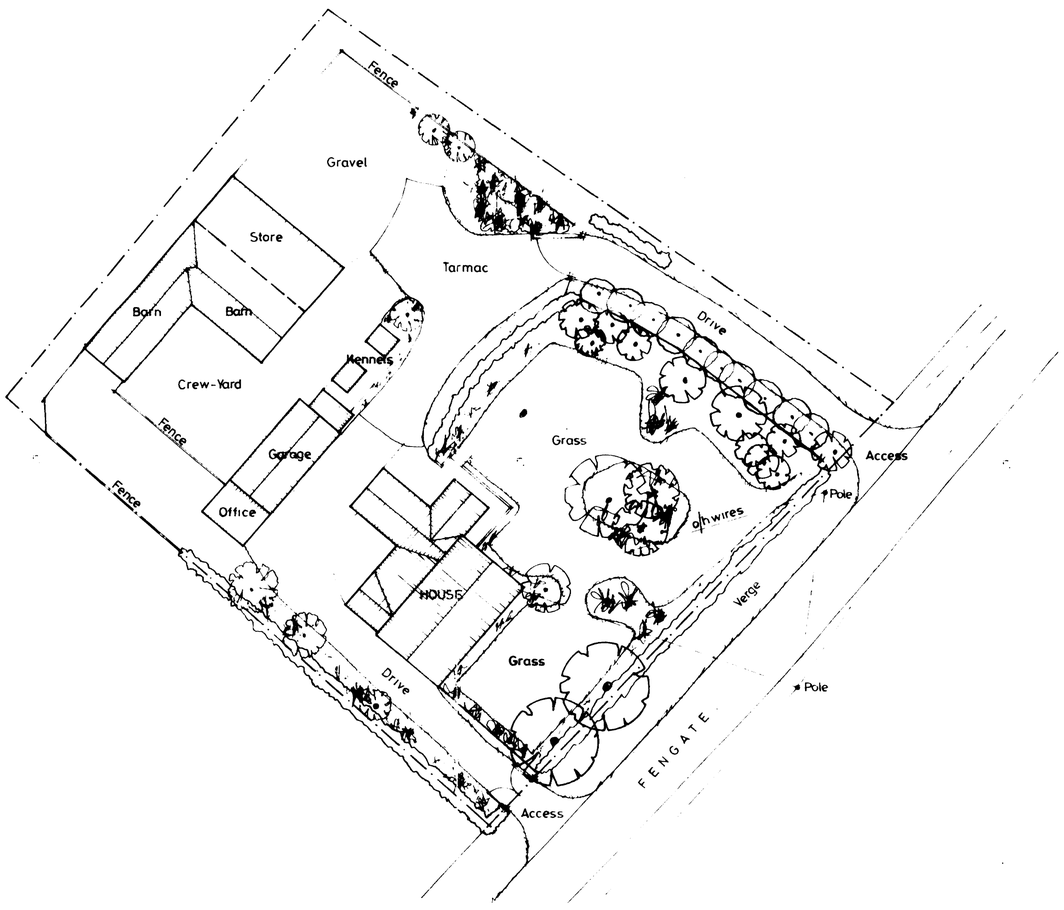




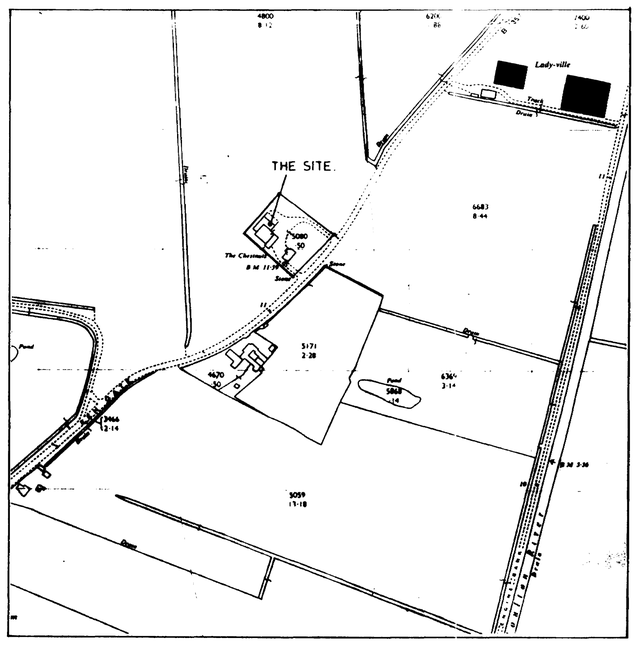


PLAN

G. B. MERCHANT



SITE LAYOUT (EXISTING)
SCALE : 1/250.



LOCATION PLAN.
SCALE : 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
RECEIVED 1003
APP. NO. 1222/93

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

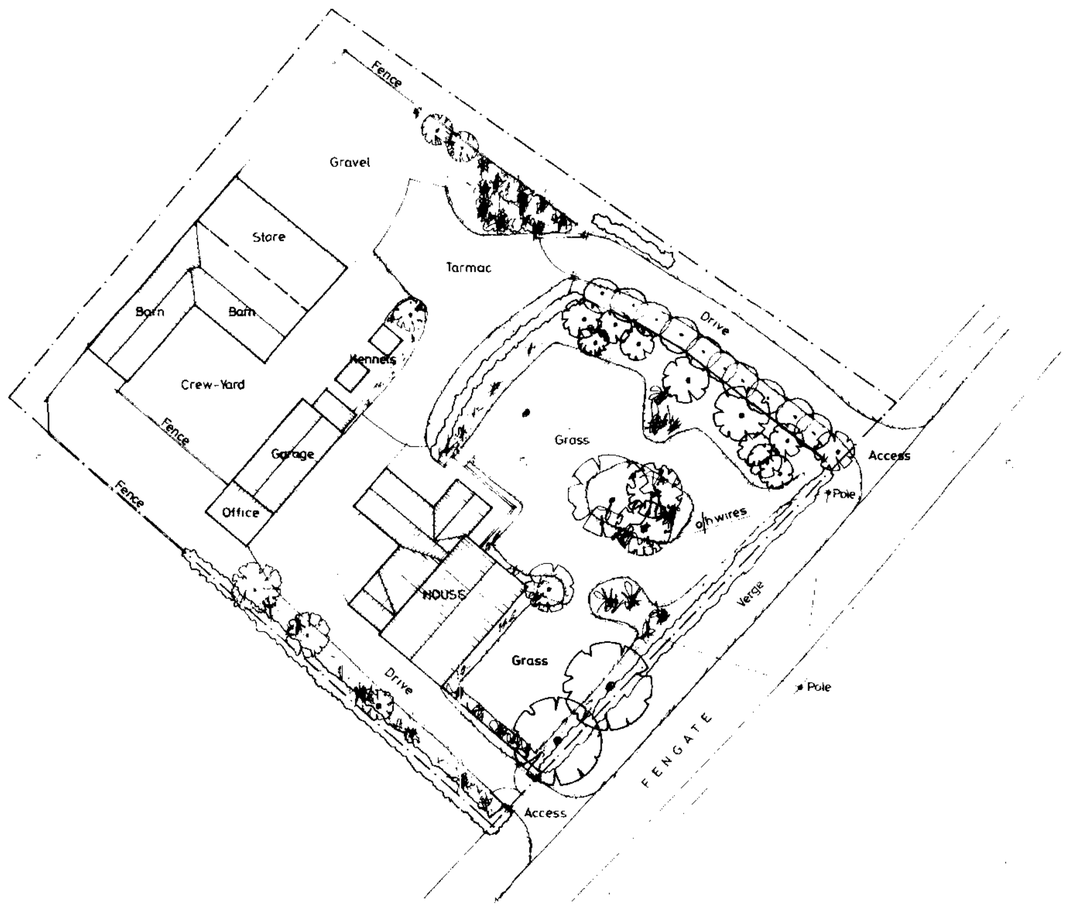
PROJECT:
PROPOSED BUNGALOW & GARAGES.

CLIENT:
T.H.CHARLTON.
THE CHESTNUTS.
FENGATE.
MOULTON
SPALDING. LINCS.

SCALES:	DATE:
AS INDICATED.	SEPT 1993.

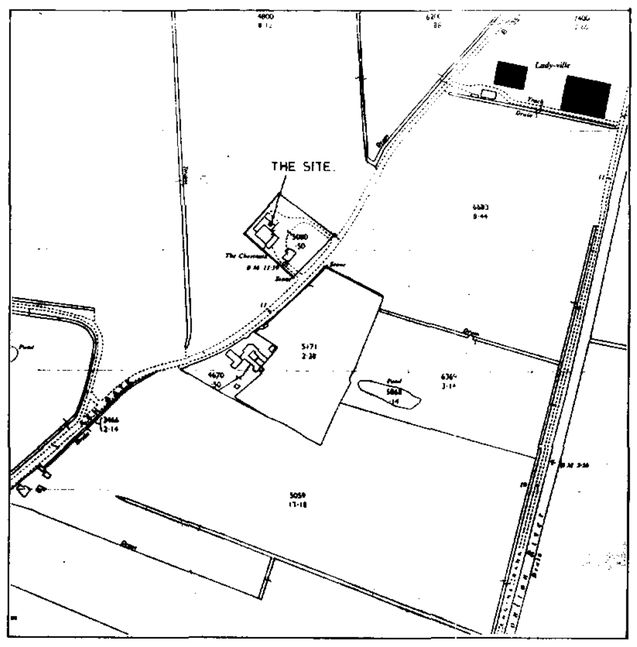
G.R.MERCHANT. | DRAWING No.: THC.1.

REVISIONS:



SITE LAYOUT (EXISTING)

SCALE : 1/250.



LOCATION PLAN.

SCALE : 1/2500

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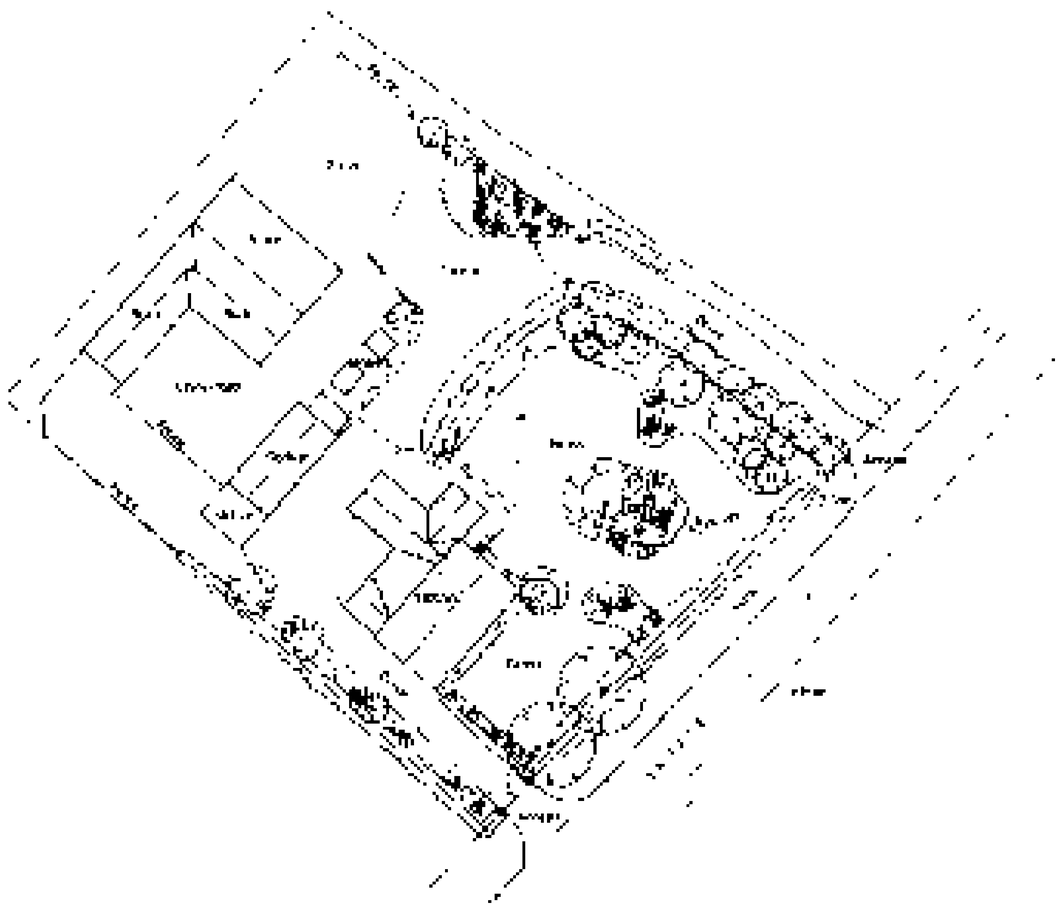
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CLIENT:

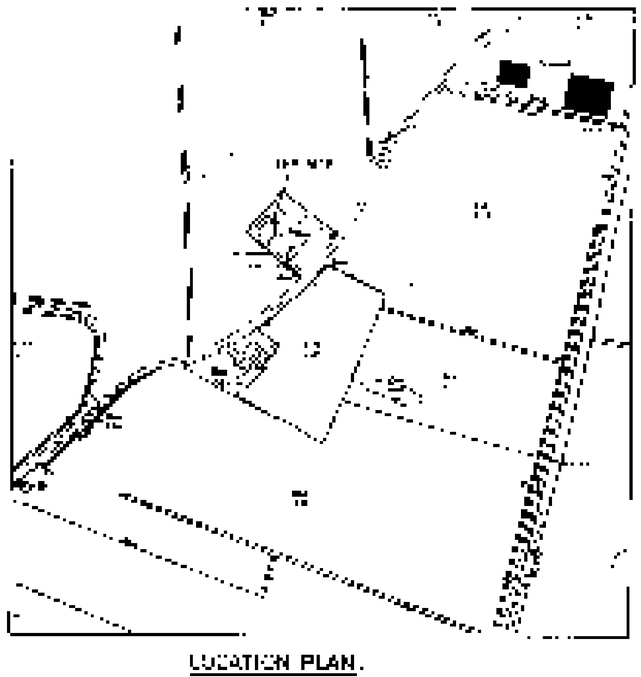
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SCALES:	DATE:
AS INDICATED.	SEPT 1993.
G.R.MERCHANT.	DRAWING No.: THC.1.

REVISIONS:



SITE LAYOUT(EXISTING)



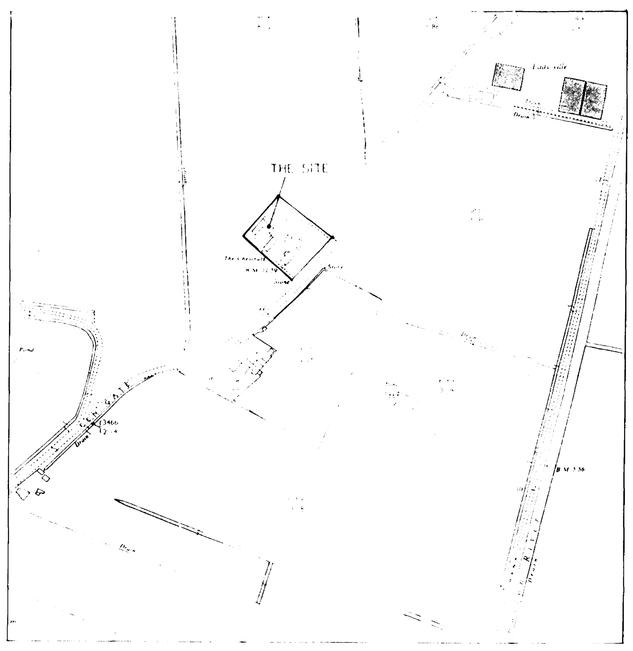
LOCATION PLAN.

N

G. R. MERCHANT



SITE LAYOUT (PROPOSED)
SCALE : 1/250



LOCATION PLAN.
SCALE : 1/2500

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PROJECT.
PROPOSED BUNGALOW & GARAGES

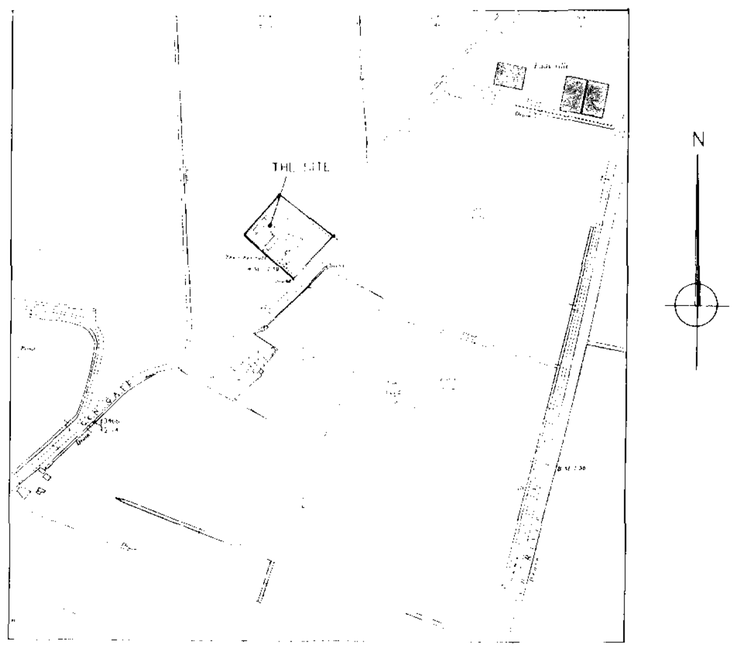
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SCALES.	DATE.
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	DRAWING No. THC 2

REVISIONS.



SITE LAYOUT (PROPOSED)
SCALE - 1/250.



LOCATION PLAN.
SCALE - 1/2500.

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PROPOSED BUNGALOW & GARAGES.

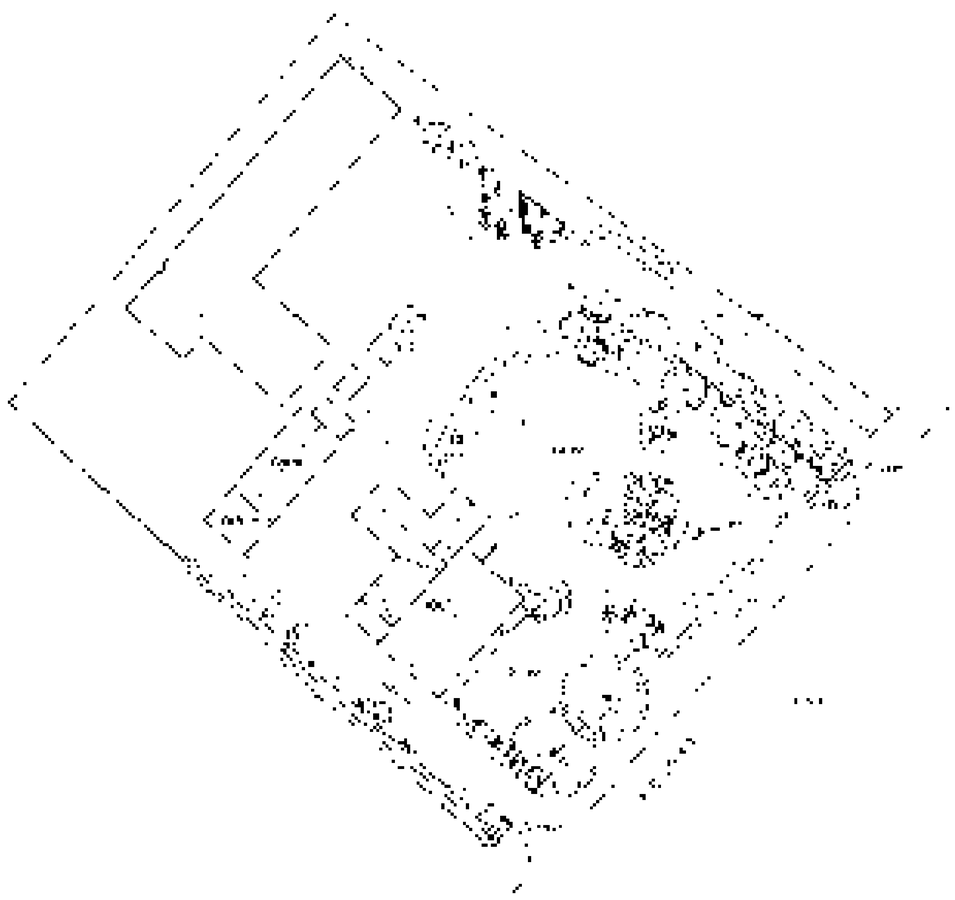
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THC 2

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SITE PLAN



LOCATION PLAN

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