SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0313/92

Applicant: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Agent: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Description: Erection of dwelling and greenhouse

Location: Madras Farm
The Delph
Tongue End
Spalding, Lincs

Type: FULL

Date received: 15-JUN-92

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Director of Planning and Building Control Services

25-JAN-95

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)

PLANNING APPLICATION

For office use only

Application No. H14/0313/92

Date Registered 12 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr D.W. Lewis, Bank House Farm, The Delph, Tongue End, Spalding, Lincs.

Tel. No. 0775 89239

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Madras Farm, The Delph, Tongue End, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT Agricultural Holding comprising Double Bay Greenhouse & domestic Dwelling. Refer to Drawings 1 & 2 & A.D.A.S. Report enclosed.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00. If you consider no fee is payable include a written explanation instead.

Signed. D.W. Lewis Date. 28.1.92

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: ONE 3 BEDROOM HOUSE.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: GREENHOUSE = 372 sq. metres

B. Please state size of any new structure:-

	HOUSE	GREENHOUSE	
(a) max. height:	7	4	metres
(b) max. length:	11·137	30·480	metres
(c) max. width:	11·812	12·196	metres

C. Please state type and colour of materials for facing external walls: BUTTERLY CLOCKHOUSE CAPEL MULTI STOCK BRICKS / GLASS IN ALUMINIUM FRAMES.

D. Please state type and colour of roofing materials. REDLAND GROVEBURY FARMHOUSE RED TILES.

5. GENERAL INFORMATION Please complete each section

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

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

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

or

B. There will be a new or altered access to a public road ✓ → 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? AS SHOWN ON PLAN, DRG' 1.

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: TO 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. REQUIREMENTS FOR DEVELOPMENT AS AGRICULTURAL HOLDING ARE PRESENTED IN ENCLOSED A.D.A.S. REPORT DATED SEP' 1991.

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) * PROSPECTIVE PURCHASER

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:* (E. WHITTLE) RAILWAY COTTAGE TOWNEE (END) SPALDING LINCS

State Date notice served:* 28-1-92.

Signed D. W. Lewis (Applicant/Agent) Date 28/1/92

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. W. Lewis Applicant/Agent) Date 28/1/92

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

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

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. 2222

Date First Received 12 MAR 1992

REGISTRATION

REFERENCE H116/0313/92/14

Cross-Ref R/FH/1993

Date 13/3/92

VALIDATION Date 13/3/92

Type Full Earliest permission date (Cert 3) .....

Site area ..... No. of dwellings 1 Floorspace 372

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

Earlier permission ref .....

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Agreement ☐
Site plans ☐ Incomplete form ☐
Description ☐

Soil Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

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

Refund £ ..... Issued .....

CONSTRAINTS Date 19.3.

Index Sheets 217 OS Nos ..... Grid Ref E 30150 N 31750

Ward NC Parish PURBECK

Inside IDB NO Inside L2 area NO

IR Zone1	☐	C1	☐
IR Bypass	☐	L3	☐
Level crossing	☐	IDB	☐
Footpath	☐	Other:	

Grade

Linked to site ..... Ref 407 Linked to property ..... Ref .....

Planning Records:
Earlier apps

3 Day Records:
Already submitted Ref .....
Required .....

Inputs completed .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Yes Other

Boundaries Site Features

Inspected by: PM
date: 24-3

Proposed / Exist?

Case Officer Conclusions (issues)

open land open boundaries Pair of semis to rear and of site, old shed to others large depth to front ~~Ext~~ Residential curtilage is large

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

Recommended approvals -

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

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

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

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

PM 20-3 DT 23/3 - Need p Sec 106?

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): Stirling & Mock Tudor may not be acceptable.

Residents (Delivery):
The occupier
The Rectory
Tanyard Bungalow
Spalding

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/~~unsatisfactory~~ Signed ..P.M.....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

Not necessary.

New valid date ..10/6/92.....

Re-Registered ✓.....
Ack/Reception ✓...+..Amplan.....

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

Can

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0313/92

Type: FULL

Applicant: Mr D W Lewis
Tel: 0775 89239

Agent: Mr D W Lewis
0775 89239

Description: Erection of dwelling and greenhouse

Location: Madras Farm
The Delph
Tongue End
Spalding, Lincs

Valid date: 15-JUN-92
Target dates:
To case officer 20-JUN-92
Inspected by 25-JUN-92
Extra contacts 30-JUN-92
Report if not clear by 20-JUL-92

Terminal date: 10-AUG-92
Target Committee: ~~13-MAY-92~~ 5-8-92
Report deadline: 29-APR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 372 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Pinchbeck P 0775 723838	20-MAR-92	03-APR-92
Cllr B Chappell 0775 87 381	20-MAR-92	03-APR-92
Mr & Mrs P H Kemble	~~27-MAR-92~~	10-APR-92 OBJECTED

L.C.C. - Dms Attached Jc CB 26/3/92

SITE DETAILS

Grid ref: 520150 321750
OS Sheets: 218 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0313/92 Type: FULL

Applicant: Mr D W Lewis
Tel: 0775 89239

Agent: Mr D W Lewis
0775 89239

Description: Erection of dwelling and greenhouse

Location: Madras Farm
The Delph
Tongue End
Spalding, Lincs

Valid date: 18-MAR-92 Terminal date: 13-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 23-MAR-92 Report deadline: 29-APR-92
Inspected by 28-MAR-92
Extra contacts 02-APR-92 Case Officer:
Report if not clear by 22-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 372 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	20-MAR-92	03-APR-92	No Comment
Cllr B Chappell 0775 87 381	20-MAR-92	03-APR-92	

L.C.C. - Obs Attached/to cs 26/3/92

Neighbours 27-3-92 10-4-92 object

SITE DETAILS

Grid ref: 520150 321750
OS Sheets: 218 Parcel:

24th JANUARY 1995 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0163/90 Mr & Mrs Wright	PJU	Non-Determined as recommended.
2	H07/0696/90 Mr & Mrs Day	DJR	Non-Determined as recommended.
3	H14/0313/92 Mr D W Lewis	PJU	Non-Determined as recommended.
4	H14/0788/92 A J Hansard	DJR	Non-Determined as recommended.
5	H16/0154/94 Brookhouse Ptnr	DJR	Refused plus letter to Highways as recommended.
9	H14/0442/94 Mr & Mrs Newham	DJR	Non-Determined as recommended.
10	H16/0877/94 Mr M Yousefian	PJU	Grant as recommended.
12	H13/0964/94 G C H Smith esq	DMG	Grant as recommended.
14	H11/0980/94 Patterns Tpt	DMG	Refused plus enforcement action as recommended. Ltr to applicants explaining that enforcement action has been authorised which will require them to cease using the site for business and reinstate it. It will take a little time for the notice to be served, but they should consider their future action urgently as when it does come into effect only 2 weeks will be given.
17	H04/0990/94 Dray Building Ltd	PJU	Grant as recommended. Add condition re surfacing of rear footpath (Not on Minutes)
21	H23/1082/94 S Goodison	JB	Grant as recommended.
23	H16/1108/94 Mr & Mrs Brown	DMG	Grant as recommended.
25	H13/1133/94 Tinsley Foods Ltd	DMG	Deferred to consider latest representations received.
25	H13/1156/94 Tinsley Foods Ltd	JB	Application Withdrawn.
27	H16/1140/94 MJL Welding and Fabrication	DJR	DPBCS Auth as recommended.
29	H22/1144/94 Mr & Mrs Browne	DMG	Refused as recommended.
30	H14/1145/94 Mr Baker and Mrs Goodman	PJU	Grant as recommended.

31	H14/1150/94 Rooke Agencies Ltd	DJR	Grant as recommended.
33	H14/1151/94 Fast Fruit Distr	PJU	Grant as recommended.
35	H16/1159/94 Mr G Russell	DJR	Refused as recommended.
37	H17/1163/94 Guttridge Services	DJR	DPBCS Auth as recommended, but note pulic representation expiry date.

Date: 25th Jan 95

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H14/0313/92 DATE RECEIVED: 15-JUN-92

TYPE: Full

DESCRIPTION: Erection of dwelling and greenhouse

LOCATION: Madras Farm, The Delph, Tongue End, Spalding.

APPLICANT: Mr D W Lewis AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 24 JAN 1995

REPORT

1 This planning application was considered by the Planning Committee at their Meeting on 5 August 1992 when it was resolved to grant planning permission subject to further negotiations and a Section 106 Agreement if necessary.

2 The planning obligation procedure was commenced but has stalled. A reminder letter was sent by the Director of Administration to the applicant in July 1994 and a further letter was sent by the Planning Department on the 14 November 1994. In that letter we clearly stated that if we did not hear from the applicant within a period of 28 days from the date of that letter it would be assumed that he did not wish to continue with the application. We also advised that the application would be brought before the 24 January 1995 Planning Committee with a recommendation that it be Non-Determined if no response had been received.

3 No such response has been received.

RECOMMENDATION

That a Notice of Non-Determination be issued.

OUTSTANDING PLANNING APPLICATIONS

Number	Applicant	Case Offr	Remarks
H16/0163/90	Mr & Mrs Wright Swindlers Drove, Low Fulney	PJU	Sect 106 Agreement. Letter from agents Sep 93 requesting observations on possible amendments to application. Responded Oct 93 saying new application would be required. Ltr from agents Oct 93 saying will take immediate instructions. Reminder ltr sent by admin Sep 94 **Ltr drafted Nov 94 (Attached).** Ack ltr from agent Nov 94 saying will contact applicants. No response from applicants.
H07/0696/90	Mr & Mrs Day Alfiston Lodge North Road, Gedney Hill	DJR	Sect 106 Agreement. Letter to agents Jan 93 re mortgage agreement. Chase up letter sent 1 Aug 94. Letter from agents 3 Aug 94 saying will respond by 22 Aug 94. **Letter drafted Nov 94 (Attached).** No response from applicants
H13/1009/90	Messrs Bingham Mill Marsh Road, Moulton Seas End	DMG	Sect 278 Agreement. Letter to agents Mar 93 asking for update. phone update from Hix & Sons Apr 93 saying meeting highways and will fwd plans asp after meeting. Ltr from agents 6 Jul 94 confirming details now submitted. 19 Oct 94 - update from highways - Highways ltr to agents 21 Jul 94 requesting amdts to submitted details.
H03/0082/92	Abbey Life Assurance Ltd Littleworth Drove Deeping St Nicholas	PJU	Sect 278/106 obligations. Ltr agent Jul 93 suggested amendments to obligations. Sect 278 Agreement - Amended draft obligations forwarded to agents Aug 93. Highways agreed details for improvements to A16 on 10 Mar 94 and awaiting amendments to new road. Sect 106 Obligation - Ltr recd by admin from solicitors Oct 93 saying awaiting clients approval. Admin received phone call from agent Oct 94 requesting copy of agreement
H03/0193/92	Scottish Life Assurance Co Littleworth Drove Deeping St Nicholas	PJU	As H03/0082/92.

H14/0313/92	Mr D W Lewis The Delph Tongue End Road	PJU	Sect 106 obligation after negotiations. Ltr to admin Jun 93 in response to questions received from applicant. Reminder ltr sent by admin Jul 94 **Ltr drafted Nov 94 (Attached)** No response from applicants.
H02/0755/92	Mr P Tansley Cloot Drove Crowland	DJR	Sect 278 obligation. Ltr to agent Jul 93 re dispute over highways requirements. Ltr to agents Aug 94 requesting update. Ltr from agents Aug 94 confirming ltr sent to Highways agreeing to 278 agreement. 19 Oct 94 - update from Highways - Draft agreement sent 20 Sep 94.
H14/0788/92	A J Hansard New House Dozens Bank	DJR	Sect 106 obligation. Memo to admin Dec 92 confirming applicant willing to enter into agreement. Memo to admin Aug 94 requesing update. Memo from admin Aug 94 - Mr Hansard still trying to sell his existing property. **Letter drafted (Attached)**

Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding
Lincs

Mr N R Midlen

ST/H14/0313/92

14 November 1994

Dear Mr Lewis,

OUTSTANDING PLANNING APPLICATION AND SECTION 106 LEGAL OBLIGATION
ERECTION OF DWELLING AND GREENHOUSE AT MADRAS FARM, THE DELPH
TONGUE END, SPALDING, LINCS.

It would appear that the last correspondence with regards to the above application was a reminder letter from the Administration Department sent to you in July 94.

As no further correspondence has been received since then and as we cannot hold this application in abeyance for an indefinite period it would be appreciated if you could indicate whether you wish to continue with this application or have this application withdrawn. If you do wish to continue with this application your response should include a positive timetable for the completion of the Section 106 obligation.

If I do not hear from you within **28 days** from the date of this letter it will be assumed that you do not wish to continue with this application. This application will then be brought before the **24th January 95** Planning Committee with a recommendation that a certificate of non-determination be issued.

Should you wish to proceed with their proposal after having received a certificate of non-determination it would be necessary for you to submit a further planning application.

Yours faithfully,

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration

REF: PJU/JP/H16/0313/92

REF:

DATE: 18 June, 1993

SUBJECT: Erection of Dwelling & Greenhouse, Madras Farm, The Delph, Tongue End, Spalding

I refer to your questions and plans returned to me on 2 June, 1993.

I enclose a plan which has been reduced to an A3 sheet with the total site outlined in blue. The dwelling outlined in red and the area of greenhouses which the applicant applied for shaded in yellow. I also enclose 7 clean maps for your own use.

In relation to your questions, I give the following answers in the same order.

1 The mobile home is no longer required.

2 The period of time commensurate with the implementation of an agreed business plan refers to the erection of protected cropping.

3/4/5 It is understood that in order for a businessman to gain funding, a business plan needs to be submitted to a bank. This plan may state that the time taken to set up the holding will be longer than the two year period which we have stated. It is therefore necessary that the planning obligation allows for the applicant to set up his new business either as he states in a business plan, or within two years of the commencement of the dwelling. We have not yet seen the business plan but will need to see it before we agree a longer period of time.

/Cont...

6 The holding has still to be set up on the site.

7 I have highlighted on the enclosed plan the area of protected cropping which the applicant has applied for, and it is necessary that he erects a further 12,000 sq.ft on the site within the agreed period of time. Planning permission will be required to erect further covered cropping areas and therefore the siting of these can be controlled at that time.

8 The Planning Officer's recommendation and the Minute do not specify that the holding and the dwelling would be tied together, but as you are aware this is a normal requirement. I would therefore be grateful if you can advise whether you feel it is acceptable or possible to require this in this instance.

9 I am not sure that the recommendation and the Minute would allow the Local Planning Authority to insist that the covered cropping is fully operational. It is my opinion that all we can require is that the 16,000 sq.ft. of covered cropping is erected within an agreed period of time.

N R MIDLEN
Principal Planning Officer (Development Control)

Saw Mr Lewis 14-1-93

Asked for letter to confirm agreement to enter agreement.

Once granted P.P. could erect ones outlined in red.

Would want rest erected with 2yrs or business plan period.

need to apply for rebate Rate.

need to apply for extra pass as necessary if not pass under P.S allowances

PM

P J Udy

PJU/SAH H14/0313/92

Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding
Lincs

23 December 1992

Dear Sir

Erection of Dwelling and Greenhouse, Madras Farm, The Delph, Tongue End, Spalding

I write further to my letters of 19 August, 21 October and 23 November 1992.

I would be grateful if you would write to advise me of what course of action you propose to take on this development, and advise that if I do not receive a letter from you before the 10 February 1993 I shall return this planning application to the Planning Committee in March with a recommendation of Non-Determination.

Yours faithfully

Peter Udy

P.P. N R Midlen
Principal Planning Officer (Development Control)

3

Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding
Lincs

Mr P J Udy

PJU/LAB
H14/0313/92

23 November 1992

Dear Sir

Erection Of Dwelling And Greenhouse, Madras Farm, The Delph, Tongue End, Spalding.

I refer to my letter of the 21 October 1992 and write to enquire what conclusions you may have reached on the contents of my letter dated the 19 August 1992.

I would be grateful if you would write to advise me on what course of action you propose to take on this development within the next 14 days.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

PLANNING COMMITTEE - 5th August, 1992

587. PLANNING APPLICATIONS (Continued)

(d) Application Approved Subject to Planning Obligation

Plan No. and Applicant	Proposal
H23/0591/92 G M Booth	Four bedroom house and garage Part OS. 1070, Little Lane, Whaplode.

(e) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

Plan No. and Applicant	Proposal
H08/0378/92 G R Merchant	House and detached garage, Plot 1, Hall Drive, Gosberton.

(It was also agreed that an additional condition be added to the decision notice requiring the provision of adequate street lighting.)

H06/0612/92 Mr C Gilbert	O.A.	Residential development, Marsh Road, Gedney Drove End.

(Subject to reference to the number of dwellings for the site being deleted from the application.)

H08/0677/92 Eve Structures Ltd	New office and workshop building and provision of new access at Belchmire Lane, Gosberton.

(Subject to the note attached to the decision notice being amended to indicate that any further application for major developments or expansion outside this site required sensitive handling.)

H14/0313/92 Mr D W Lewis	Dwelling and greenhouse at Madras Farm, The Delph, Tongue End.

(f) Non Determination

The undermentioned application be not determined and the applicant be advised that should he wish to revise the proposals he will be required to submit a new application:-

Plan No. and Applicant	Proposal
H18/0736/88/C2 Roffes Homes	Condition compliance re proposed wall, Custom House Street, Sutton Bridge.

(O.A. denotes outline application.)

APPLICATION REFERENCE: H14/0313/92 DATE RECEIVED: 12 03 92

APPLICANT: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

TYPE: Full

DESCRIPTION: Erection of dwelling and greenhouse

LOCATION: Madras Farm, The Delph, Tongue End, Spalding

Parish Council: No comment.

County Highways: Request conditions.

Public Consultations: One letter received from Madras Cottage.
- No boiler house shown but if one is used fumes and smoke would blow over our house as prevailing winds from the west.
- Our property surrounded by conifers, will obstruct our view. Realise do not have right to view but feel compromise could be made to maintain their privacy and our sunlight and view.
- Electricity supply will have to pass our property.
- Applicant has said will possibly use oil fired heaters in greenhouse/shed, also agreed to restrict planting of conifers to a minimum and consult us further should planning be granted.

A.D.A.S.: Applicants business currently involves buying and selling plants and shrubs. Propose to buy 2.5 acres.
- 16,000 square feet of heated cropping structures will be erected (8,000 square feet glass and 8,000 square feet poly tunnels) to produce pot plants and bedding plants.
- One acre of open land will be covered with black polythene and gravel to form an outside standing area for container grown shrubs.
- No buildings or dwellings on site.
- Applicant possess National Certificate in Horticulture with 11 years experience and will work with other full time and part time staff as necessary.
- Applicant lives in rented house 1.25 miles from site.
- Subject to the holding being established

and brought into operation a horticultural unit of scale and type described has potential to provide livelihood for a suitably skilled person. The unit is capable of providing full time work for at least one person and it would be normally necessary for a suitably skilled/ experienced person to reside on the unit.

PLANNING ISSUES

1 The determining issue is whether or not on the basis of the facts submitted and the advice from ADAS the proposed development is a viable proposition justifying from a planning point of view the grant of permission for what is proposed namely a dwelling and greenhouse of 4000 sq ft.

CONCLUSIONS

1 A.D.A.S. advise that the holding has the potential to provide a livelihood for a suitably skilled and experienced person. However this is on the basis that 16,000 square feet of protected cropping is erected. The proposal shows only 4,000 square feet.

2 The comments made by the objector regarding views cannot be controlled by the planning legislation. The route of the power supply line is also not a planning matter. If it crosses the objectors land his consent will be required. The objector also seems to have spoken to the applicant and implies agreement between the two parties can be made.

3 Overall having regard to the advice received concern must be expressed at the somewhat limited proposed scale of investment in the developing of the holding at this stage. Indeed, ADAS conclude as follows:-

"Assuming that such an equipped, full-time and viable unit were to be established and brought into operation; it would normally be necessary for a suitably skilled and experienced person to reside on such a unit for operational, managerial and security reasons."

4 It is reasonable to conclude therefore that the case for a permanent dwelling on the site at this stage is premature until such time as the viability of the holding has been formally established. Consequently, I conclude that it would be more appropriate at the time to support the provision of temporary accommodation on the site in support of the development of a viable enterprise ie. a greater investment is required in the development of the holding.

RECOMMENDATION - That subject to satisfactory discussions with the applicant the Director of Planning and Building Control Services be authorised to grant permission, including if necessary a S106 Agreement for the development of an appropriate area of protected cropping as identified in the ADAS report, and additional permission if appropriate for the stationing of a mobile home on the site in connection with the operating of the holding for a period of two years or a period of time commensurate with the implementation of an agreed business plan.

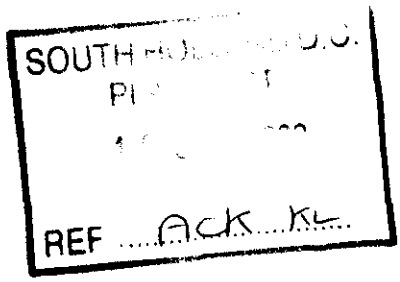
Saw Mr Lewis in reception 15-6-92 explained house with permission to be that shown as proposed house to 'extension' will need extra P.P.

Also ADAS seem to only need for all glass & poly tunnels .: S106 will link unit + dwelling & require erection of glass elsewhere 2-3 years.

Spoke to Mr Lewis on 17-8-92 + showed him recommendations + advised briefly the reasons for it. Once I have minutes I will write to him.

South Holland District Council,
Planning & Building Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Bank House Farm,
The Delph,
Tongue End,
Spalding,
Lincs.
PE11 3JH.



Our Ref. H14/0313/92
Your Ref.PJU/SJS

9th June 1992.

N. R. Midland.

Sp. 89239

Dear Sir,

Planning Application H14/0313/92 - Erection of dwelling and greenhouse - Madras Farm, The Delph/ Tonque End, Spalding.

With reference to your letter dated 19.05.92. concerning the above application.

The reason for the submitted plans specifying only 4,000 square feet of glasshouses to be erected as opposed to the 8,000 square feet of glasshouses and 8,000 square feet of polythene tunnel as stated on the MAFF report is as follows.

It was my intention to initially erect as specified in the MAFF report for use this spring and summer. Unfortunately due to the length of time required to process my application this was not possible.

For this reason I decided to submit plans for 4,000 square feet of glasshouses only, sufficient for production for the remaining part of 1992.

After the initial plans had been passed I proposed to submit another application for the remaining 4,000 square foot of glasshouses and the 8,000 square foot of polythene tunnel necessary for production in the 1993 season.

Please find enclosed the revised plans of the building as requested.

Yours faithfully,

D W Lewis

David Lewis.

Any queries please telephone Mr. Lewis Sp 89239.

myself thinks 106 oh to ensure PP Sort for extra P tunnels / glasshouses + erected with specific time frame

...IAN 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0313/92

Applicant: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Agent: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Description: Erection of dwelling and greenhouse

Location: Madras Farm
The Delph
Tongue End
Spalding, Lincs

Type: FULL

Date received: 12-MAR-92

18-MAY-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

See attached letter.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY .

Yours faithfully

pp Principal Planning Officer

Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding
Lincolnshire

P J Udy

PJU/SJS
H14/0313/92

19 May 1992

Dear Sir

Planning Application H14/0313/92 - Erection of dwelling and greenhouse - Madras Farm, The Delph, Tongue End, Spalding

I refer to the above referenced application.

The MAFF report states 8,000 square feet of glasshouses and 8,000 square feet of polythene tunnel will be initially erected. The submitted plans show only 4,000 square feet of glasshouses as part of the application. Please clarify the situation and amend the plans if necessary.

The dwelling that is applied for is within the red line only on the 1:250 site plan. The submitted plans show a larger dwelling and does not show the elevation adjoining the staircase, ie, that between the 'proposed house' and 'future extension'. Please provide this elevation.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 APR 1992 PU

NRA

National Rivers Authority
Anglian Region

7 April 1992

Our ref.Gt/92/1/SH/0105

Dear Sir

PLANNING APPLICATION NO. H14/0313/92
PROPOSED ERECTION OF A DWELLING AT MADRAS FARM, THE DELPH, TONGUE END, SPALDING, BY MR D.W. LEWIS.

With regard to the above-mentioned application received on 26 March 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd

ROGER HYDE
Regional General Manager

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

NRA

Our ref.GT/92/1/SH/0105

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

Yours faithfully

R F Morgan
Planning Engineer

cc Mr D.W. Lewis
Bank House Farm
The Delph
Tongue End. Spalding

VJC

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

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

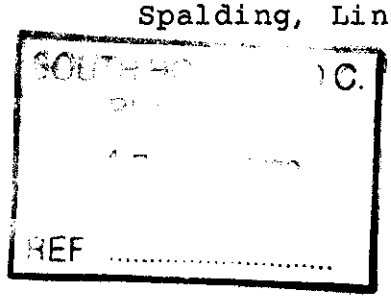
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0313/92

Applicant: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Agent: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Description: Erection of dwelling and greenhouse



Location: Madras Farm
The Delph
Tongue End
Spalding, Lincs

Type: FULL

Date received: 12-MAR-92

16-MAR-92

Dear Sir/Madam

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

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

✓ The enclosed form need to be completed where marked.

✓ The enclosed certificate needs to be completed where marked.

Mr E Whitfield
Railway Cottage
Tongue End
Spalding Lincs

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

Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH YOUR REPLY

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0313/92

Applicant: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Agent: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Description: Erection of dwelling and greenhouse

Location: Madras Farm The Delph
Tongue End Spalding, Lincs

Type: FULL

Date received: 18-MAR-92

20-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

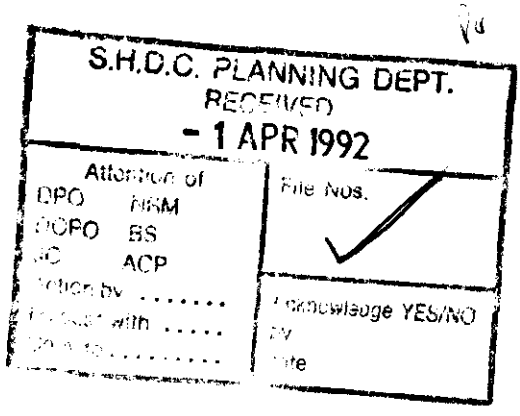
FOR PARISH COUNCIL USE ONLY

Comments:

No Comment

Signed:

W. H Cunningham



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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0313/92

Applicant: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Agent: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Description: Erection of dwelling and greenhouse

Location: Madras Farm The Delph
Tongue End Spalding, Lincs

Type: FULL

27-MAR-92

Dear Sir/Madam,

PLANNING APPLICATION

I have received an application for planning permission which you may be interested in. The details of the application are shown above.

If you wish to see the application and plans they are available at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm Friday). If you have any observations about the proposal, they should be sent to me by 08-APR-92, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments to be taken into account may need to be reported to Planning Committee and therefore be available for public inspection.

Should you need to contact the department, the officer dealing with this application is P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

The Owner/Occupier
The Delph
Tongue End
Spalding
Lincs

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H14/0313/92.

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	0	1	2	1	7

2. Address or location

Manors Farm, The Delph, Tongue End, Pinchbeck

3. Name, classification and number of road

4. Date application referred 26-3-92

5. State whether outline, detailed application etc.

Full.

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

Agricultural - Dwelling & Greenhouse

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: 26-3-92 Signed: Director of Highways and Planning

Bank House farm
The Delph
Tongue end
Spalding
Lincolnshire
PE11 3JH

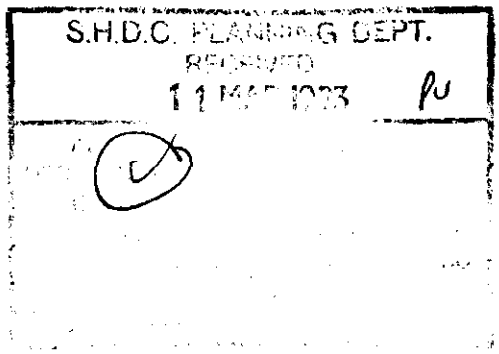
Dear Sir

I am writing to confirm that I am willing to enter into planning agreement with South Holland planning department, regarding my planning application for dwelling and greenhouse on Madras farm The Delph Tongue end Spalding -

yours faithfully

David Lewis

3/3/92



Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding
Lincolnshire

P J Udy

PJU/SJS H14/0313/92

26 February 1993

Dear Sir

Erection of dwelling and greenhouse - Madras Farm, The Delph, Tongue End, Spalding

I write further to my four letters written between the 19 August and the 23 December 1992, and your meeting with my Planning Assistant, Mr Udy, on the 14 January 1993.

I still await a letter confirming that you are willing to enter into the planning agreement which would ensure that 16,000 square feet of protected cropping was constructed within a period of two years or a period of time commensurate with the implementation of an agreed business plan.

Once the agreement had been entered into and planning permission has been granted and issued, you would be able to erect the greenhouses outlined in red on the submitted plans and the agreement would require the remaining areas shown on that plan erected within two years.

Planning permission would also be required for the installation of a mobile home in lieu of the proposed dwelling. Once the glasshouses had been erected and it was clear that the holding was viable you would be free to apply for a permanent dwelling.

A considerable amount of time has elapsed since this proposal went to the Planning Committee and I am anxious to bring it to a conclusion as soon as possible.

Cont/...

Cont/...

I advise that if I do not receive a letter from you agreeing to enter into the Planning Obligation before the 12 March 1993, I shall return this planning application to the Planning Committee with a recommendation of Non-Determination.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Nigel spoke to Bob Atkins

Councler permission granted for dwelling.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration

REF: PJJ/JP/H14/0313/92

REF:

DATE: 19 May, 1993

SUBJECT: Erection of Dwelling and Greenhouse
Madras Farm, The Delph, Tongue End, Spalding

At the Planning Committee of 5 August, 1992, this application was granted (Minute 587 refers).

I enclose 10 copies of the plan, 1 copy of the form and 1 copy of his letter agreeing to enter the agreement.

I would be grateful if you would draw up the Section 106 Agreement requiring the applicant to erect 16,000ft² of protected cropping within a period of two years, or a period of time commensurate with the completion of an agreed business plan.

N R MIDLEN
Principal Planning Officer (Development Control)

Encls.

Mr D W Lewis,
Bank House Farm,
The Delph,
Tongue End,
Spalding,
Lincs.

Mr N Midlen

NRM/JJ H14/0313/92

18 May 1993

Dear Sir,

ERECTION OF DWELLING AND GREENHOUSE, MADRAS FARM, THE DELPH, TONGUE END, SPALDING.

I am sorry for the delay in replying to your letter of the 11th March, however your application has been under review, and I am glad to be able to inform you that I am now authorised to grant permission for your dwelling, without the need for any interim mobile home during the establishment of the business. As you know, this was suggested to you in my letter of the 19th August. It will however, as also explained to you in my previous letters, be necessary for you first to enter into the legal agreement concerning the erection of the protected cropping, and the Council's Administrative Department is currently drafting the appropriate agreement for your signature.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

MANRAS FARM, THE DELPH, TONGUE END

QUESTIONS HILL/0313/92

1) Is the mobile home now to be replaced with a dwelling
A. Mobile home no longer to be pursued. Forget it.

2) Doesn't "period of time commensurate with the implementation of an agreed business plan" refer to siting of mobile home
A. No - also refers to erection of protected cropping

3) What does "period of time . . " etc mean
A. Business plan to be presented to Bank in order to obtain funding. Not yet seen by planners.

4) Within a period of 2 years from what
A. Date of commencement of development of house

5) Will you need to approve any period included within any business plan
A. Yes. If period not approved can then revert to 2 year period.

6) Is the holding already established
A. Currently being set up.

7) Does protected cropping have to be on site edged red.
A. Planning application included 4,000 sq ft of protected cropping which is within red edging. Needs 16,000 sq ft, but will need planning permission for other 12,000 sq ft — so exact siting of additional cropping will be decided when planning permission granted. So, no — doesn't really need to be exactly specified at present time.

PTO

COMMERCIAL IN CONFIDENCE

AGRICULTURAL DWELLING HOUSE APPRAISAL
PROPOSED DWELLING

SITE AT MADRAS FARM
THE DELPH
SPALDING, LINCOLNSHIRE

MR D W LEWIS

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

Tel: Alford (0507) 462472

September 1991

AGRICULTURAL DWELLING HOUSE APPRAISAL

PROPOSED DWELLING, SITE AT MADRAS FARM, THE DELPH, SPALDING, LINCOLNSHIRE

MR D W LEWIS

MAFF REFERENCE: 24/316/9140 ADCH

INTRODUCTION

This report and appraisal has been prepared at the request of Mr D W Lewis, who intends to apply for planning permission to erect a dwelling on a site situated at Madras Farm, The Delph, near Pode Hole, Spalding, Lincolnshire.

The factual information contained in the report and on which my conclusions are based was obtained at a meeting with Mr D W Lewis on 16 August 1991.

BACKGROUND INFORMATION

I understand that Mr D W Lewis, who trades as D W L Marketing, operates a business which currently involves the buying and selling of plants and shrubs. Mr Lewis explained that the business operates from a site at Carlby, where there is about 0.25 acres of rented land equipped with a shed; some horticultural stock is kept at a nursery site at West Pinchbeck, owned by another party.

Mr Lewis further explained that he is the prospective purchaser of approximately 2.5 acres of land situated at Madras Farm, The Delph, Spalding, Lincolnshire where he intends to establish a horticultural production unit. The 2.5 acres of land currently forms part of a larger unit and is in arable use.

PROPOSED CROPPING

Initially a total of approximately 16000 square feet of heated protected cropping structures will be erected on the land in the form of modern aluminium glass (8000 square feet) and polythene tunnel structures (8000 square feet).

The glass will be utilised for pot plant production of varieties including Pansies, Polyanthus, hardy Fuschias and Cyclamen; the polythene tunnel structures will be utilised for bedding plant production of varieties including Lobilias and Antirrhinums.

Approximately one acre of open land will be covered with black polythene and gravel to form an outside standing area for container grown shrubs of various types including Roses and Conifers. Bare-root Roses will be bought in, potted and grown on, and different varieties of container grown Conifers will be bought in and grown on.

Further expansion of the area of glass on the unit is planned; the timescale will be determined by the success of the business.

FARM BUILDINGS

At the present time there are no buildings or dwellings on the land comprising the proposed unit.

The erection of a packing shed is envisaged.

PROPOSED LABOUR FORCE

Mr Lewis will carry out the work on the unit with other full-time and part-time assistance as necessary.

Mr Lewis explained that he possesses a National Certificate in Horticulture and that he has about 11 years experience of practical horticulture including pot plant production.

HOUSING ACCOMMODATION

Mr Lewis currently resides in a rented dwelling at Bank House, The Delph, Spalding, Lincolnshire which is located about 1.25 miles from the site at Madras Farm.

I understand that a dwelling, Madras House, situated adjacent to the site of the proposed unit, is in separate ownership.

REASONS FOR THE PROPOSED DEVELOPMENT

Mr Lewis indicated that a dwelling is required on the proposed unit to enable it to be established and run in an efficient manner.

CONCLUSIONS

My assessment with regard to the agricultural need for a dwelling in relation to the factors set out in DOE Circular 16/87 and the Annex to DOE Circular 24/73 is set out below. This assessment relates to a proposed horticultural unit, based on the information supplied by Mr D W Lewis as to its scale and nature. I would thus emphasise that my comments below are entirely dependent on such an equipped unit being established and brought into operation, as there is no existing unit on the land situated at Madras Farm, at the present time.

1. **Viability**

   A horticultural unit of the scale and type as described has the potential to provide a suitably skilled and experienced person with a sufficient livelihood.

2. **Labour Requirements**

   Such a unit is capable of providing full-time work for at least one person.

3. **Number of Persons with a need to live on the Unit**

   Assuming that such an equipped, full-time and viable unit were to be established and brought into operation; it would normally be necessary for a suitably skilled and experienced person to reside on such a unit for operational, managerial and security reasons.

4. **Existing Housing Accommodation with Regard to 3. above**

   There are no dwellings on the land comprising the proposed horticultural unit at the present time.

John Hunter Park

J H PARK
Land Management Adviser

6 September 1991

jhp048/jp

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0313/92

Applicant: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Agent: Mr D W Lewis
Bank House Farm
The Delph
Tongue End
Spalding, Lincs

Description: Erection of dwelling and greenhouse

Location: Madras Farm The Delph
Tongue End Spalding, Lincs

Type: FULL

30-JAN-95

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that the application has been withdrawn and no further action will therefore be taken on it. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy to:

Mr & Mrs P H Kemble
Madras Cottage
The Delph
Pode Hole
Spalding, Lincs. PE11 3LR

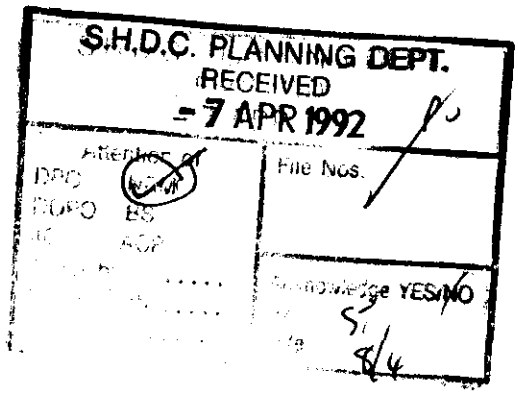
OBJECTION

OBJECTION

Mr & Mrs P H Kemble
Madras Cottage
The Delph
Pode Hole
Spalding
Lincs PE11 3LR

0775 762295

Mr P J Udy,
Planning and Building Control
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE



7 April 1992

Dear Sir

Re Application No - H14/0313/92

Dear Sir

We have looked at the plans for the proposed development at Madras Farm, The Delph. We have noted that the proposed greenhouses/sheds did not have a boiler house and we are concerned that if a boiler house is to be used then the prevailing winds from the west would blow smoke and fumes over our property.

The plans show that our property will be surrounded by conifers. We are concerned that this will obstruct our view of the open fields hitherto enjoyed by our family. Whilst we realize that we are not entitled to the view we feel a compromise could be made to ensure both dwellings maintain their privacy whilst our view and sunlight will not be totally obscured.

We are concerned that the electricity supply for the new development will also need to be run past our property as the supply is from overhead wires which run past our property on the opposite side to the development.

We have spoken with Mr Lewis and he has said that, planning permission being granted, he was possibly going to use oil-fired heaters in the greenhouses/sheds. He has also agreed to restrict the planting of the conifers to a minimum covering the side of the development masking the greenhouses/sheds and past his dwelling and possibly planting hedge for the remainder of the space. He has agreed to consult with us further on this matter should planning be granted.

Thank you for your attention in this matter. We look forward to hearing from you in due course to answer the queries we have raised.

Yours faithfully

C. M. Kemble.

Paul and Christine Kemble