SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0712/93 Received:13-AUG-93 Type:S73A CONTINUATION

Name: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

Agent: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

Description: Occupation of bungalow without complying with restricted occupancy condition
Location : Beck Bank Nursery Beck Bank
West Pinchbeck Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the retention of buildings/continuation of use of land for the reason(s) set out below:

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
23-FEB-94 H14/0712/93

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. H14/0712/93

Date Registered 27 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D.J. FISHER
BECK BANK NURSERY
BECK BANK
WEST PINCHBECK
SPALDING PE11 3QN

Tel. No. 0775 640371

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

LIFTING OF AGRICULTURAL CLAUSE ON BUNGALOW

Please complete

Signed.... D.J. Fisher ..... Date 27-7-93.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60..... 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 Certificates**

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 — H14/1291/87
B. Please state Condition Number referred to — 2
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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		N/A
(iv) Change of use		

4. A. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	N/A	metres
(b) max. length:		metres
(c) max. width:		metres
D. Please state type and colour of materials for facing external walls:		
E. Please state type and colour of roofing materials.		
F. Has a survey of the site been undertaken? State Yes or No		

5. **GENERAL INFORMATION** Please complete each section

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

WHOLESALE NURSERY (NO LONGER USED)

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

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

or

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

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	No	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

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

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

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

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Indistrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐ If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

WE HAVE BEEN TRYING TO SELL THE NURSERY FOR OVER 3 YEARS AT A STARTING PRICE OF £120,000 REDUCING IN STAGES TO £80,000 WE HAVE PERMISSION FOR CHANGE OF USE TO RETAIL ART GALLERY AND NO LONGER WISH TO MOVE BUT BECAUSE OF THE AGRICULTURAL CLAUSE IT IS IMPOSSIBLE TO RAISE FINANCE FOR THE VENTURE.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (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 Tyrrell (Applicant / Agent) Date 27.7.93

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 Tyrrell (Applicant / Agent) Date 27.7.93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

DV 20-9 See Book

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDM
Date 20-8

Site Notice posted by PDM
Date 20-8
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Bungalow with glasshouses to rear, Drive & parking to front of glasshouse. Much of beside Bungalow site consists just beyond rear of glasshouses, very few plants, also not used + storage, picture frame workshop inside furniture + other items for a shop in corner

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) | Refuse (or equiv) ✓

Signed PDM Date 18-10

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

PTO

DC INSTRUCTION SHEET

APPLICATION REF: H14/0712/93

Directions

7 (Outlines)

RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☑ Non Std

Precise details: Please provide Estate agents details eg: Sales Particulars, Newspaper advertisements, Lists of persons expressing interest,

Direction authorised by Senior Officer.... DR ..... Date.... 2/8

Revalidation after Direction

Information satisfactory Signed.... PDM Date.... 16-8

Valid date:

Amended description

Reconsultations:

All.....

Specified:

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

Precise details:

PDM 30-7 Sales Particulars needed

Additional Consultation/Publicity Required

	Publicity >>	Consultations: PDM 16-8.
Departure	✓	County .....
Setting of LB	.....	E Heritage .....
Public Right of Way	.....	Societies ..... G ROW
Discretionary	.....	

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	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	...✓ Distinct Value	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

Senior Officer Confirmed PM Date 17-8 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60 - 00

Receipt No P3032

Date first Rec'd 27 JUL 1993

Registration

Reference H14/0712/93

Cross-Ref /

Date 28/7/93

Validation

TYPE 73A

Site area
No of dwellings
Floorspace

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

Description to be recorded: Occupation of bungalow without complying with restricted occupancy condition

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

Fees
- Correct fee £ 60
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 105 OS Plots

Grid ref 519500 320500

Ward N Parish Punchbrook

Inside IBD NO Inside LP area NO

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

Hazards –
- Dist Bound
- Other:

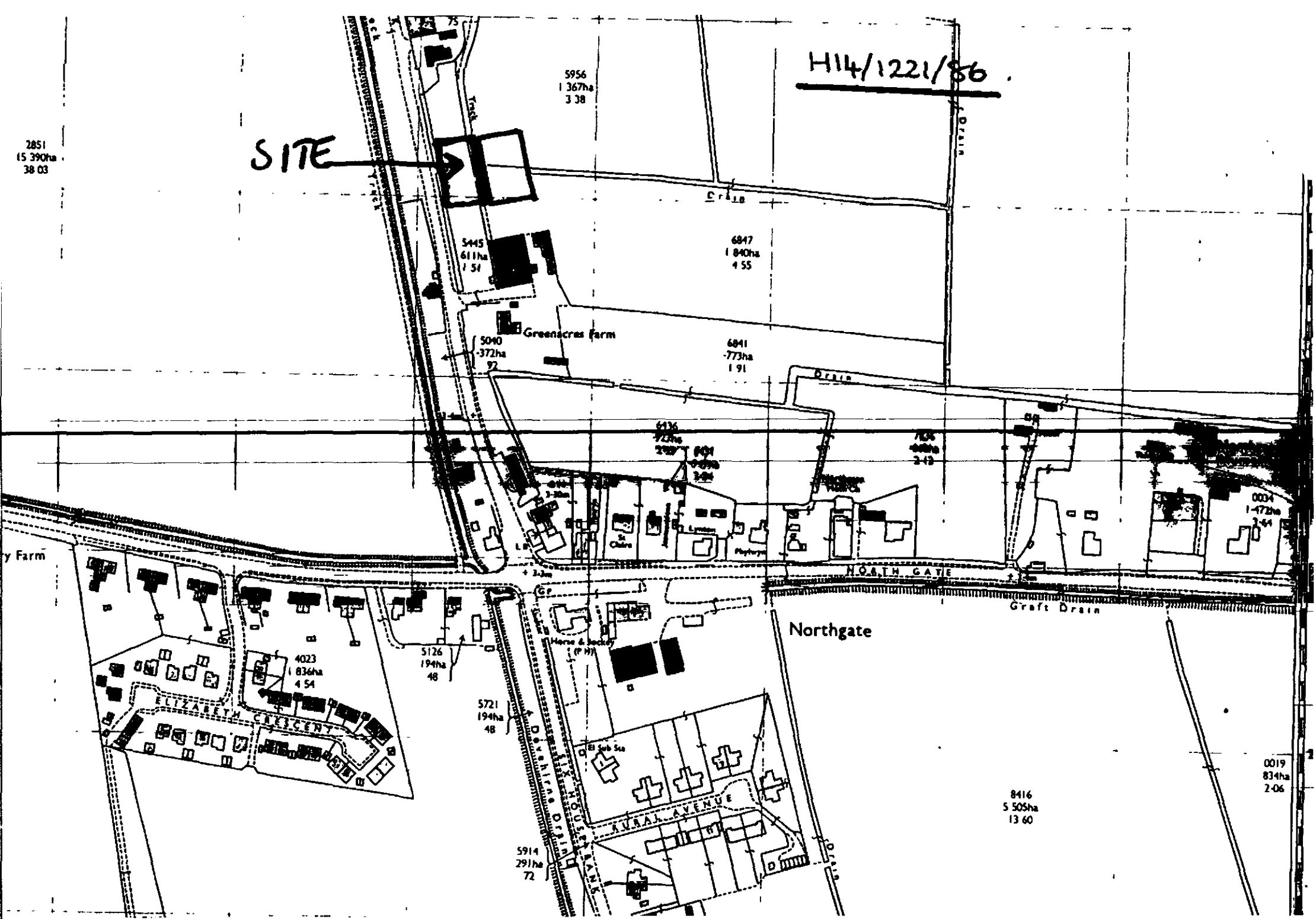
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site Ref

Linked to property Ref 0136276

Planning Records:
Earlier apps 1291/87

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


H14/1221/86.
SITE
Greenacres Farm
Northgate
NORTH GATE
Graft Drain
Drain
ELIZABETH CRESCENT
SUSAN AVENUE
Horse & Jockey (P H)
5956
1 367ha
3 38
5445
611ha
7 51
6847
1 840ha
4 55
5040
-372ha
92
6841
-773ha
1 91
5126
194ha
48
4023
1 836ha
4 54
5721
194ha
48
5914
291ha
72
8416
5 505ha
13 60
0019
834ha
2·06
2851
15 390ha
38 03

Mr D J Fisher,
Beck Bank Nursery,
Beck Bank,
West Pinchbeck,
Spalding,
Lincs.
PE11 3QN.

Mr P Udy

SAW/NRM/JJ
H14/0712/93

21 April 1997

Dear Sir,

AGRICULTURAL CLAUSE ON BUNGALOW AT BECK BANK NURSERY, BECK BANK, WEST PINCHBECK.

I write further to your meeting with my Planning Assistant on the 9th April 1997.

Having considered the situation further and re-reading my letter dated the 21st February 1994 I do not consider I have any further advice to give other than you should seek independent professional advice upon your problem.

To reiterate my letter of the 21st February 1994 the two options would be either to apply again to lift the condition or apply to have it modified by widening the businesses which could be carried out on the site which may result in you entering into a Planning Obligation.

Obviously I am unable to provide any firm guarantees that either route will ultimately be successful. However, I enclose the necessary applications forms and fee sheet and advice leaflet for your use and/or information.

Yours faithfully

N Midlen
Development Control Manager

Enc.

Fisher

Ag Tag. Also has gallery business on site which uses 6 of 10 bays. Could easily be reversed ~~to~~ ag. use

Take professional advice.

W.H. Brown [redacted] not selling agents anymore

~~Options~~

① Apply to lift cond^{n}.
need sales particulars. S73 £90
Price, how long
Interest from public.

② Apply to modify cond^{n}
To cover other businesses – gallery
Offer 106 agreement S73. £90

③

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

H14/0712/93

S73A CONTINUATION

Applicant: D J Fisher
Tel: 0775 640371

Agent: D J Fisher
0775 640371

Description: Occupation of bungalow without complying with restricted occupancy condition

Location: Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding, Lincs

Valid date:	13-AUG-93	Terminal date:	08-OCT-93
Target dates:		Target Committee:	06-OCT-93
To case officer	20-AUG-93	Report deadline:	22-SEP-93
Inspected by	27-AUG-93	Agreed TD Ext:	
Extra contacts	03-SEP-93	Case Officer:	
Report if not clear by 17-SEP-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	20-AUG-93	10-SEP-93
Clerk to Pinchbeck P 0775 723838	17-AUG-93	31-AUG-93
District Valuer	17-AUG-93	31-AUG-93
Cllr B Chappell 0775 87 381	17-AUG-93	24-AUG-93

L C C - No objection JC 18/8/93

Mr D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding
Lincolnshire
PE11 3QN

P J Udy

PJU/SJS
H14/0712/93

21 February 1994

Dear Sir

Removal of agricultural clause on bungalow - Beck Bank Nursery, Beck Bank, West Pinchbeck

I write to advise that your planning application to remove the agricultural occupancy condition was refused by the Planning Sub-Committee on the 7 February 1994. I enclose the decision notice.

The Sub-Committee also required that I advise you they may be supportive of an application for a Planning Obligation tying the house to the business activities on the site, rather than the restricted occupancy condition. The advantage of this approach would be that the bungalow could be occupied by anyone carrying out a business from the site, which had in itself the benefit of planning permission.

The other part of my recommendation was that you readvertise the property at the lower price suggested by the District Valuer for a period of three months, including circulating such details to previous prospective purchasers. I would suggest that you carry out this process prior to applying for the agricultural occupancy condition to be removed and replaced with a legal agreement as suggested by the Planning Sub-Committee.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

7th FEBRUARY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H06/0657/93 Mr C J W Franks	JB	Resolved not to determine application and to be as helpful as possible if an appeal against non-determination is lodged, provided that applicants undertake not to apply for costs against the authority and confirm they will give evidence on highway grounds whilst the authority will provide support on planning issues.
H08/0684/93 Mr & Mrs H Hare	DJR	Deferred. Check DOT comments with regards to any inconsistency between this and previous applications. File note required setting out conditions for alternative options.
H14/0712/93 D J Fisher	PJU	Refused as recommended. + Reasons in 2 Advise applicant we may be supportive of an application for a planning obligation tying the house to the business activities on the site rather than a restricted occupancy condition. See R35.
H18/0977/93 Lands Improvement Group	JB	Grant as recommended. Reserve Matters Conditions to be added.
H04/1018/93 Peter Bates	DJR	Deferred. Mindful to Grant. Report back with appropriate conditions bearing in mind Circular 1/85.
H23/1145/93 Mrs J S Vere	DMG	Grant as recommended. Letter to accompany decision notice emphasising permission relates solely to description on planning application and drawing applicants attention to the conditions imposed and the enforcement action available to us if unauthorised activities are carried out.

8th February 1994

Signed: _____
Deputy Director of Planning and Building Control Service

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 7th February, 1994.

PRESENT

Councillors:

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

Mr. J.R. Pearl	Mrs. E.O. Hall-Patch	Mr. W.D. Skells
Mrs. P.J. Buffham	Mr. N.P. Judge, M.B.E	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. A.E. Naylor	Mr. R.C. West
Mrs. D.F. Davies	Mr. M.S.L. Rollinson	Mr. M.C. White
Mr. J.A. Dobney		

The Deputy Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors E.N. Davies and J.T. Davis.

65. MINUTES

The Minutes of the meeting held on 17th January, 1994 were signed by the Chairman as a correct record.

66. PLANNING APPLICATIONS

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

Plan No. & Applicant	Proposal
H08/0684/93 Mr & Mrs H Hare	Continuation of use for siting mobile home at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to seek clarification regarding the advice from the Department of Transport.

H14/0712/93 Mr D J Fisher	Occupation of bungalow without complying with restricted occupancy condition at Beck Bank Nursery, Beck Bank, West Pinchbeck.

RESOLVED: (i) Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services; and (ii) the applicant be advised that the Sub-Committee might be supportive of an application based on the applicant first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to restrict the occupation of the bungalow to the owner manager or an employee of the adjoining business site in lieu of the restricted occupancy condition.

25th JANUARY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0108/93 G F Scrupps	DJR	Deferred as recommendation "B". Obtain 3 quotations before engaging independent adviser.
6	H13/0109/93 J T Biggadike	NRM	DPBCS Auth as recommended. Recommendation 1 on page 9 to be amended to read "development of the area of the rear two plots"
11	H13/0110/93 J T Biggadike	JB	DPBCS Auth to issue Listed Building consent once planning permission granted.
14	H08/0684/93 Mr & Mrs H Hare	DJR	Deferred for site visit.
17	H14/0712/93 D J Fisher	PJU	Deferred for site visit. Additional plan required showing all relevant decisions in the immediate area.
20	H09/0865/93 Hey & Croft Ltd	JB	DPBCS Auth as recommended.
26	H23/0883/93 Mr & Mrs H Seal	DMG	Refused as recommended. Ltr to agent with copy to applicant explaining that part of the problem was the drawings as submitted which may have done insufficient justice to the proposal.
27	H17/0931/93 Mr J Goodley	DJR	DPBCS Auth subject to 106 obligation as recommended.
30	H14/0948/93 Mr B Flynn	PJU	Grant as recommended.
33	H18/0977/93 Lands Improvement Group	JB	Deferred for site visit. Additional up to date plan required showing development/appeal decisions of other sites in area.
35	H18/0978/93 Sutton Bridge Golf Club	JB	DPBCS Auth subject to 106 obligation as recommended. Look at need for 106 obligation to see if it cannot be satisfactorily covered by condition instead.
37	H16/1010/93 Mr & Mrs Varley	DJR	Refused and enforcement action as recommended.
39	H04/1018/93 Peter Bates	DJR	Deferred for site visit.
43	H13/1030/93 Mr & Mrs Jones	DMG	Grant as recommended.
44	H02/1073/93 P Leo Esq	PJU	DPBCS Auth subject to 106 obligation as recommended.

APPLICATION REFERENCE: H14/0712/93 DATE RECEIVED: 13-AUG-93

TYPE: S73A Continuation

DESCRIPTION: Occupation of bungalow without complying with restricted occupancy condition

LOCATION: Beck Bank Nursery, Beck Bank, West Pinchbeck.

APPLICANT: D J Fisher AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

25 JAN

RECOMMENDATION

1 *Refuse Permission.*

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7A of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 *The applicant be advised to readvertise the property at the lower valuation for a period of 3 months (including circulating such details to the previous prospective purchasers with a view to resubmitting the application in the event that the property has not been sold.*

COMMENTS

1 The applicant received planning permission for a bungalow and horticultural nursery on the 19 January 1988. Planning permission was also obtained for a change of use of part of a glasshouse for an art gallery on the 9 October 1992.

2 The applicant advises that because of the agricultural clause on his bungalow, it is impossible to raise finance for the art gallery venture.

3 The District Valuer has been consulted regarding the sale

price and advises that the current asking price of £80,000 is £20,000 too much.

REPRESENTATIONS

Parish Council:	Recommend refusal.
Applicant:	Have been trying to sell nursery for over three years at a starting price of £120,000 reducing in stages to £80,000. Have permission for change of use to retail art gallery and no longer wish to move but because of agricultural clause it is impossible to raise finance for the venture. Glasshouse insured for £46,000.
Longstaff & Co:	A letter from Longstaff and Co advises that sales particulars have been forwarded to 49 potentially interested parties, 4 viewings have taken place since September 1992 the most recent in July 1993.

ADDENDUM

1 Following deferral of application on 17 November, 1993, further investigations have been carried out, applicant interviewed, enquiries made of his agent and solicitor, of building societies, and of District Valuer and Council's Agricultural Consultant.

2 Applicant currently has commercial mortgage on property, but has urgent financial need to obtain domestic mortgage at lower rate of interest. All attempts to do so have failed because of agricultural occupancy condition.

3 Has been requested both verbally and by letter to obtain an explanation of this, given that such conditions are regularly imposed and do not normally appear to bar mortgage. None has been forthcoming, save for verbal suggestion that building societies no longer give mortgages with such conditions. Check with the Norwich and Peterborough Building Society has shown that this is not so.

4 Has also been asked whether widening of condition to encompass both agriculture and running of the approved art gallery might help the situation. No written response to this has been received, but verbally he has indicated that it would not.

5 In order to try to discover what is the special difficulty proposed by the condition in this case, your officers have discussed the matter directly (with the agreement of the applicant) with his agent and solicitor, but apart from reiterating that he cannot obtain a mortgage with condition, and a suggestion that financial institutions generally do not like such conditions, no clarification has been obtained.

6 Council's Agricultural Consultant has confirmed that the proposed nursery would have been a marginally viable proposition when approved, but that in today's conditions it is not.

7 The District Valuer has looked again at the valuation of the property and confirms his opinion that the asking price of £80,000 is too high, and suggests the value should be between £60,000 and £70,000.

CONCLUSIONS

1 It would seem to me that the applicant has to some extent been a victim of the changing agricultural scene, and that probably the financial institutions do not have sufficient faith that the art gallery venture would be viable to grant a mortgage, unless the property was totally unencumbered from any restrictions, so that it could easily be sold should the business fail again. Whilst some sympathy may be felt for the applicant given his financial predicament, the individual financial problems of an applicant for planning permission would not normally be considered a valid planning consideration, and regretfully I have to advise the Committee that the application should still be refused.

2 Members are reminded that a number of proposals to remove agricultural restrictions (in the main the more onerous 106 Obligation) because of alleged difficulties in obtaining funds, were considered in January last year. Although the Committee indicated they were prepared to lift one 106 Obligation, the restrictive agricultural conditions were not changed.

3 Given the advice of the District Valuer, the applicant should be advised to consider advertising the property at the valuation for a period of 3 months (and requesting his agent to circulate such details to previous prospective purchasers) and to resubmit the application in the light of the response to that initiative.

FILE NOTE - H14/0712/93

25 Jan 94

2.15pm Phone call to Norwich & Peterborough Building Society Main Office at Peterborough.

Advised that provided occupants were complying with condition, mortgage on property with aggricultural habitation condition would be considered on its merits.

If they were not complying, would need condition lifting or undertaking not to enforce. Greenhouses will be considered on their merits, depending on risk.

N R Midlen
Principal Planning Officer

LATE OBS: Offr rpt. Date 25-1
Salient points highlighted

MR D.J.FISHER
BECK BANK NURSERY
BECK BANK
WEST PINCHBECK
SPALDING LINCS.

24/1/94.

DEAR Mr UDY,

AFTER FURTHER DICUSSIONS WITH THE NORWICH & PETERBOROUGH BUILDING SOCIETY, WE ARE INFORMED BY THEM THAT THE REASON WHY THE APPLICATION FOR THE AGRICULTURAL MORTGAGE WAS REFUSED IS BECAUSE OF HEAD OFFICE DECISION OF NOT GRANTING AGRICULTURAL MORTGAGES WHERE THERE ARE GREENHOUSES INVOLVED.

IT IS NOT NORWICH & PETERBOROUGH BUILDING SOCIETYS POLICY OF PUTTING REASON OF REFUSAL IN WRITING.

YOURS FAITHFULLY.

7/2/93

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JAN 1994
25/1 Clled
Yes/NO

ALLIANCE & LEICESTER

Mr DJ Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding
Lincs
PE11 3QN

Date: 24th January 1995

Our Ref:

Your Ref:

From: 9 Bridge Street
Spalding
Lincs
PE11 1SE
DX 26715
0775 768591

Dear Mr Fisher

Thank you for your recent mortgage enquiry, it is the policy of the Alliance & Leicester not to grant mortgages where there is an Agricultural Habitation clause on the property.

Yours sincerely

Mr J Crisp
Customer Advisor

BRADFORD
&BINGLEY
BUILDING SOCIETY

M Munro

PP

Herring comments Summarised. reasonable 3-5 yrs to ~~[illegible]~~ [illegible] variable
"bottle plants" limited market. not viable today. Has long > value to 1.1 £ or 3/3

Asked twice whether change of condn would help had no written reply to this.)

~~No written response~~ but Verbal no good
Has also ~~verbally~~ Suggested agreement not to sell for 3 yrs So long as B. Soc can't repossess

Have been advised by broker that costume engines made but Sc 39 must go, Coasts agree as do Nat West
~~Wish to~~ reinvest business 16½% Back rate 8-9%
~~Building~~ Soc don't want lifting of cond's from benefit

District Valuer. Difference between Council Tax & Valuation ~~org~~ to different time of valuation. C.T. 1-4-91, current valuation 6-10-93. prices > Since 1-4-91

Replacement cost does not = market value ie what someone is willing to pay

View that area of glass important to solely & only derive income. (Longstaff) Letter agrees only those who currently capon & Sc 39 can buy - Suggests value £80,000 too high

Consider a range of value 1.1 60K & 70K
Could accept offers no asking price

Our life under to ~~fund~~ back B. Soc, Centralized lender who will lend money due to Sc 39

Meeting with Mr + Mrs Fisher NRM & PDC.
7-January 1994

Valuation £60,000 - £70,000

Why problem with Dog Clause.

Have tried also to get finance from govt agencies etc.

Loan from Bank is 16½%.

Want loan from B. Soc. to pay Bank off + reduce interest rate to 8%.

Would lend even £30,000 because of cond°.

Corby - Shop -

I — Wolstenholme
Mike ~~Compton~~ re 5 Hall Place meeting arrange.

I Andrea Thomas re B.P. Nutrition, Shares of Paragon Release acquired by Dalgety will ~~try~~ to get something to us by 25-1 ctte.

O Mr Mitchell re 1068/93

O Norwich & Peterboro B.S. Do still mortgage Buy Tags but are restrictions re mortgage ~~complete~~ for cards, Certain % of value Interest is loaded e 1% or so above base rate

PARTNER

O Crusts Mr Trim left message

O Mr Smith of LCC School Board at Wrythe 3 week notice, likely D80 unless probs

O Crusts Mr Trim ~~Discount cards~~ Gallery not causing problem Institutions don't like them because returns resale value assumptions by Mr Trim. If get rid of cards no problem. No help from institutions Not working for large o/s not 80-90% as far as aware

PARTNER

O Wippas & Partners Buy Cards not liked Norwich & Peterboro do, but have pumped them down, Waitrose Some amount wanting to raise won't a problem Wait to spend with leaders More of a problem than was

PARTNER

CU Life

5TH FLOOR,
86 CHARLES STREET,
LEICESTER LE1 1GD
TELEPHONE 0533 627788
FAX NO. 0533 512413

ATT MR UDI

Mr D J Fisher

23 December 1993
Please quote in your reply

Contact
Commercial Union Life
Extn 2212
Your reference

Commercial Union Life Assurance Company Limited

Dear Mr Fisher,

MORTGAGE ENQUIRY: BECKBANK NURSERIES

Further to our conversations with Wiffen & Partners Insurance Brokers concerning the above mortgage enquiry, we have been unable to find a Bank, Building Society or Centralised Lender who will lend money on the above property due to there being an agricultural restriction.

If we can be of any further help please do not hesitate to contact me.

Yours sincerely,

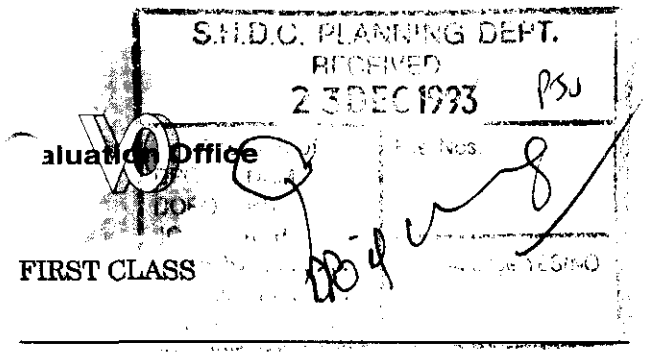
Ivan Griffiths
MORTGAGE DESK

S.H.D.C. PLANNING DEPT.
RECEIVED
31 DEC 1993
Attention of
DPO
DOPO BS
JC ACP
Action by .....
Discuss with
Copy to ...
File Nos.
Acknowledge YES/NO
by
date 31/12.

Commercial Union Life Assurance Company Limited
A member of CAUFRS

Life Assurance, Pensions, Annuities, Unit Trusts.

The Citi Life Marketing Group comprises:
Commercial Union Life Assurance Company Limited, Registered in England No. 79878
The Northern Assurance Company Limited, Registered in England No. 29375
Commercial Union Trust Management Limited, Registered in England No. 2026410
Commercial Union Pensions Management Limited, Registered in England No. 1627725
Registered Office of all the above companies is St Helen's, 1 Undershaft, London EC3P 3DQ



D J Gilbert FRICS
District Valuer and Valuation Officer
Peterborough

Crescent House
46 Priestgate
Peterborough PE1 1JB

Tel 0733-347842 extn 226
Fax 0733-893443

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

Your reference : PJU/LAC H14/0712/93
Our reference : OGD.27905/AC/PMMR
Please ask for : Mr Cartmail

Date : 21 December 1993

FAO: Mr P J Udy

CONFIDENTIAL

Dear Sirs

AGRICULTURAL HABITATION CONDITION, BECK BANK NURSERY, BECK BANK, WEST PINCHBECK
MR D J FISHER

I refer to your letter of 1 December 1993 in which you request that I comment upon both Mr Fisher's letter and Messrs Longstaff's valuation which were received in your office on 26 November 1993.

Mr Fisher has mentioned that his Council Tax band is D (£68,000-£88,000) for the subject property, whereas the valuation in my report of 6 October 1993 was £60,000. Council Tax bands reflect property values as 1 April 1991 whereas my valuation was dated 6 October 1993. I do not, therefore, consider that a Council Tax band of D supports a higher value, as the property market has continued to decline since 1991.

Mr Fisher also stated that he considers the current replacement cost of the glass to be in the region of £40,000. The correct basis of valuation in this case is a current open market value, ie the price that a willing vendor and a willing purchaser would agree. Market value does not equal replacement cost and it is not correct to compare these 2 figures. The replacement costs provided do not alter my opinion of value.

The opinion of value stated in my report of 6 October 1993 reflects the fact that there are only 6,000sq ft of glasshouses. In my view, this area of glass for the wholesale of pot plants is insufficient for an individual to solely or mainly derive his income and thus satisfy the Agricultural Habitation Condition. This view is supported by the 4th paragraph of Messrs Longstaff's letter dated 10 August 1993, a copy of which is enclosed for your information. It would therefore appear that the only potential purchasers of the subject property are those who already satisfy the Agricultural Habitation Condition. I am of opinion that this severely supresses the value of the property and that the £80,000 valuation provided by Messrs Longstaff is too high.

Due to the paucity of comparable evidence of properties selling subject to an Agricultural Habitation Condition, the valuation of such properties is not straightforward, particularly in today's difficult residential market. Taking this into consideration I feel that it is more appropriate to provide a range of values for the subject property. In the event, I confirm I am of the opinion that the current open market value of the property, subject to the Agricultural Habitation Condition, is between £60,000 and £70,000.

A final thought is that an alternative method of establishing the level of demand of the subject property with an Agricultural Habitation Condition may be to market it without a firm asking price but inviting offers.

This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (see section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) and your Council is recommended to treat it accordingly.

I trust the above is satisfactory for your requirements but should you require any further assistance in this matter please do not hesitate to contact Mr Cartmail on the above extension.

Yours faithfully

District Valuer

ENC

Established 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: JJA.SMS Date: 10th August, 1993

Mr. and Mrs. D. Fisher,
Beck Bank Nursery,
Beck Bank,
West Pinchbeck,
SPALDING,
Lincs.

SOUTH HOLLAND D.C.
PLANNING
19 AUG 1993
REF 712/93

Dear Mr. and Mrs. Fisher,

re: Beck Bank Nursery, Beck Bank, West Pinchbeck

I confirm that we have been offering this property for sale on a joint agency basis with Messrs. William H. Brown since October 1989.

Since that time sale particulars have been forwarded to 49 potentially interested parties in addition to those circulated on our original mailing list when the property was first offered on the open market.

Four viewings have taken place since September 1992, the last being a Mr. and Mrs. Greatorex from Nottingham in July.

None of the parties have been able to proceed with a possible purchase of the property owing to its specialist nature as a wholesale plant enterprise and the need to comply with the agricultural habitation clause. There is not a sufficient area of glass and land for the use as a more conventional nursery for crop production and the last person to view confirmed that the wholesale pot plant enterprise was no longer a viable on-going proposition and they could not therefore proceed.

We trust that this information clarifies the situation and brings you up to date with the more recent occurrences and we will obviously keep you advised of any further interest.

Yours sincerely,

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

Mr D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding
Lincolnshire
PE11 3QN

P J Udy

PJU/SJS
H14/0712/93

17 December 1993

Dear Sir

Occupation of bungalow without complying with restricted occupancy condition - Beck Bank Nursery, Beck Bank, West Pinchbeck

I refer to the letters you recently submitted to the Planning Authority in response to my letter of the 26 November 1993.

From the enclosed letters it would appear that one of the questions has not been answered. If the condition was amended to include a business run from the site would finance be more readily available?

I do not understand why the existence of the condition should be causing such a problem with refinancing your business, since it is a condition placed on many agricultural dwellings and in line with National Planning Policy. As far as I am aware this situation where the existence of the condition causes financing problems is rare. Could you shed any light on why the condition is causing any problem? Is it because it conflicts with your planning permission for the art gallery? If this is the case then the condition could be reworded to overcome any problems. Confirmation from the lending institution, rather than your broker, would be useful.

In addition could you advise me when you ceased the horticultural business from the site?, and have you tried any other horticultural use from the site prior to beginning the gallery?

I look forward to your comments as soon as possible.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

granted 19-1-88

Being for sale since October 89.

Ag. consultants

reasonable to support original application.
probably take 3-5 yrs to be viable, but only marginally.

Special nature of business - limited mkt - 1st to fail in recession. Similar venture would not be viable today.

Applicant willing to enter agreement not to sell within 3 years but wouldn't affect B. Soc. Seems pointless.

Lillendell Nursery

118/82	Fisher	Dog Kennels	Granted	
531/82	Fisher	mobile home	Refused	
65/86	Mrs Fisher received 30-3-88	Work unit + offices determined 25-5-88	Granted	
440/88	Fisher	Ag tag lift	refused	Lillendell
1029/88	D+M Nurseplants	House + garage	Granted	Sc 39
54/89	Rawding	Cat as boarding kennels	Granted	
989/89	D+M Nurseplants	House + garage	Granted	

Conflict

DPO Passed to NRM on 14-12-93.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1993
Action of: DPO NRM, SPO PS, JC AL?, Copy by .....
File Nos.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Mr D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding
Lincolnshire
PE11 3QN

Your Contact: P J Udy
Our Ref: PJU/SJS H14/0712/93
Your Ref:
Date: 26 November 1993

Dear Sir

Occupation of bungalow without complying with restricted occupancy condition - Beck Bank Nursery, Beck Bank, West Pinchbeck

I refer to the above application which was considered by the Planning Committee on the 17 November 1993.

At the meeting it was resolved to defer the application to allow further information to be submitted. I would be grateful if you could obtain a letter from your lending institution explaining why they are unwilling to lend money to you for your venture. Is it because of the existence of the condition restricting occupancy of the dwelling to someone employed or last employed in agriculture? If the condition was lifted would they be willing to lend finance, or if the condition was amended to include a business run from the site would they be willing to lend finance?

I will pass your two letters to the District Valuer for further comments from him on the valuation of your property.

Yours faithfully

1. Regn

N R Midlen
Principal Planning Officer
(Development Control)

Planning & Building Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

COUNTRYWIDE INSURANCE

Motor and
General Insurance

Wiffen & Partners
(Insurance Brokers) Ltd.

3 VICTORIA STREET,
SPALDING, LINCOLNSHIRE.
PE11 1EA.

INDEPENDENT FINANCIAL ADVISERS

P 01

INSURANCE BROKERS REGISTRATION COUNCIL
REGULATED FOR INVESTMENT BUSINESS

Life Assurance
Mortgages
Pensions and
Investments

IBRC Registered Insurance Brokers
Members of BIBA

Telephone : Spalding (0775) 722121 or 725255
Fax : Spalding (0775) 710977

Your Ref:
Our Ref : DC/JST
Date : 29/11/1993

Mr D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding
Lincs
PE11 3QN

Dear Mr Fisher

We have been trying to place a mortgage for you over the last few months but we have been turned down time and time again because of the "Agricultural Clause" on your existing property. When we last made enquiries in September this year The Bank of Ireland, West Bromwich Building Society, and Norwich & Peterborough all offered me excellent rates but in each case it was subject to confirmation that the Agricultural Clause had been removed.

After our telephone conversation last week I again rang round the Building Societies and both Cheltenham and Gloucester and Bristol & West have given me good quotes but again subject to there being no Agricultural Clause on the property.

We are able to help you in placing this mortgage if only this Clause could be removed but it is very unlikely we will be able to help you any further while it still exists.

Will you kindly let me know when you are able to reach a satisfactory conclusion with the local authority and we will be only too pleased to look at rates again for you.

Yours sincerely

Mr D Crampton
DIRECTOR

CRUSTS
SOLICITORS

64 Pinchbeck Road, Spalding, Lincs. PE11 1SY

Partners:

P. START
C. L. TRIM
P. I. LILL

☎ 0775-725664
Fax: 0775-723625
DX 26705 SPALDING

Our Ref: CLT/JC

Your Ref:

3rd December 1993

South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sirs,

RE: BUNGALOW AND PREMISES AT BECK BANK NURSERY
BECK BANK WEST PINCHBECK

As you know we act on behalf of Mr D J and Mrs L R Fisher the owners and occupiers of the above premises.

For some months, if not years past we are aware that Mr & Mrs Fisher have been attempting to refinance their business mainly through their brokers Messrs Wiffen and Partners.

We would also add that over that period of time we ourselves were at one stage involved in attempting to find suitable finance for the property but encountered exactly the same difficulty over the Agricultural Restriction as we understand Messrs Wiffen and Partners have recently expressed to you from their point of view.

We understand that at the recent meeting of the Planning Committee, the application to remove the Agricultural Restriction was deferred for further information to be provided to you concerning the inability of our clients to obtain re-financing due to the aforementioned restriction. We are simply re-iterating the fact from our point given that you already have a letter from Wiffen and Partners to this effect.

Our other point in writing is to make it clear on behalf of Mr & Mrs Fisher that they are not seeking the removal of this restriction simply for their own immediate benefit. The specific intention is to seek a re-mortgage of the property which would provide suitable finance for its further development in respect of the Art Gallery for which change of use has already been granted and for other diverse interests.

When calling please ask for M r Trim Contd ...../

TransAction

This firm is regulated by the Law Society in the conduct of investment business

As a signal of their intentions we are instructed to state categorically that our clients would not at any time seek to sell the property themselves within a three year period of the removal of the Agricultural Restriction. In other words they wish to show good faith to you in this matter although we have to say that this could not in any way cover any rights that any Mortgagee might have in the property.

Should you wish for a formal agreement to be entered into we have no doubt that our clients would be pleased to sign such a document, subject to appropriate Contractual terms being acceptable to the parties.

Given the further information now supplied to the Council we shall hope that the Planning Committee will further consider the matter to our clients advantage at the January meeting.

Yours faithfully,

National Westminster Bank

Spalding Branch
Market Place
Spalding
Lincs PE11 1ST

Telephone (0775) 710585
Facsimile (0775) 766835

Your ref:

Our ref: GB/PTP/I

Date: 1 December 1993

Mr D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding
Lincs PE11 3QN

Dear Mr Fisher

Further to your recent meeting with my Assistant, George Barber, I fully appreciate the frustration that you presently feel in being unable to arrange a mortgage on your property because of the Agricultural Clause presently in existance. I do feel that if this was lifted it would go someway to easing the financial burden that you are presently under.

Yours sincerely

J R GROVE
SENIOR MANAGER

National Westminster Bank Plc
Registered Number 929027 England Registered Office 41 Lothbury London EC2P 2BP

Member of the NatWest Life and NatWest Unit Trust Marketing Group
Member of IMRO

Kenneth J Fleming. **asva. faav.**

Land Management Consultant.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 DEC 1993 PU

Planning Department.
South Holland District Council.
Council Offices,
Priory Road,
Spalding PE11 2XE.

your ref. PJU/LAC
H14/0712/93.

date. 7/12/93.

Dear Sir,

Beck Bank Nursery, Beck Bank, West Pinchbeck.
Planing application ref no: H14/1291/87.

I have studied the documents relating to the above planning application.

I consider it would have been reasonable to support the application of a nursery unit of the type and scale proposed but expected to have taken a period of three to five years to become fully financially viable.

With hindsight it is questionable whether the nursery unit could have been more than marginally viable.

The special nature of the business,"bottle plants", would have a limited market and would be the first to fail in a recession. There was also alack of financial information both in regard to the existing unit at Lillendell Nurseries and the proposed unit at Beck Bank.

In my opinion a similar venture would not be financially viable give the economical state of the Horticultural industry at the present time.

I cannot comment upon the letters relating to value,site unseen. However the attachment of an Agricultural Occupation condition on a property can reduce the value to between half to two thirds of the open market value.

Yours faithfully,

Mr Fleming phoned 13-12-93
When did he stop?
did he try anything else horticultural?
Has Sons business ceased?

CRUSTS
SOLICITORS

64 Pinchbeck Road, Spalding, Lincs. PE11 1SY

Partners
P. START
C. L. TRIM
P. I. LILL

☎ 0775-725664
Fax: 0775-723625
DX 26705 SPALDING

Fax of already received letters.

Our Ref. CLT/JC

Your Ref:

3rd December 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 DEC 1993
DPO NHM
DOPO BB
JC AGP
Action by ..RA, PJ..
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

Received in Dev Dept 16/12

South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sirs,

RE: BUNGALOW AND PREMISES AT BECK BANK NURSERY BECK BANK WEST PINCHBECK

As you know we act on behalf of Mr D J and Mrs L R Fisher the owners and occupiers of the above premises.

For some months, if not years past we are aware that Mr & Mrs Fisher have been attempting to refinance their business mainly through their brokers Messrs Wiffen and Partners.

We would also add that over that period of time we ourselves were at one stage involved in attempting to find suitable finance for the property but encountered exactly the same difficulty over the Agricultural Restriction as we understand Messrs Wiffen and Partners have recently expressed to you from their point of view.

We understand that at the recent meeting of the Plan. Committee, the application to remove the Agricultural Restriction was deferred for further information to be provided to you concerning the inability of our clients to obtain re-financing due to the aforementioned restriction. We are simply re-iterating the fact from our point given that you already have a letter from Wiffen and Partners to this effect.

Our other point in writing is to make it clear on behalf of Mr & Mrs Fisher that they are not seeking the removal of this restriction simply for their own immediate benefit. The specific intention is to seek a re-mortgage of the property which would provide suitable finance for its further development in respect of the Art Gallery for which change of use has already been granted and for other diverse interests.

Where calls or visits for Mr Trim Contd ...../

TransAction

As a signal of their intentions we are instructed to state categorically that our clients would not at any time seek to sell the property themselves within a three year period of the removal of the Agricultural Restriction. In other words they wish to show good faith to you in this matter although we have to say that this could not in any way cover any rights that any Mortgagee might have in the property.

Should you wish for a formal agreement to be entered into we have no doubt that our clients would be pleased to sign such a document, subject to appropriate Contractual terms being acceptable to the parties.

Given the further information now supplied to the Council we shall hope that the Planning Committee will further consider the matter to our clients advantage at the January meeting.

Yours faithfully,

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

Mr P J Udy

PJU/LAC
H14/0712/93

2 December 1993

Dear Sir

Beck Bank Nursery, Beck Bank, West Pinchbeck.

The Local Planning Authority has recently received a planning application to lift the agricultural occupancy clause on the planning permission which granted permission for the nursery on this site.

In hindsight it is questionable whether the site was likely to be financially viable and I therefore enclose the particulars which were submitted at that time and will be grateful for your comments upon them in relation to the likelihood that such a venture would be viable at the present time. I also enclose copies of two letters recently submitted by the applicant for your information.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

District Valuer
Valuation Office
Crescent House
46 Priestgate
Peterborough
PE1 1JB

F.A.O. Mr Halmshaw.

Mr P J Udy

PJU/LAC
H14/0712/93
OGD27905/PAH/
JE
1 December 1993

Dear Sir

Agricultural Habitation Condition, Beck Bank Nursery, Beck Bank, West Pinchbeck, For Mr D J Fisher.

I refer to the above application upon which you responded on the 6 October 1993.

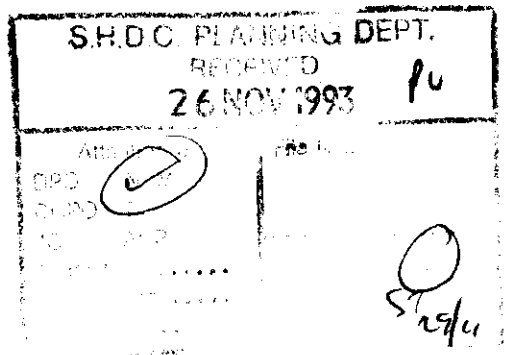
This application has since been deferred by the Planning Committee who require further information to be submitted. I therefore write enclosing copies of two letters which I have received from the applicant relating to the valuation of his property and I would be grateful for your comments upon these within the next 7 to 14 days.

Yours faithfully

N R Madlen
Principal Planning Officer
Development Control

Enc

Copies of letters sent to Cllrs



Mr D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding
PE11 3QN

Dear Councillor
Re Planning Application Ref H14/0712/93 to have agricultural occupancy condition removed.
I would like to make all the facts and figures available to the planning committee as I feel the decision to refuse my application is unjust and unfair.

I originally received planning permission for bungalow and wholesale horticultural unit in January 1988. The first person to apply and recieve planning permission on the site was a Mr Hall who had permission fora light industrial building. The second person was a Mr Bettinson who recieved permission for a house and agricultural store without any restrictions except to say that the unit must be in one ownership that is when I purchased the site and made my application the bungalow and greenhouse were then built to suit a specific purpose. A wholesale pot plant nursery as shown and described by Longstaff & Co in their brochure.

I traded as a wholesale florist until the business was proving not viable. Several large growers and wholesalers of pot plant eg Geest, Rochford, Stuart Low, Ruaton Gardens have also in the period stoped trading in the pot plant business due obviously to the difficulty in this part of the horticultural sector.
I have been trying to sell the bungalow and nursery without success for some considerable time reducing the price from £120,000 in stages to £80,000.

Due to the change of circumstances I had no alternative than to try and make a living from a different method I started to make picture frames, prints, mirrors etc. Then followed my application for a change of use to retail art gallery, after a period of about 1year the application was granted with condition that if the venture was successfull would put in disabled toilet facilities. During this period I tried all methods of raising finance to get the venture off the ground. All efforts have failed due to the agriculture clause on the property. That is the reason for wanting the restriction lifting. I no longer want to move but to be allowed to develop the art gallery as requested.
In a free and democratic society all facts should be freely available for any decisions that affect my future.

The bungalow Beck Bank Nursery, Beck Bank, West Pinchbeck, is in for the purpose of Council Tax Band D which is £68,000 to £88,000 (not disputed by myself). The District Valuer at the request of the council has valued the bungalow and glasshouse at £60.000 the bungalow being valued at £55,000 the greenhouse being valued at £5,000 having spoken to the

district valuer Mr Halmshaw he told me it was unusual for him to have to value the greenhouse separatly this apportioned figure is not in the councils comments I would question the district valuers figures on the valuation of the greenhouse.

The greenhouse up to last year was insured for replacement value only by commercial union for the sum of £46,395 copy of policy document enclosed. To build the equivalent glasshouse unit today would be in the region of £40,000

A breakdown of the costs are as follows;

C H Tinkler	Greenhouse	£17,131,50
K Rawding	Concrete	£ 7,547,00
K Rawding	Offices Etc	£ 5,755,00
Rex Stamp	Electrics (verbal)	£ 3,501,50
Ron Stamp	Plumbing Heating	£ 6,235,19
	Total	£40,170.19

Quotations All By Local and Experienced People.

The estate agent Longstaff put the present valuation of the bungalow at £59,500 greenhouse and parking £19,500. Mr John Allan for Longstaff has many years or experience in the valuing of nurserys etc.

Within the last two years a planning application for a bungalow by Mr Howlett 10/5/91 was passed the building is outside the development area designated as at September 1988.

The bungalow is opposite my own site and the only clause put on their bungalow is that they must be the first people to live in it. The building line is only 30yards from our site and appears to be moveable in certain application. I can only hope that the committee will view my application in the light of changing circumstances and the special needs of myself and my family. I am sorry for the lateness of this letter but Mr Midlen from the planning office gave me an incorrect date (26th or 27th November) for the next meeting.

Yours Faithfully



Established 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: JJA/MEW Date: 12th November, 1993

Mr. D. Fisher,
Beck Bank Nursery,
Beck Bank,
West Pinchbeck,
Spalding,
Lincs.

Dear Mr. Fisher,

Re: Beck Bank Nursery

I enclose a breakdown of the Valuation of your property supporting the price of £80,000. I trust that this will be satisfactory but if you require any further information please do not hesitate to contact me.

Yours sincerely,

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1993

DPC
Action by .....
Discuss with .....
Copy to .....
YES/NO
Date 27/11

Enc.

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

BECK BANK NURSERY
BECK BANK
WEST PINCHBECK

Apportionment of Valuation

GENERAL

The property was constructed in 1988 and comprises a well appointed Detached Bungalow with approximately 6,000 sq.ft. of Glasshouses erected at the same time on a self contained site of approximately ½ an acre.

The Bungalow was erected subject to an Agricultural Habitation Clause and the whole complex provided a purpose built unit for Wholesale Pot Plants.

Planning Permission was granted in 1992 for change of use for an Art Gallery.

The Bungalow and Glasshouses are complimentary to each other and cannot be considered in isolation but in accordance with your instructions I would value the various parts of the total complex as follows.

Bungalow

Brick construction, cavity wall insulation, sealed double glazed windows, fitted Kitchen, 3 Bedrooms.

Gross external floor area: 1740 sq.ft.

Apportionment of value of total plot:

Value of Bungalow	£59,500

Glasshouses & Site

2,400 sq.ft. with 14' eaves height, permit vehicle access, concrete floor & 400,000 BTU.

Value of this part of complex	£7,200

3,600 sq.ft. of Glasshouses with concrete baths and beds for Pot Plants together with internal divisions to provide Offices, Staff area and Toilets.

Value of this portion	£6,300

Remaining apportioned value of site area including section made up to provide area for parking vehicles

Value	£6,000
Total	£19,500
Total Value of Site	£79,000

Recommendation therefore was to seek £80,000 for the total property with the additional benefit of use for Art Gallery.

Signed: ..... J.J. Allen, FRICS

R. Longstaff & Co. 5 New Road Spalding Lincs PE11 1BS

Mr Fisher 26-11

Agreement not to sell for 3yrs

If we raise the rent

So long as B-Soc can afford

Fisher -

- Is a condⁿ pressing finance need cash-shortage par basket, is observed would be likely to find rather than deficits over venture

- wider the conclusion - business

- - Cannots/ arguments from here re D.V. climate of greenhouses

- claims glasshouse not viable - capacity from by adviser re original application

-

752. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H05/0689/93 Temples Transport		Change of use of agricultural land to haulage yard, including means of access on land off Fleet Road, Fleet.

(To enable the Director of Planning and Building Control Services to enter into discussions with the applicant about amended proposals now submitted.)

(It was reported that two late letters of objections had been received.)

H16/0700/93 Allison Homes		Residential development - 20 dwelling comprising of 2 and 3 bed detached, semi-detached and terraced units at land off St Annes Way, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and to enable the details of the application to be considered by the Plans Sub-Committee.)

H14/0701/93 Mr J E Nickols	O.A.	Commercial and industrial development at Wardentree Lane, Pinchbeck.

(To enable the Director of Planning and Building Control Services to report back to a future meeting outlining appropriate conditions which might be imposed as the Committee is minded to grant planning permission.)

(Councillor T. Bray declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

PJ

H14/0712/93 D J Fisher		Occupation of bungalow without complying with restricted occupancy condition at Beck Bank Nursery, Beck Bank, West Pinchbeck.

(To enable the Director of Planning and Building Control Services to discuss with the applicant for the removal of the existing restricted occupancy condition with a substitute condition on the occupation of the bungalow.)

(It was also agreed that the District Valuer be consulted with regard to the revaluation of the property if necessary.)

(Councillor B. Chappell left the meeting following consideration of the above item.)

H09/0865/93 Hey & Croft Ltd. (Receivership)	Residential development at Marsh Road, Holbeach Hurn.

(To enable the application to be considered in detail by the Plans Sub-Committee and for any recommendations to be submitted back to the Planning Committee who will determine the application.)

(Councillor Fines left the meeting following the consideration of this item.)

17th NOVEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0109/93 J T Biggadike	NRM	Sub-Committee minutes accepted as accurate as recommended. Meeting arranged for 1130am on 6 Dec between Cllr Alcock, DPBCS, Dr D Gyte, and applicant/agent. Mrs Kerr and NRM to attend if available.
5	H09/0483/93 Mr Allard	JB	Grant as recommended.
7	H05/0689/93 Temples Transport	JB	Deferred for negotiations as recommendation B.
10	H16/0700/93 Allison Homes	DJR	Deferred for Site Visit.
12	H14/0701/93 Mr J E Nickols	PJU	Mindfull to Grant. Back to committee with conditions. Only data block and conditions required on report.
17	H14/0712/93 D J Fisher	PJU	Deferred to allow us to explore widening of conditional relationship. Ltr required from lending institute to explain why applicant turned down. Applicant to supply additional information regarding valuation then back to district valuer for assessment. — Done
19	H16/0715/93 British Railways Board	DJR	DBPCS Authorised as recommended. Meeting arranged for 2.15pm on 6 Dec between DPBCS, RJS, JC, Chris Briggs and DJR to discuss matter. NRM to attend if available.
21	H23/0749/93 Mr T Harris	JB	Grant as recommended.
23	H09/0844/93 Kings Quality Homes	JB	Grant as recommended. Add note to decision notice drawing attention to condition on previous application ref time scale.
24	H09/0850/93 Mr N Revill	JB	Grant as recommended.
26	H09/0916/93 Mr N Revill	JB	Grant as recommended.
27	H06/0861/93 Messrs R & D Wright	DMG	DPBCS Auth subject to section 106 agreement against recommendation.
30	H09/0865/93 He & Croft	JB	Deferred to sub-committee as recommendation A. Back to full committee for decision.
35	H11/0869/93 Land and Buildings Consultancy	DMG	Refused as recommended.
37	H23/0880/93 P G & C L Frith	DMG	Deferred for site visit.

39	H11/0896/93 Cowpers Gate Devl	JB	Grant as recommended.
41	H05/0901/93 Mr D J Lynn	JB	Deferred for site visit.
43	H01/0910/93 Mr & Mrs S W Sewell	DJR	Deferred for site visit. Obtain confirmation of location of sewer.
44	H05/0911/93 Mr W Jordan	JB	Refused as recommended.
47	H23/0915/93 Laburnahm Estates	DMG	Deferred for site visit.
49	H09/0918/93 R English esq	DMG	Deferred for site visit.
51	H01/0958/93 B Johnson	PJU	Deferred for site visit. Addendum to report required outlining late comments from applicant and our response.
53	H02/0993/93 Miss P Steele	PJU	Deferred for site visit.

19th Nov 93

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H14/0712/93 DATE RECEIVED: 13-AUG-93

TYPE. S73A Continuation

DESCRIPTION: Occupation of bungalow without complying with restricted occupancy condition

LOCATION: Beck Bank Nursery, Beck Bank, West Pinchbeck.

APPLICANT: D J Fisher AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 17 NOV 1993

RECOMMENDATION

Refuse Permission.

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7A of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

COMMENTS

1 The applicant received planning permission for a bungalow and horticultural nursery on the 19 January 1988. Planning permission was also obtained for a change of use of part of the glasshouse for an art gallery on the 9 October 1992.

2 The applicant advises that because of the agricultural clause it is impossible to raise finance for the art gallery venture.

3 The District Valuer has been consulted regarding the sale price and advises that the current asking price of £80,000 is £20,000 too much.

REPRESENTATIONS

Parish Council:	Recommend refusal.
Applicant:	Have been trying to sell nursery for over three years at a starting price of £120,000 reducing in stages to £80,000. Have permission for change of use to retail art gallery and no longer wish to move but because of agricultural clause it is impossible to raise finance for the venture. Glasshouse insured for £46,000.
Longstaff & Co:	A letter from Longstaff and Co advises that sales particulars have been forwarded to 49 potentially interested parties, 4 viewings have taken place since September 1992 the most recent in July 1993.

Mr D J Fisher,
Beck Bank Nursery,
Beck Bank,
West Pinchbeck,
Spalding,
Lincs,
PE11 3QN.

Mr N Midlen

MRM/JB H14/0712/93

29 Oct 1993

Dear Sir,

PROPOSED REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION, BECK BANK NURSERY, WEST PINCHBECK.

Following our recent meeting, I enclose as requested a copy of the District Valuers report in this case.

I should advise you that the District Valuer is the officer appointed by the Government to advise local councils on the valuation matters. He is entirely independant of the councils and I think it will be very difficult for members of the Planning Committee to disregard his opinion. However, as you will see, he does set out in his report the basis on which he has arrived at the valuation, and it is of course always possible that he has not the full facts in his possession.

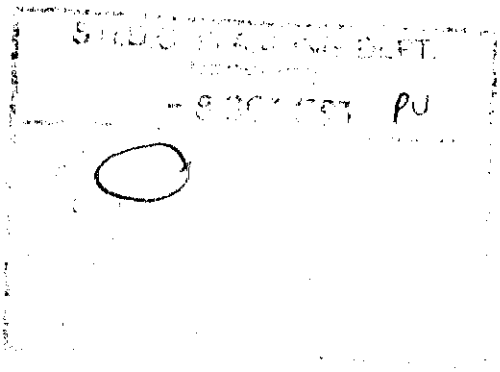
I have also been thinking about a number of the matters you brought up at our meeting, and hope to write to you again over these in the near future.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Valuation Office

AGRICULTURAL HABITATION CONDITION
BECK BANK NURSERY, BECK BANK, WEST PINCHBECK
MR D J FISHER



District Valuer & Valuation Officer, Peterborough
Crescent House, 46 Priestgate
Peterborough PE1 1JB

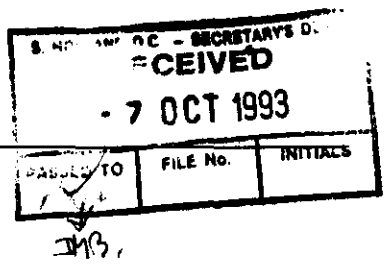
Valuation Office

D J Gilbert FRICS
District Valuer and Valuation Officer
Peterborough

Crescent House
46 Priestgate
Peterborough PE1 1JB

Tel 0733-347842 extn 221
Fax 0733-893443

The Director of Administration
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



Your reference :
Our reference : OGD 27905/PAH/JE
Please ask for : Mr Halmshaw

Date : 6 October 1993

Dear Sir

AGRICULTURAL HABITATION CONDITION
BECK BANK NURSERY, BECK BANK, WEST PINCHBECK
MR D J FISHER

I refer to a recent instruction received from the Director of Planning and Building Control Services which requested a valuation of the above property on which a planning application has been made for the removal of an Agricultural Habitation Condition.

I attach for your attention my report on the matter, and trust that this is sufficient for your purposes. Should you have any queries, please do not hesitate to contact Mr Halmshaw on the above extension.

Yours faithfully

District Valuer

ENC

1004c

Valuation Office

AGRICULTURAL HABITATION CONDITION
BECK BANK NURSERY, BECK BANK, WEST PINCHBECK
MR D J FISHER

PURPOSE OF REPORT	The above property, which is subject to an Agricultural Habitation Condition, has been for sale since October 1989, but no sale to a party engaged in agriculture has been forthcoming. The owners have now applied to South Holland District Council as Planning Authority for the lifting of the Agricultural Habitation Condition attached to the property. Advice is requested as to whether the price which has been sought for the property is realistic in current market conditions, given the presence of the Condition. Somewhat unusually, the vendor in this case is not seeking to dispose of only the domestic property to which the Condition applies, but also the agricultural holding, in this case a 6,600 sq ft glasshouse. To enable your full consideration of the matter, an apportionment of the two elements comprising the overall property has been undertaken.
LOCATION & DESCRIPTION	The domestic property comprises a modern and spacious three bedroomed bungalow, located at Beck Bank, West Pinchbeck, some 5 miles north-west of Spalding Town Centre. The property is believed to have been constructed in 1987, of traditional construction, and is in good condition throughout. No garage exists with the property, though an extensive area fronting both the bungalow and the adjoining glasshouse exists to provide car parking for both the residence and the glasshouse. The property is centrally heated via an oil fired boiler.
COVENANTS & RESTRICTIONS	It has been assumed that no onerous conditions or restrictions attach to the property other than the Agricultural Habitation Condition to which this report is subject.
PLANNING	It is understood that planning permission has been obtained for the change of use of the glasshouses from agricultural use to that of an art gallery. It should be noted that the valuation of the agricultural element is on the basis of agricultural use, and does not reflect any increase in value that might arise from the buildings as an art gallery, or indeed any other alternative use.

OPINION OF VALUE

I am of the opinion that the current open market value of the freehold interest in the whole property, subject to the Agricultural Habitation Condition, on a vacant possession basis, is in the region of £60,000 (Sixty Thousand Pounds). This figure is apportioned as follows:-

1. Bungalow, garden and car parking space - £55,000.
2. Glasshouse and adjacent car parking - £5,000.

It is understood that the property was initially marketed at a figure of £120,000 in October 1989. Since that time the price has been reduced in stages to the current asking price of £80,000. It is understood that the asking price was reduced to this level in July 1993.

You will note that very little value is attached to the agricultural element. My opinion of value would appear to be supported by the agents for Mr Fisher, who in recent letters have confirmed that there is insufficient area of glass and land for the use as a conventional nursery, and that a wholesale pot plant enterprise is not a viable proposition.

SURVEY

A structural survey of the property has not been carried out, nor have the services been tested. It is assumed for the purposes of this valuation that no structural, services or other problems exist.

VALIDITY

This report should not be regarded as valid for a period in excess of 4 months from the date hereof, nor if the circumstances are altered.

This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (see section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information) Act 1985) and your Council is recommended to treat it accordingly.

District Valuer

6 October 1993

OGD 27905/PAH/JE

1004d

1291/87 granted with Sc 39 AOAS Support
Subject to holding being established

With hindsight wonder ~~if~~, among to sge if the prospect for success was ~~reasonable~~ likely

granted 19-1-88

This app received 13-8-93 ie 5 ± 2yrs later

- D.V. £60,000 for whole lot.

Currently on market for £80,000

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offic[illegible]
Priory Road, S[illegible]ng,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0712/93

Applicant: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

Agent: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

Description: Occupation of bungalow without complying with restricted occupancy condition

Location: Beck Bank Nursery Beck Bank
West Pinchbeck Spalding, Lincs

Type: S73A CONTINUATION

Date received: 13-AUG-93

17-AUG-93

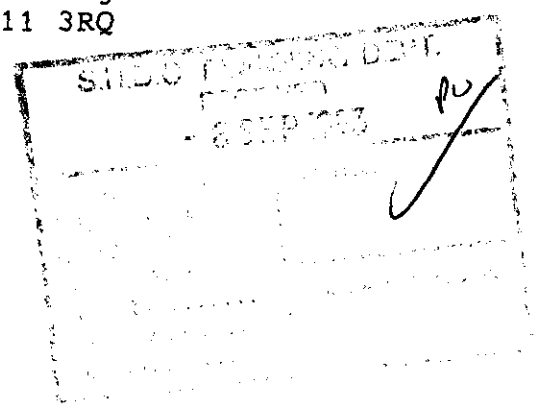
Dear Sir/Madam

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 31-AUG-93. 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:

Recommend refusal.

Signed:

W H [illegible]

8P4
20.8.93.

Public Notices

DEPARTMENT OF TRANSPORT
HIGHWAYS ACT 1980
AND
ACQUISITION OF LAND ACT 1981
THE LINCOLNSHIRE COUNTY COUNCIL
WESTON BYPASS (SPALDING TO HOLBEACH A151 CLASSIFIED ROAD)
(SIDE ROADS) ORDER 1993
LINCOLNSHIRE COUNTY COUNCIL
WESTON BYPASS (SPALDING TO HOLBEACH A151 CLASSIFIED ROAD)
COMPULSORY PURCHASE ORDER 1993.

NOTICE IS HEREBY GIVEN that the Public Local Inquiries which were due to be held on Wednesday, September 8, 1993 by Mr P. J. Floyd, MA FIHT at South Holland District Centre, Elloe Hall, Market Place, Spalding, Lincolnshire PE11 1SS, notice of which was published in the Spalding Guardian on August 6, 1993, has in view of the withdrawal of all objections to the Orders, been cancelled.

J. H. ROGERS,
A Senior Executive Officer
in the Department of Transport.

Department of Transport,
Local Authority Orders Section,
Northern Regional Office,
Wellbar House, Gallowgate,
Newcastle upon Tyne NE1 4TD.
Ref: DN5065/55/7/11
DN5065/60/1/21

4qcWVN 1764 187/507 SG20-8

RE: CHARLES ROBERT HALES
DECEASED

PURSUANT TO THE TRUSTEE ACT 1925 NOTICE IS GIVEN to all creditors and others having any claims against or claiming to be beneficially interested in the estate of Charles Robert Hales Deceased, late of South Drove, Spalding Common, who died on the Fifteenth day of March, One thousand nine hundred and ninety three, and whose Will was proved in the Leeds District Probate Registry on August 9, 1993 by Ronald William Cherry and Gordon Cherry, the Executors named therein, that they are required to send particulars in writing to the undersigned Solicitors on or before October 30, 1993, after which date the said Executors will proceed to distribute the assets of the deceased among the persons entitled them having regard only to the claims of which they then have had notice and shall not be liable for the assets of the Deceased or any part of them so distributed to any person or persons of whose claims or demands they have not had notice.

Dated this 17th day of August, 1993.
Signed: MAPLES & SON,
Solicitors for the Executors.
23 New Road,
Spalding, Linc, PE11 1DH.
(FAO D. Hicken).

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:
The following proposals do not accord with the provisions of the relevant Development Plan.

H14/0690/93 Mr J. G. Sneath OUTLINE
Erection of pair of semi-detached cottages.
Cottages, Glenside North, Money Bridge, Pinchbeck West, Spalding, Lincs.

H14/0712/93 D. J. Fisher 73A CONTINUATION
Occupation of bungalow without complying with restricted occupancy condition.
Beck Bank Nursery, Beck Bank, West Pinchbeck, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H16/0456/93 Ayscoughfee Hall School LISTED BUILDING
Replacement of existing fire escape windows.
Welland Hall, London Road, Spalding, Lincs.

H21/0630/93 Mr K. Russell FULL
New access.
16 Station Road, Tydd Gote, Wisbech, Cambs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
August 20, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

4qcWVN 5122 187/507SG20-8

PUBLIC NOTICE

LINCOLNSHIRE COUNTY COUNCIL
ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY CLOSURE TO TRAFFIC
SUTTERTON — DOWDYKE ROAD

NOTICE IS HEREBY GIVEN that Lincolnshire County Council intends to make an Order on Dowdyke Road, Sutterton.

The Order is being made to undertake roadworks in connection with the A16 Spalding-Sutterton Improvement Scheme and will have a maximum duration of 18 months. The restriction is expected to commence August 31, 1993 and last for about one week.

The effect of the Order is to prohibit all vehicular traffic from proceeding on Dowdyke Road, Sutterton, and will apply at all times when traffic signs are displayed.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

4qcWVN 2551 187/507SG20-8

Pets

AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.

BLAZEGATE Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.

GOLDEN LABRADOR Puppies, working / show pedigree, excellent temperament, used to children. Lovely family pets. Wisbech 860660.

FENSEVER Licensed Boarding Kennels and Cattery. Kennels with runs. Dogs walked. Cats have sunning balconies. Choice of food. Inspection invited. Vaccinated pets only. Tel Holbeach 22327.

HAYCROFT Boarding Kennels, superior boarding for the particular pet owner. Inspections welcome, vaccinated pets only. Collection / delivery. Grooming service. Holbeach 22407.

WANTED: Parrots, Parakeets, Lovebirds, Budgies. Aviaries cleared. Aviary panels supplied. Cash waiting. Tel: (0406) 330255.

LOOKING FOR A JOB? or are you looking for a change of career, then order your copy of the Lincolnshire Free Press and Spalding Guardian every week and read the situation vacant columns. Telephone Penny on 0775 725484 for friendly, helpful advice.

SHORT 'N' CURLIES
are proud to announce the arrival of Baby Son
RYAN COLE
4lb 8oz
10.8.93 DSP2596

Insurance

Selling an ENDOWMENT policy?
WE CAN USUALLY OFFER MUCH MORE THAN SURRENDER VALUE
PHONE PETER WOODS
for a no obligation valuation
0205 460046

Caravans & Camping

SUMMER SPECIAL discounts on folding caravans. Casita - Gobur - Esterel. Wellands Caravans, Postland Road, Crowland. (0733) 210560.

1984 16' CAVALIER 5-BERTH
Cooker, fridge, heater, lights and electrics, hot water heater, sep bathroom, d.glaz, new curtains, carpet, vgc
£1,400 ono
0406 26598

THE CATS PROTECTION LEAGUE

(Registered Charity Number 203644)

We have many cats and kittens requiring good homes.
Contact:
0775 769560 or
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Personal

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PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H14/0712/93
Description: Occupation of bungalow without complying with restricted occupancy condition

Location: Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding, Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 10-SEP-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

20-AUG-93

SOUTH HOLLAND DISTRICT COUNCIL

Established 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: JJA.SMS Date: 10th August, 1993

Mr. and Mrs. D. Fisher,
Beck Bank Nursery,
Beck Bank,
West Pinchbeck,
SPALDING,
Lincs.

OFFICE COPY

[illegible] 12 AUG 1993 REF 7/8/93

Dear Mr. and Mrs. Fisher,

re: Beck Bank Nursery, Beck Bank, West Pinchbeck

I confirm that we have been offering this property for sale on a joint agency basis with Messrs. William H. Brown since October 1989.

Since that time sale particulars have been forwarded to 49 potentially interested parties in addition to those circulated on our original mailing list when the property was first offered on the open market.

Four viewings have taken place since September 1992, the last being a Mr. and Mrs. Greatorex from Nottingham in July.

None of the parties have been able to proceed with a possible purchase of the property owing to its specialist nature as a wholesale plant enterprise and the need to comply with the agricultural habitation clause. There is not a sufficient area of glass and land for the use as a more conventional nursery for crop production and the last person to view confirmed that the wholesale pot plant enterprise was no longer a viable on-going proposition and they could not therefore proceed.

We trust that this information clarifies the situation and brings you up to date with the more recent occurrences and we will obviously keep you advised of any further interest.

Yours sincerely,

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

0 AND FORMING PART OF POLICY NO: UP934916120

THE PROPERTY INSURED — FIRE 4

n	SITUATION AND DESCRIPTION	Column 1 Buildings Sum Ins.	Column 2 Machinery Sum Ins.	Column 3 Stock Sum Ins.	Column 4 Misc. Sum Ins.	Column 5 Total
		£	£	£	£	£
	Beck Bank Nursery, Beck Bank, West Pincheck					
	Glasshouses	46,395	NIL	10,750	NIL	57,145
	TOTAL SUM INSURED	£46,395	NIL	£10,750	NIL	£57,145



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: H14/0712/93

Applicant: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

Agent: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

SOUTH HOLLAND D.C.
PLAN DEPT
13 AUG 1993
REF Valid

Description: Occupation of bungalow without complying with restricted occupancy condition

Location: Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding, Lincs

Type: S73A CONTINUATION

Date received: 27-JUL-93

04-AUG-93

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:

Please provide Estate Agent's details viz; sales particulars, newspaper advertisements, lists of persons expressing interest etc as per advice in enclosed leaflet.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
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

PJU Saw Mr Fisher in reception
Send info OK

13-8

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: H14/0712/93

Applicant: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

Agent: D J Fisher
Beck Bank Nursery
Beck Bank
West Pinchbeck, Spalding
Lincs, PE11 3QN

Description: Occupation of bungalow without complying with restricted occupancy condition

Location: Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding, Lincs

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Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
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Yours faithfully

Principal Planning Officer

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 : P3032
Date received : 27-JUL-93

Received from

D J Fisher

Address

Beck Bank Nursery
Beck Bank
West Pinchbeck
Spalding Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cash

Signed.....Sedgwicks.....
(Authorised Collector)

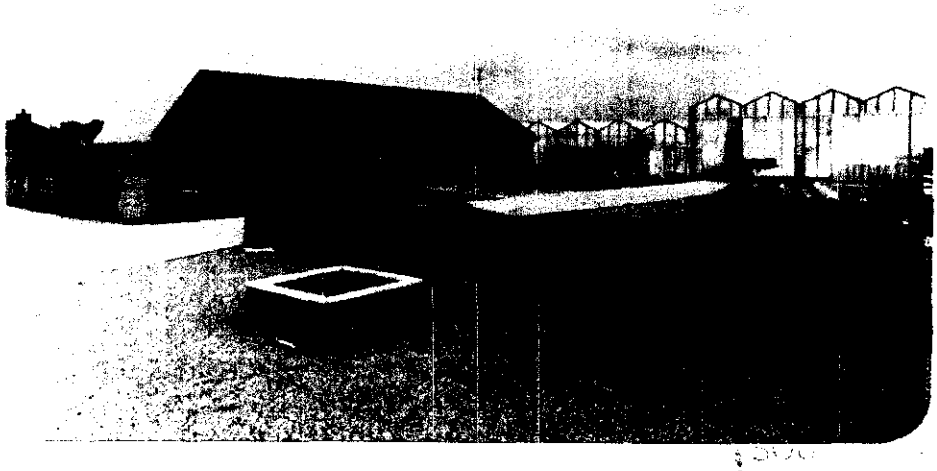
William H. Brown
ESTATE AGENTS
Surveyors, Valuers & Auctioneers

18/19 Sheep Market,
SPALDING,
Lincs., PE11 1BG.

Tel: (0775) 711

BECK BANK NURSERY
BECK BANK
WEST PINCHBECK
SPALDING
LINCOLNSHIRE

OFFICE COPY



PRICE: £80,000
Part Exchange Considered

REF 7/2/93

* Virtually brand new superior bungalow with 6000 sq ft glasshouses.
* Reception Hall, Lounge, Spacious and superbly fitted Dining Kitchen with appliances.
* Master Bedroom, Ensuite Bathroom, Two further Double Bedrooms, Bathroom.
* Full double glazing, cavity insulation, central heating. Immaculate throughout.
* Superb heated with glass with inegral offices etc. Commercial vehicle access.

PJH Spoke to A. Tunnard on 13-8-93
Price reduced to £80,000 on 9-8-93.
Longstaffs have reduced price to £80,000 for larger. Delay in advising Browns to reduce price.

Royal Insurance

William H. Brown is a trading name of Royal Life Estates Ltd. Appointed Representative of Royal Life Marketing Group (members of which are members of LAUTRO) to advise on and promote sales of Royal Life Assurance Pensions and Unit Trust products only. A full range of financial services is available for our clients. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the information for you.

OCEA Ombudsman Scheme

Beck Bank Nursery, Beck Bank, West Pinchbeck.

GENERAL INFORMATION: This outstanding detached bungalow with its extensive 6000 sq ft of heater glass was completed only in September 1988 and was built to an attractive individual design and particularly high standard. It is of cavity brick construction with a concrete tiled roof and the superior specification includes sealed unit double glazing, cavity insulation, hardwood veneer doors, ample power, light and telephone points, artexed ceilings, full central heating and superbly fitted Dining Kitchen with built in appliances.

The property stands on approximately ½ acre of land and the as new glass is currently used in connection with the vendors business of wholesale florists.

Commercial vehicle access is available into the glass for loading purposes and there is an integral office, rest room, cloakroom and snooker room.

The premises are situated some 5 miles from the market town of Spalding and is within easy reach of Bourne, Peterborough and surrounding towns. Included in the sale are all fitted carpets, curtains, light fittings and kitchen appliances.

DIRECTIONS: From Spalding take the A151 Bourne Road and bear right into Six House Bank after crossing the River Glen at Bars Bridge. Continue for some 2 miles and the property is on the right hand side approximately ¼ mile past the Horse and Jockey cross roads.

TENURE: Freehold with vacant possession on completion of the purchase.

SERVICES: Mains services of water and electricity are connected. Drainage is to a septic tank. The telephone is at present installed.

VIEWING: By prior arrangement with the Agents Spalding office - (0775) 711711

VALUATION SERVICE: Our **FREE** valuation and marketing advice service is available to prospective purchasers with their own property to sell. For full details of this service without obligation please contact your nearest William H. Brown office.

MORTGAGE ASSISTANCE: Our mortgage consultants will be pleased to advise on the most suitable mortgage for the purchase of this or any other property that you may eventually buy. This service is **FREE** of charge and includes arranging the mortgage with access to all major lenders (written quotations available on request), assisting in the completion of application forms and advising on all aspects of house purchase, including Solicitor Charges, Indemnity Guarantee Premiums, Land Registry Fees etc.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.
Life Assurance is usually required.

NOTE: A condition of the original Planning Permission is that the property is occupied by a person employed locally in Agriculture.

Beck Bank Nuresry, Beck Bank, West Pinchbeck.

ACCOMMODATION:

Hardwood panelled half glazed door and side screens to

SPACIOUS RECEPTION HALL: with radiator, telephone point and access to insulated roof space.

LOUNGE: 24' x 13'10" with extensive and most attractive feature reconstituted stone fireplace with raised plinths to each side, hardwood mantle and glazed front cabinets to each side of the log effect basket style electric fire. Two double radiators. Two TV sockets and telephone points. Three wall lights and two matching pendant lights. Two corner display plinths. Leaded light double doors to the

DINING KITCHEN: 24' x 13'9" extensively fitted with excellent range of base cupboards and drawers with worktop with sink unit having swivel mixer taps. Inset Hygena built in oven beneath and retracting cooker hood above. Built in Hygena dishwasher and Hotpoint automatic washing machine. Two builtin refrigerators. Tall storage cupboard, fitted wall cupboards and glazed front wall cupboards. Built in ceramic tiled Dining table with brass footrail. Double and single radiators, TV aerial socket, two fluorescent strip light and rise and fall dining light. Tiled splashbacks to working areas. Trianco oil fired boiler providing the domestic hot water and central heating systems.

MASTER BEDROOM: 17'10 x 12' radiator, TV and telephone points.

LUXURY ENSUITE BATHROOM: having full ceramic tiling to floor and ceiling and superior coloured suite comprising corner bath with shower mixer taps. Shower cubicle with triton electric shower unit. Pedestal hand basin and low level W.C., double radiator and built in Linen Cupboard.

BEDROOM 2: 12' x 10' with radiator, telephone and TV points.

BEDROOM3: 12'8" x 9'9" with radiator, telephone and TV points.

BATHROOM: having full ceramic tiling to the walls and ceiling. Coloured suite comprising panelled bath with electric shower unit above, pedestal hand basin and lo w level W.C. Electric razor socket. Airing Cupboard containing the insulated cylinder fitted with immersion heater.

OUTSIDE:

Gravelled forecourts with raised brick planters. Vehicular access through double gates on brick piers each Greyhound ornaments tot he extensive concrete driveway with spacious gravelled parking area. Lawned gardens to the front, side and rear.
Twin DOG KENNELS each with spacious fenced run.
GLASSHOUSE: 60' x 105' overall of galvanised steel framed construction with double sliding doors provides commercial vehicle access for loading purposes. Extensive concrete floors and walkways, electric lights and water supply. Powermatic and Commercial Aire oil fired warm air heaters.

Beck Bank Nursery, Beck Bank, West Pinchbeck.

INTEGRAL UNITS COMPRISING:

OFFICE: 19' x 10' with panelled walls, artex ceiling, apmle power and lighting, telephone point.

REST ROOM/KITCHEN: 13'7" x 10' with panelled walls, stainless steel sink unit and worktop base units. Fluorescent light and power points.

SEPARATE CLOAKROOM: with low level W.C.

SNOOKER ROOM: 28' x 20' 6" with panelled walls, inset ceiling lights and built in fully fitted bar area. Ample power points.

BECK BANK NURSERY

BECK BANK

WEST PINCHBECK

SPALDING

LINCOLNSHIRE

* Virtually brand new superior bungalow with 6000 sq ft glasshouses.
* Reception Hall,Lounge,spacious and superbly fitted Dining Kitchen with appliances.
* Master Bedroom,Ensuite Bathroom.Two further Double Bedrooms.Bathroom.
* Full double glazing,cavity insulation,central heating. Immaculate throughout.
* Superb heated glass with integral offices etc. Commercial vehicle access.

GENERAL INFORMATION:

This outstanding detached bungalow with its extensive 6000 sq ft of heater glass was completed only in September 1988 and was built to an attractive individual design and particularly high standard. It is of cavity brick construction with a concrete tiled roof and the superior specification includes sealed unit double glazing, cavity insulation, hardwood veneer doors, ample power, light and telephone points, artexed ceilings, full central heating and superbly fitted dining kitchen with built in appliances.

The property stands on approximately ½ acre of land and the as new glass is currently used in connection with the vendors business of wholesale florists.

Commercial vehicle access if available into the glass for loading purposes and there is an integral office, rest room, cloakroom and snooker room.

The premises are situated some 5 miles from the market town of Spalding and is within easy reach of Bourne, Peterborough and surrounding towns. Include in the sale are all fitted carpets, curtains, light fittings and kitchen appliances.

PRICE: £119,500

William H Brown
18/19 Sheep Market
Spalding, Lincolnshire

Telephone (0775) 711711

S.3922 - BECK BANK NURSERY, WEST PINCHBECK

DIRECTIONS: From Spalding take the A151 Bourne Road and bear right into Six House Bank after crossing the River Glen at Bars Bridge. Continue for some two miles and the property is on the right hand side approximately ¼ mile past the Horse and Jockey cross roads.

TENURE: Freehold with vacant possession on completion of the purchase.

SERVICES: Mains services of water and electricity are connected. Drainage is to a septic tank. The telephone is at present installed.

ASSESSMENTS 1989/90: Rateable Value £315.00
Full Years General and Water Rates £816.07

VIEWING: By prior arrangement with the Agents Spalding office
Telephone (0775) 711711

VALUATION SERVICE: Our **FREE** Valuation and Marketing Advice Service is available to prospective purchasers with their own property to sell. For full details of this service without obligation please contact your nearest William H Brown office.

FINANCIAL SERVICE: Our specialist Financial Consultant will be pleased to arrange a mortgage on this property. Please ask for a **FREE** written quotation.

NOTE: **A condition of the original Planning Permission is that the property is occupied by a person employed locally in Agriculture.**

ACCOMMODATION:

Hardwood panelled half glazed door and side screens to

SPACIOUS RECEPTION HALL: *with radiator, telephone point and access to insulated* roof space.

LOUNGE: 24'x 13'10" with extensive and most attractive feature reconstituted stone fireplace with raised plinths to each side, hardwood mantle and glazed front cabinets to each side of the log effect basket style electric fire. Two double radiator. Two TV socket and telephone points. Three wall lights and two matching pendant lights. Two corner display plinths. Leaded light double doors to the

DINING KITCHEN: 24'x 13'9" extensively fitted with excellent range of base cupboards and drawers with worktops inset with sink unit having swivel mixer taps. Inset Hygena ceramic hob unit with Hygena built in oven beneath and retracting cooker hood above. Built in Hygena dishwasher and Hotpoint automatic washing machine. Two built in refrigerators. Tall storage cupboard, fitted wall cupboards and glazed front wall cupboards Built in ceramic tiled dining table with brass footrail. Double and single radiators, TV aerial socket, two fluorescent strip light and rise and fall dining light. Tiled splashbacks to working areas. Trianco oil fired boiler providing the domestic hot water and central heating systems.

S.3922 - BECK BANK NURSERY, WEST PINCHBECK

MASTER BEDROOM: 17'10"x 12' Radiator, TV and telephone points.

LUXURY ENSUITE BATHROOM: having full ceramic tiling to floor and ceiling and superior coloured suite comprising corner bath with shower mixer taps. Shower cubicle with Triton electric shower unit. Pedestal hand basin and low level WC. Double radiator and built in Linen Cupboard.

BEDROOM 2: 12'x 10' with radiator, telephone and TV points.

BEDROOM 3: 12'8"x 9'9" with radiator, telephone and TV points.

BATHROOM: having full ceramic tiling to the walls and ceiling. Coloured suite comprising panelled bath with electric shower unit above, pedestal hand basin and low level WC. Electric razor socket. Airing Cupboard containing the insulated cylinder fitted with electric immersion heater.

OUTSIDE:

Gravelled forecourts with raised brick planters. Vehicular access through double gates on brick piers each with Greyhound ornaments to the extensive concrete driveway with spacious gravelled parking area. Lawned gardens to the front, side and rear.
Twin **DOG KENNELS** each with spacious fenced run.
GLASSHOUSE: 60'x 105' overall of galvanised steel framed construction with double sliding doors provides commercial vehicle access for loading purposes. Extensive concrete floors and walkways, electric lights and water supply. Powermatic and Commercial Aire oil fired warm air heaters.

INTEGRAL UNITS COMPRISING

OFFICE: 19'x 10' with panelled walls, artex ceiling, ample power and lighting, *telephone point.*
REST ROOM/KITCHEN: 13'7"x 10' with panelled walls, stainless steel sink unit and worktop base units. Fluorescent light and power points.
SEPARATE CLOAKROOM: with low level WC.
SNOOKER ROOM: 28'x 20'6" with panelled walls, inset ceiling lights and built in fully fitted bar area. Ample power points.

BUYING A PROPERTY FROM ANOTHER AGENT
Are you paying too much? Is it structurally sound? William H. Brown's professional surveyors will be pleased to provide a detailed but concise valuation and report upon condition for a reasonable agreed fee.
R.I.C.S. HOUSE BUYERS REPORT AND VALUATION.

AUCTIONEERS, VALUERS & ESTATE AGENTS
CHARTERED SURVEYORS,
Est 1770

LONGSTAFF

5 New Road Spalding, Lincs, PE11 1BS.
Tel. (0775) 766766 Fax. (0775) 762289
8 High Sreet, Market Deeping, Peterborough. PE6 8EB.
Tel. (0778) 342466 Fax. (0778) 343714
2 West End, Holbeach, Lincs. PE12 7LW.
Tel. (0406) 22760

OFFICE COPY

FOR SALE BY PRIVATE TREATY (S.2103).

PART EXCHANGE CONSIDERED



known as

SOUTH HOLLAND D.C.
PLAN DEPT
13 AUG 1993
REF 712/93

BECK BANK NURSERY,
BECK BANK, WEST PINCHBECK, NR. SPALDING, SOUTH LINCS.

The property has recently been constructed and is in as new condition throughout and comprises an extremely well fitted Bungalow residence with cavity insulation and sealed double glazing, concrete driveway and gravelled area providing easy access for commercial vehicles and lorries. Approximately 6,000 sq. ft. of heated glass, eaves height of one block permitting lorry access and the other with benches and beds for pot plants. Integral office and staff accommodation within the glasshouse structures and the whole of the property which is fully enclosed with fencing extends to approximately **half an acre**

The property is subject to an agricultural habitation clause.

It provides an ideal unit for a wholesale florist and pot plant distributor and is also located adjoining to a national transport distribution depot which not only provides facilities for nationwide marketing but also facilitates import and export of flowers and plants.

Price : £80,000

PJW Spoke to A. Theaker on 16-8-93
Price reduced to £80,000 on 15-7-93

These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

THE BUNGALOW

The Bungalow has been built to a high standard of specification and affords spacious accommodation which is enhanced by a fully fitted Kitchen, Master Bedroom with En-Suite Bathroom and carpets throughout. The Bungalow is of brick construction under an interlocking concrete tiled roof and has the benefit of cavity insulation and double glazed sealed windows throughout.

ACCOMMODATION

ENTRANCE HALL:	Of excellent proportions giving easy access to all rooms, artexed ceiling, double power point, telephone point.
LOUNGE:	23'11" x 13'7", feature stone fireplace and hearth, with hardwood mantle and fitted electric fire, matching stone plinths with hardwood shelf in corner. 2 Double radiators, 2 ceiling light points, range of power points, TV aerial point, coved and artexed ceiling. Double doors to:
BREAKFAST KITCHEN:	23' 10" x 13'8" overall, complete range of units 'Hygena basketweave' comprising cupboard and drawer units, ceramic top sink, range of wall cupboards over, larder unit, further range of cupboard and drawer units with Hygena Double Oven and Hob Unit, extractor hood over, and wall cupboards. Further range of units comprising 2 refrigerators, cupboard and drawer units and wall cupboards over, further electrical fitments including washing machine and dishwasher are included in the sale and the units have contrasting wall tiles between the floor and wall mounted cupboards. 2 fluorescent lights, double radiators, ample power points, TV aerial point. Oil fired boiler supplying domestic hot water and central heating with programmer and timer. Peninsular dining table unit with tiled top.
MASTER BEDROOM:	17'8" x 11'10", radiator and power points.
EN-SUITE BATHROOM:	11'9" x 9'9", with two tone grey coloured suite comprising corner bath, pedestal wash basin, WC, shower cubicle with Crighton T80 Shower Unit, built-in linen cupboards, fully tiled walls and mirror, bathroom cabinet and clock point, radiator.
BEDROOM 2:	12'9" x 9'9", radiator, power points, TV aerial point.
BEDROOM 3:	11'9" x 9'9", radiator, power points, TV aerial point and telephone point.

BATHROOM: Pink suite comprising bath, pedestal wash basin, WC, fully tiled walls, Redring Shower Unit over bath, radiator, electric shaver point, 2 cabinets and mirror, Airing Cupboard with copper cylinder and immersion heater and fitted shelving.

Outside

There is a small garden area around the bungalow and centrally situated down the side is concrete roadway to the glasshouses on the rear portion. On the south side of the driveway is a gravelled area for the parking of vehicles.

* * * * *

THE GLASSHOUSES

100' x 60' overall of aluminium framed construction.

FIRST BLOCK: 60' x 40', having 14' eaves height with 2 sets of double sliding doors to permit lorry access. Concrete floor throughout, fluorescent light, 400,000 BTU oil fired powermatic heater.

The adjoining block is divided and partitioned to provide office and staff accommodation as follows:-

STAFF AREA: 13'6" x 9'9", 3 double power points, range of units with stainless steel sink, separate WC.

DISTRIBUTION OFFICE: 19' x 9'10", 4 double power points, 3 telephone points.

SEPARATE AREA: 29' x 20'6", at present utilised as one recreation room with bar fitting and seating with suspended ceiling with concealed lighting. The interior could be sub-divided to provide more office accommodation if required.

The remainder of the Glasshouse is divided into beds with concrete paths for pot plants and down one side is fitted out with wooden framed benching with capillary matting. Fluorescent lights, water taps and electrically operated ventilators.

Outside Oil Storage Tank for Bungalow and Glasshouses.

At the side of the Glasshouses are 2 **Double Dog Kennels** of concrete block and corrugated asbestos roof construction with runs.

The whole of the property is completely enclosed with fencing and the front of the property is set back from the road providing a gravelled forecourt area and the two entrance pillars are mounted with greyhounds.

* * * * *

GENERAL INFORMATION

TENURE:	Freehold with vacant possession upon completion.
SERVICES:	Mains water, electricity are connected. Drainage is to a septic tank.
ASSESSMENTS AND OUGOINGS:	Rateable Value: £315 General Rates Payable 1989/90: £719.46 Water Rates Payable 1989/90: £126.09
VIEWING:	By appointment with R. Longstaff & Co. - Spalding Office - Telephone: 0775 766766
SOLICITORS:	Messrs. Crusts, 'Highbury', 64 Pinchbeck Road, Spalding, Lincs. Telephone: 0775 725664
LOCAL AUTHORITIES:	South Holland District Council, Priory Road, Spalding, Lincs. Telephone: 0775 761161 Anglian Water, Aqua House, Lincoln Telephone: 0345 919155 Lincolnshire County Council, County Offices, Newland, Lincoln, LN1 1YL Telephone: 0522 552222
VALUATION AND MORTGAGE SERVICES:	If you are thinking of selling, Longstaffs offer free market advice and valuation in South Lincolnshire. In addition, as agents for the country's leading Building Societies, are able to offer advice on mortgages and obtain quotations for consideration.
DIRECTIONS:	The property is situated approximately 5 miles north west of Spalding just north of the village of West Pinchbeck. Approach from the Bourne Road continue in a northerly direction past West Pinchbeck Church, continue over the crossroads at the Horse and Jockey into Beck Bank and the property is located on the right-hand side.

* * * * *

BECK BANK NURSERY

BECK BANK

WEST PINCHBECK

SPALDING

LINCOLNSHIRE

* Virtually brand new superior bungalow with 6000 sq ft glasshouses.
* Reception Hall,Lounge,spacious and superbly fitted Dining Kitchen with appliances.
* Master Bedroom,Ensuite Bathroom.Two further Double Bedrooms.Bathroom.
* Full double glazing,cavity insulation,central heating. Immaculate throughout.
* Superb heated glass with integral offices etc. Commercial vehicle access.

GENERAL INFORMATION:

This outstanding detached bungalow with its extensive 6000 sq ft of heater glass was completed only in September 1988 and was built to an attractive individual design and particularly high standard. It is of cavity brick construction with a concrete tiled roof and the superior specification includes sealed unit double glazing, cavity insulation, hardwood veneer doors, ample power, light and telephone points, artexed ceilings, full central heating and superbly fitted dining kitchen with built in appliances.

The property stands on approximately ½ acre of land and the as new glass is currently used in connection with the vendors business of wholesale florists.

Commercial vehicle access if available into the glass for loading purposes and there is an integral office, rest room, cloakroom and snooker room.

The premises are situated some 5 miles from the market town of Spalding and is within easy reach of Bourne, Peterborough and surrounding towns. Include in the sale are all fitted carpets, curtains, light fittings and kitchen appliances.

PRICE: £119,500

William H Brown
18/19 Sheep Market
Spalding, Lincolnshire

Telephone (0775) 711711

S.3922 - BECK BANK NURSERY, WEST PINCHBECK

DIRECTIONS: From Spalding take the A151 Bourne Road and bear right into Six House Bank after crossing the River Glen at Bars Bridge. Continue for some two miles and the property is on the right hand side approximately ¼ mile past the Horse and Jockey cross roads.

TENURE: Freehold with vacant possession on completion of the purchase.

SERVICES: Mains services of water and electricity are connected. Drainage is to a septic tank. The telephone is at present installed.

ASSESSMENTS 1989/90: Rateable Value £315.00
Full Years General and Water Rates £816.07

VIEWING: By prior arrangement with the Agents Spalding office
Telephone (0775) 711711

VALUATION SERVICE: Our FREE Valuation and Marketing Advice Service is available to prospective purchasers with their own property to sell. For full details of this service without obligation please contact your nearest William H Brown office.

FINANCIAL SERVICE: Our specialist Financial Consultant will be pleased to arrange a mortgage on this property. Please ask for a FREE written quotation.

NOTE: **A condition of the original Planning Permission is that the property is occupied by a person employed locally in Agriculture.**

ACCOMMODATION:

Hardwood panelled half glazed door and side screens to

SPACIOUS RECEPTION HALL: with radiator, telephone point and access to insulated roof space.

LOUNGE: 24'x 13'10" with extensive and most attractive feature reconstituted stone fireplace with raised plinths to each side, hardwood mantle and glazed front cabinets to each side of the log effect basket style electric fire. Two double radiator. Two TV socket and telephone points. Three wall lights and two matching pendant lights. Two corner display plinths. Leaded light double doors to the

DINING KITCHEN: 24'x 13'9" extensively fitted with excellent range of base cupboards and drawers with worktops inset with sink unit having swivel mixer taps. Inset Hygena ceramic hob unit with Hygena built in oven beneath and retracting cooker hood above. Built in Hygena dishwasher and Hotpoint automatic washing machine. Two built in refrigerators. Tall storage cupboard, fitted wall cupboards and glazed front wall cupboards Built in ceramic tiled dining table with brass footrail. Double and single radiators, TV aerial socket, two fluorescent strip light and rise and fall dining light. Tiled splashbacks to working areas. Trianco oil fired boiler providing the domestic hot water and central heating systems.

S.3922 - BECK BANK NURSERY, WEST PINCHBECK

MASTER BEDROOM: 17'10"x 12' Radiator, TV and telephone points.

LUXURY ENSUITE BATHROOM: having full ceramic tiling to floor and ceiling and superior coloured suite comprising corner bath with shower mixer taps. Shower cubicle with Triton electric shower unit. Pedestal hand basin and low level WC. Double radiator and built in Linen Cupboard.

BEDROOM 2: 12'x 10' with radiator, telephone and TV points.

BEDROOM 3: 12'8"x 9'9" with radiator, telephone and TV points.

BATHROOM: having full ceramic tiling to the walls and ceiling. Coloured suite comprising panelled bath with electric shower unit above, pedestal hand basin and low level WC. Electric razor socket. Airing Cupboard containing the insulated cylinder fitted with electric immersion heater.

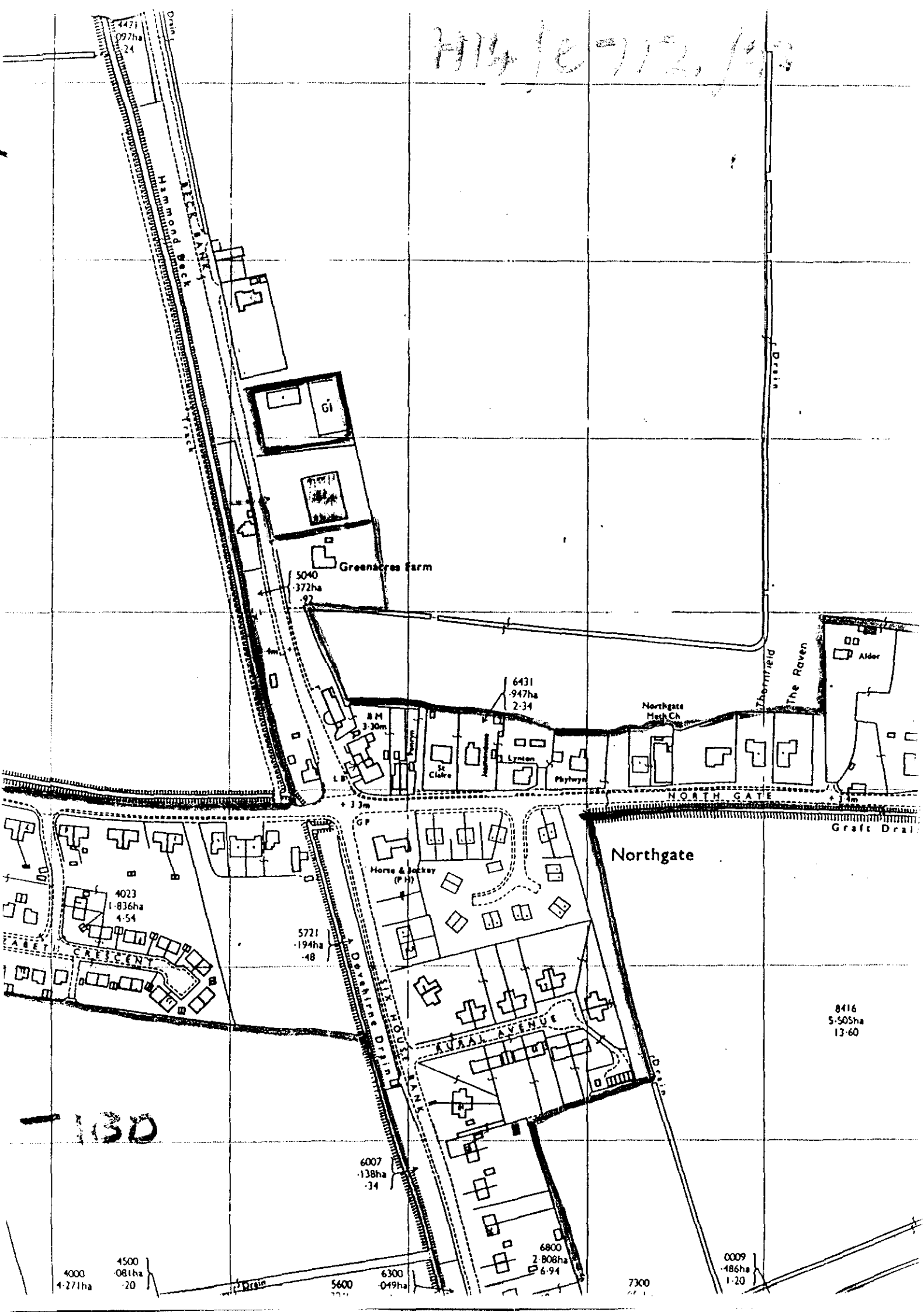
OUTSIDE:

Gravelled forecourts with raised brick planters. Vehicular access through double gates on brick piers each with Greyhound ornaments to the extensive concrete driveway with spacious gravelled parking area. Lawned gardens to the front, side and rear.
Twin **DOG KENNELS** each with spacious fenced run.
GLASSHOUSE: 60'x 105' overall of galvanised steel framed construction with double sliding doors provides commercial vehicle access for loading purposes. Extensive concrete floors and walkways, electric lights and water supply. Powermatic and Commercial Aire oil fired warm air heaters.

INTEGRAL UNITS COMPRISING

OFFICE: 19'x 10' with panelled walls, artex ceiling, ample power and lighting, telephone point.
REST ROOM/KITCHEN: 13'7"x 10' with panelled walls, stainless steel sink unit and worktop base units. Fluorescent light and power points.
SEPARATE CLOAKROOM: with low level WC.
SNOOKER ROOM: 28'x 20'6" with panelled walls, inset ceiling lights and built in fully fitted bar area. Ample power points.

BUYING A PROPERTY FROM ANOTHER AGENT
Are you paying too much? Is it structurally sound? William H. Brown's professional surveyors will be pleased to provide a detailed but concise valuation and report upon condition for a reasonable agreed fee.
R.I.C.S. HOUSE BUYERS REPORT AND VALUATION.


Greenacres farm
Northgate
NORTH GATE
Horse & Jockey (P H)
Northgate Meth Ch
Thornfield
The Raven
Alder
St Claire
Lyndon
Plymouth
Downshire Drain
RURAL AVENUE
SIX HOUSES BANK
Graft Drai
5040 ·372ha ·92
6431 ·947ha 2·34
4023 1·836ha 4·54
5721 ·194ha ·48
6007 ·138ha ·34
6800 2·808ha 6·94
8416 5·505ha 13·60
4000 4·271ha
4500 ·081ha ·20
5600
6300 ·049ha
7300
0009 ·486ha 1·20