APPLICATION No. H16/0532/93

Contents Page (30 pages and over)

	Page No
Contents Page	1
Decision Notice	2
Location Plan	8
Application Form	9
Check Sheets	14
Other Correspondence	20
Drawings	63
Post Decision Amendments	

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0532/93 Received:08-JUN-93 Type:FULL

Name: Specialist Plant Services
23 Weston Hills Road
Low Fulney
Spalding
Lincs, PE12 6NE

Agent: Mr & Mrs P Walker
T/A Specialist Plant Services
23 Weston Hills Road
Low Fulney, Spalding
Lincs, PE12 6NE

Description: Erection of mobile bungalow

Location : 23 Weston Hills Road Low Fulney
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

2 At the expiration of a period of 5 years from the date of this permission, the use hereby permitted shall be discontinued and the site reinstated to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to review the proposal in the light of experience, and to enable the applicants to demonstrate the viability of the proposed holding and demonstrate an essential agricultural need for the dwelling, to ensure compliance with the planning policies relating to development in rural areas.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees,

SOUTH HOLLAND DISTRICT COUNCIL

shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 The access location and siting of building shall be in accordance with drawing number 93/03/02.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the attached standard drawing.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
21-SEP-93 H16/0532/93

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)

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0532/93 Received:08-JUN-93 Type:FULL

Name: Specialist Plant Services
23 Weston Hills Road
Low Fulney
Spalding
Lincs, PE12 6NE

Agent: Mr & Mrs P Walker
T/A Specialist Plant Services
23 Weston Hills Road
Low Fulney, Spalding
Lincs, PE12 6NE

Description: Erection of mobile bungalow

Location : 23 Weston Hills Road Low Fulney
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

delete 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

discussed with DJR 20/9

1 2 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

2 3 At the expiration of a period of 5 years from the date of this permission, the use hereby permitted shall be discontinued and the site reinstated to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to review the proposal in the light of experience, and to enable the applicants to demonstrate the viability of the proposed holding and demonstrate an essential agricultural need for the dwelling, to ensure compliance with the planning policies relating to development in rural areas.

3 4 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity.

4 5 The approved scheme of landscaping shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 6 The access location and siting of building shall be in accordance with drawing number 93/03/02.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 7 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the attached standard drawing.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
17-SEP-93 H16/0532/93

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0532/93 Received:08-JUN-93 Type:FULL

Name: Specialist Plant Services
23 Weston Hills Road
Low Fulney
Spalding
Lincs, PE12 6NE

Agent: Mr & Mrs P Walker
T/A Specialist Plant Services
23 Weston Hills Road
Low Fulney, Spalding
Lincs, PE12 6NE

Description: Erection of mobile bungalow

Location : 23 Weston Hills Road Low Fulney
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted/~~refused~~ etc on the following conditions/~~reasons:~~

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

3 At the expiration of a period of 5 years from the date of this permission, the use hereby permitted shall be discontinued and the site reinstated to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to review the proposal in the light of experience, and to enable the applications to demonstrate the viability of the proposed holding and demonstrate an essential agricultural need for the dwelling, to ensure compliance with the planning policies relating to development in rural areas.

4 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

5 The approved scheme of landscaping shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ~~two~~ FIVE years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

6 The access location and siting of building shall be in accordance with drawing number 93/03/02.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

7 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the attached standard drawing.

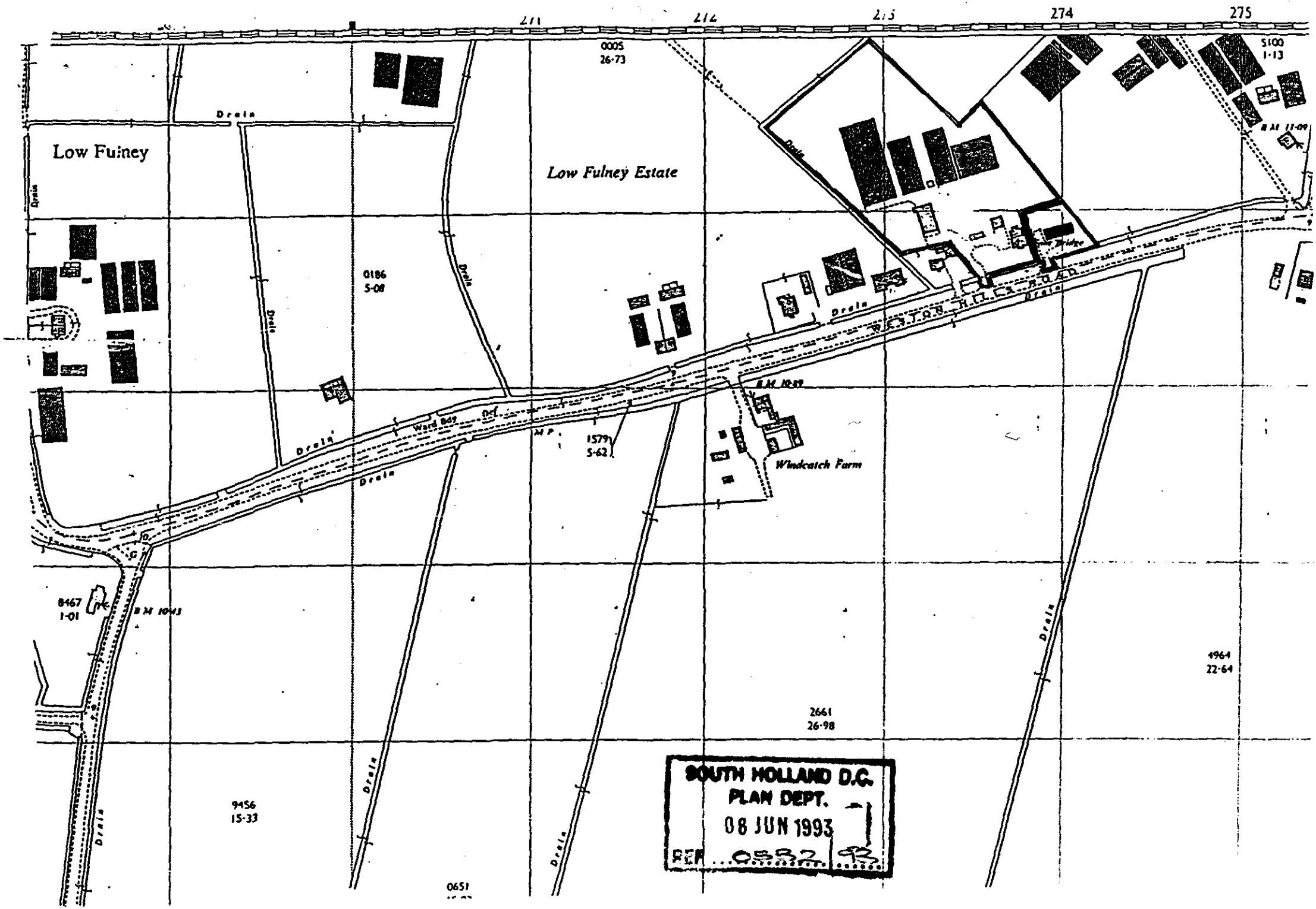
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

10-SEP-93 AD check. SAA. 13/9

Authorised to issue (inc Delegation)... 16/9.

If the bungalow is ... for 5 years, subject to ... maximum ... for 10 years



SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUN 1993
REF. 0582

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0532/93

Date Registered 08 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SPECIALIST PLANT SERVICES
23 WESTON HILLS RD
HOW FUNNEY
SPALDING LINCS PE12 6NE
Tel. No. 0775 712088

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

OFFICE COPY

Tel. No. 0775 768886
(Personal contact name) MR + MRS D BARKER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF SINGLE STOREY DWELLING & ACCESS OVER BRIDGE DRAIN IN CONNECTION WITH THE EXPANSION OF THE HORTICULTURAL BUSINESS

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £170 If you consider no fee is payable include a written explanation instead.

Signed P. Walker Date 4th JUNE 1993 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 0·1 (Hectares)

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

Siting [✓] Design [✓] External Appearance [ ]

Means of Access [✓] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

A. Please state Reference Number of 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		
(iv) Change of use		

4. A. Please state site area (in all cases)	0·1 hectares
B. If building works are proposed, please state extra floor space to be created:	83·62 sq. metres
C. Please state size of any new structure:- (a) max. height:	3585 metres
(b) max. length:	13716 metres
(c) max. width:	6096 metres
D. Please state type and colour of materials for facing external walls:	RESIN BASED EXTERIOR RENDERING
E. Please state type and colour of roofing materials.	DEKRA TILES (RED) (SANDSTONE)
F. Has a survey of the site been undertaken? State Yes or No	NO

5. GENERAL INFORMATION Please complete each section

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

GARDEN

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 WESTON HILLS RD
Will there be—
Individual access(es) ✓
New estate road ☐

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

PROVISION FOR GARAGE & DRIVEWAY

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	SOAKAWAY
B. For estate developments, please state how highway surface water will be disposed of	/
C. Please state whether a land drain will be affected	YES BY (BRIDGE ACCESS)

D. Foul sewerage will be disposed of to:
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.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	N/A	➡ Application No.

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

Continue on separate sheet if necessary.

AS PER ADAS REPORT (ENCLOSED)

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 P. Walker (Applicant / ~~Agent~~) Date 4.6.93

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 P. Walker (Applicant / ~~Agent~~) Date 4.6.93

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 .....

J O H N H A R G R E A V E S & S O N S

BROOK HOUSE FARM
GEDNEY DYKE
SPALDING LINCS PE12 0AT
Tel. Gedney Drove End (04068) 246
Fax 04068 219

Address:

MR. PETER WALKER.
SPECIALIST PLANT SERVICES.
23 WESTON HILLS ROAD.
HOW HULNEY.
SPALDING PE12 6NE.

Date 04.06.93.....

Our Ref C/S.26.....

Dear Sir

Thank you for your order by telephone/~~letter~~/~~fax~~.

The following have been booked for you and we shall be pleased to hear from you a few days before you are ready for collection/ ~~delivery~~.

Yours faithfully

pp. John Hargreaves

QUANTITY	VARIETY	STOCK
1000	COLD STORED ELSANTA STRAWBERRY PLANTS	'A'
1000	" " CALYPSO	" " 'A'
	FOR COLLECTION W/B 19.07.93	

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUN 1993
REF 0532/93

For conditions of sale see reverse

OFFICE COPY

PL..ATION ASSESSMENT

H16/532/93

es for Case Officer

Site Inspection — Site adjacent to Home

Accuracy :
Neighbours : Large frontage dwg
Boundaries :
Site Features : 6' hedge to side Boundary (Paddock beyond)

All depends on length of Ag case.

Inspected by DR 18/6
Date

Site Notice posted by DR
Date 16/6
Expiry (Only Rose in Bus stop 50m on opposite side of Rd)

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

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 DR Date 9/9

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)

DPP Auth 4/8/93 Com

1 TL1
2 SCA
3 SCB
4 SCC
5 SCD
6 SCE
7 SCF
8 SN09

Repeat cond as per agenda (+ attached sheet)

+ Add standard note re planning obligation

COPY OF PROPOSED CONDITIONS FOR APPLICATION H16/0532/93

1. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.

   Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development accept in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

2. At the expiration of a period of 5 years from the date of this permission, the use hereby permitted shall be discontinued and the site reinstated to the satisfaction of the Local Planning Authority.

   Reason: To enable the Local Planning Authority to review the proposal in the light of experience, and to enable the applications to demonstrate the viability of the proposed holding and demonstrate an essential agricultural need for the dwelling, to ensure compliance with the planning policies relating to development in rural areas.

3. Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

   Reason: In the interests of visual amenity.

4. The approved scheme of (landscaping) (screening) shall be carried out in its entirety within a period of two years beginning with the date on which (development of the land) (use hereby permitted) is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

   Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5. The access location and siting of building shall be in accordance with drawing number 93/03/02.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6. Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the attached standard drawing.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

To Mrs. Walker
Company
From D Roberts
Company SHDC Planning Dept
Tel No. 0775 761161 No. of Pages 2

FAX
Post-it Fax Note
Ref No: 7688

DC[illegible]NSTRUCTION SHEET

APPLICATION REF: H16'

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Lan
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

PDH 10-6. No notice given but recognised site of archaeological importance

Additional Consultation/Publicity Required

	Publicity:	Consultations:
Departure	✓ 18-JUN-93	County .....
Setting of LB	.....	E Heritage .....
Public Right of Way	.....	Societies ..... G ROW
Discretionary	.....	

Extra Consultations:

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	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

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

Case Officer

Senior Officer Confirmed ..... Date..... Recorded DC....

ADM[illegible] RECORD SHEET

Initial

Submitted Fee £ 120-00

Receipt No P2791

Date first Rec'd 08 JUN 1993

Registration

Reference H16/0532/93

Cross-Ref R

Date 9/6/93

Validation

TYPE FULL.

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of Bungalow

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

Fees
- Correct fee £ 120.
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 221 OS Plots
Grid ref 527380 321880

Ward Q Parish SPALDING

Inside IBD N Inside LP area N

Linked to site Ref 1396

Linked to property Ref

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

Planning Records:
Earlier apps

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0532/93

FULL

Applicant: Specialist Plant Services
Tel: 0775 712088

Agent: Mr & Mrs P Walker
0775 768886

Description: Erection of bungalow

Location: 23 Weston Hills Road
Low Fulney
Spalding
Lincs

Valid date: 08-JUN-93
Target dates:
To case officer 15-JUN-93
Inspected by 22-JUN-93
Extra contacts 29-JUN-93
Report if not clear by 13-JUL-93

Terminal date: 03-AUG-93
Target Committee: 13-JUL-93
Report deadline: 29-JUN-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert DEP	18-JUN-93	09-JUL-93
Cllr E N Davies	14-JUN-93	21-JUN-93
Cllr J Goodley	14-JUN-93	21-JUN-93

SITE RECORD

Grid ref: 527380 321880
OS Sheet: 221 Parcel:

L.C.C - Obs Attached JE CB 17/6/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0532/93

Applicant: Specialist Plant Services
23 Weston Hills Road
Low Fulney
Spalding
Lincs, PE12 6NE

Agent: Mr & Mrs P Walker
T/A Specialist Plant Serv
23 Weston Hills Road
Low Fulney, Spalding
Lincs, PE12 6NE

Description: Erection of mobile bungalow

Location: 23 Weston Hills Road Low Fulney
Spalding Lincs

Type: FULL

29-SEP-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs Baker
21 Weston Hills Road
Spalding
Lincs
PE12 6NE

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/JPF/MJP/PL.709

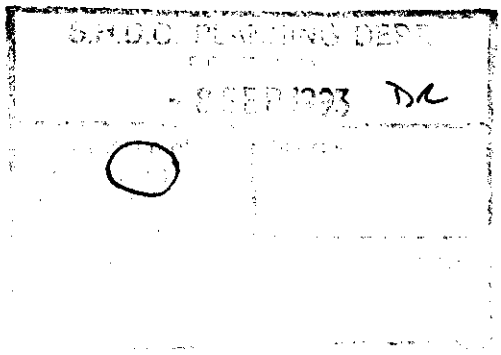
YOUR REF:

DATE: 7th September 1993

SUBJECT: PLANNING APPLICATION NO. H16/0532/93
DWELLING AT WESTON HILLS ROAD, LOW FULNEY

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

WILLIAM PETER WALKER

and

MARION ANITA WALKER

re

the erection of a single storey dwelling
and access over bridge drain at
Weston Hills Road, Low Fulney

I hereby certify that this is a true copy
of the Planning Obligation relating to
the erection of a single storey dwelling
and access over bridge drain at
Weston Hills Road, Low Fulney

.....
Director of Administration

THIS DEED is made the seventh day of September, One thousand nine hundred and ninety three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and WILLIAM PETER WALKER and MARION ANITA WALKER of 23 Weston Hills Road Low Fulney Spalding in the County of Lincoln trading as SPECIALIST PLANT SERVICES (hereinafter called the "Owners") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owners have by application dated the fourth day of June One thousand nine hundred and ninety three applied to the Council for planning permission for the erection of a single storey dwelling and access over bridge drain on the land shown edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H16/0532/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant a temporary conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owners" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

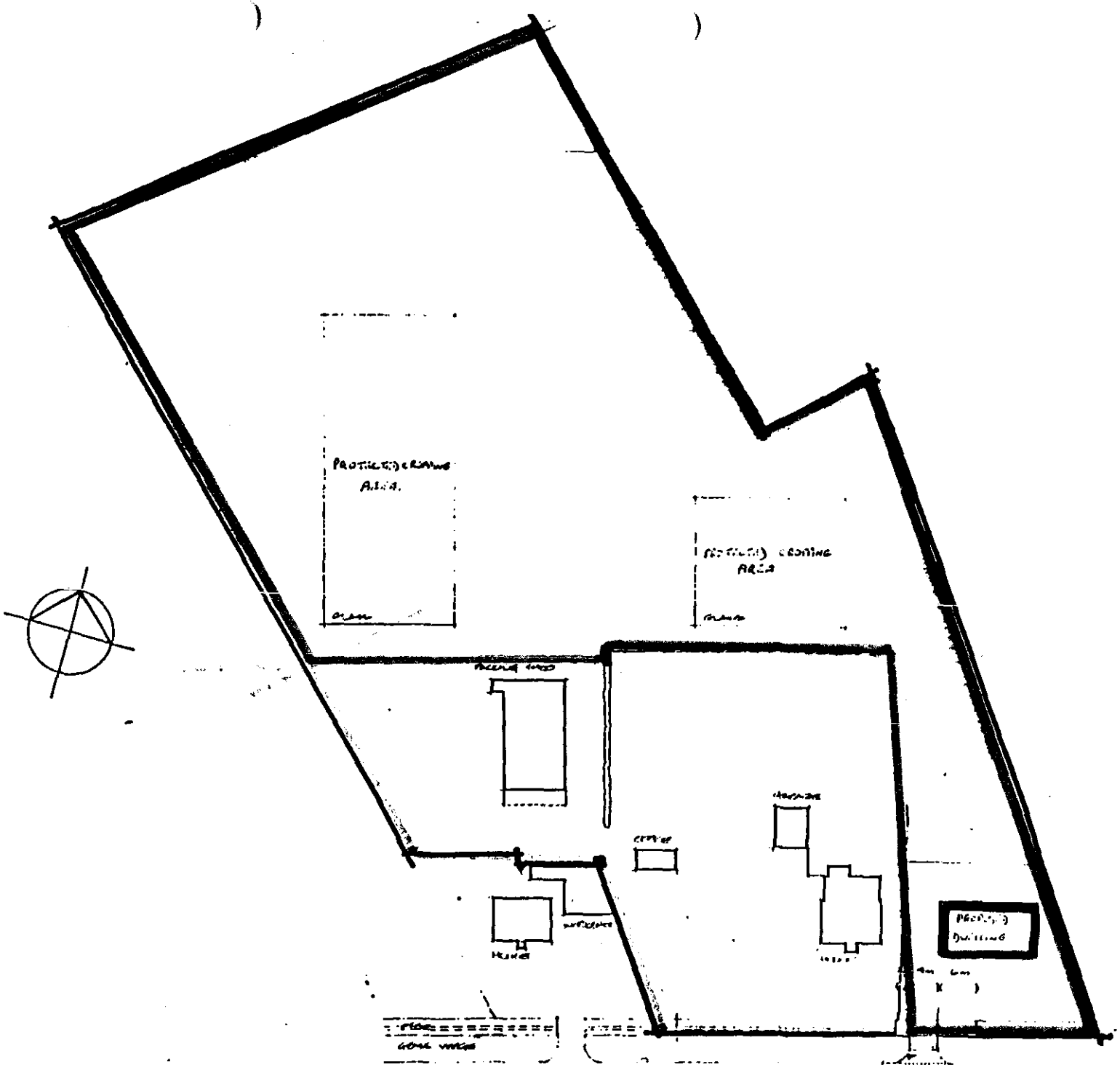
(Details of "the Land")

The land situate at Weston Hills Road Low Fulney shown edged blue on the plan annexed hereto

SECOND SCHEDULE

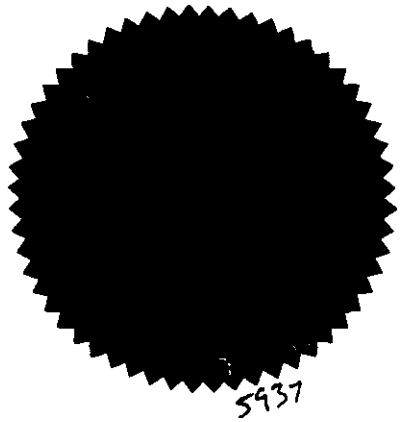
(The Planning Obligation)

The Owners hereby covenant that the Development shall permanently remain part of the horticultural unit comprising the Land of which it forms an integral part and shall not be occupied except by the owner manager or an employee of that horticultural unit



BLOCK PLAN

THE COMMON SEAL of THE SOUTH)
HOLLAND DISTRICT COUNCIL was)
hereunto affixed in the presence of)



Chairman of the Council

Deputy Director of Administration

SIGNED AS A DEED by the said
WILLIAM PETER WALKER
in the presence of:-

Witness

Address

Occupation

SIGNED AS A DEED by the said
MARION ANITA WALKER
in the presence of:-

Witness

Address

Occupation

SPECIALIST PLANT SERVICES

Sentinel Engine & Plant Management Systems

23 Weston Hills Road, Low Fulney, Spalding, Lincolnshire, PE12 6NE.
Telephone: (0775) 712088 Fax: (0775) 712089

FAX

TO SHDC		ATTN MISS J M BERRIDGE
DATE 23.8.93	SENDER MRS M A WALKER	PAGES
SUBJECT		

Herewith enclose drawing as discussed, have outlined the best I can of the private dwelling of our house and garage etc. The new dwelling situated and all the proposed cropping area will be agreed for the section 106 only.

Would be grateful if you could come back to me as soon as possible so we can get this signed and back to you.

Regards

Marion Walker

S.H.D.C. PLANNING DEPT.
RECEIVED
23 AUG 1993

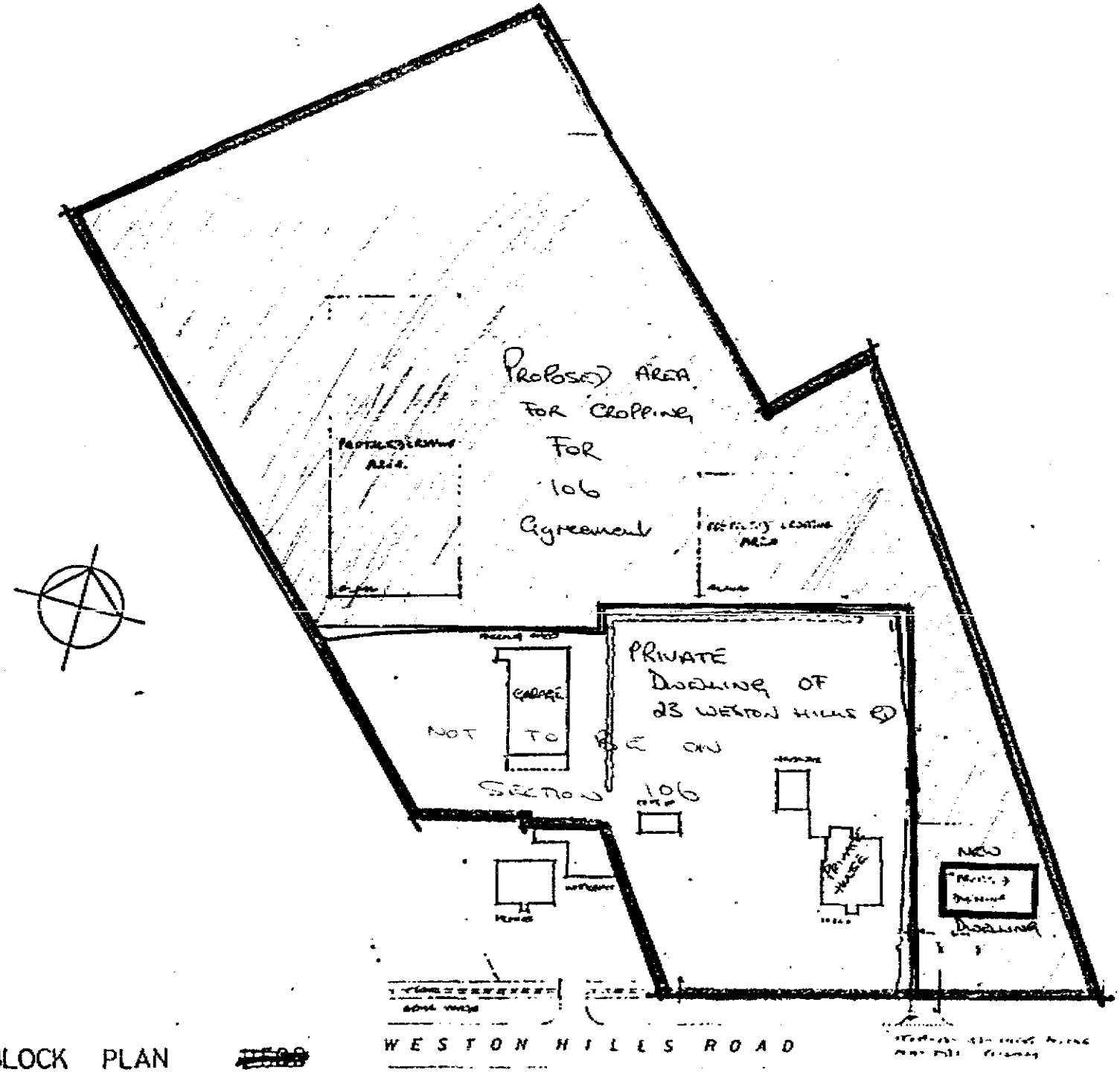
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to D.R.C.S

Nos.

Acknowledge YES NO
by
date

David, Do you know of any suggestion/ reason for Blue area to be ~~any other~~ difficult from Submitted Plan? Applicants are pressing for decision.

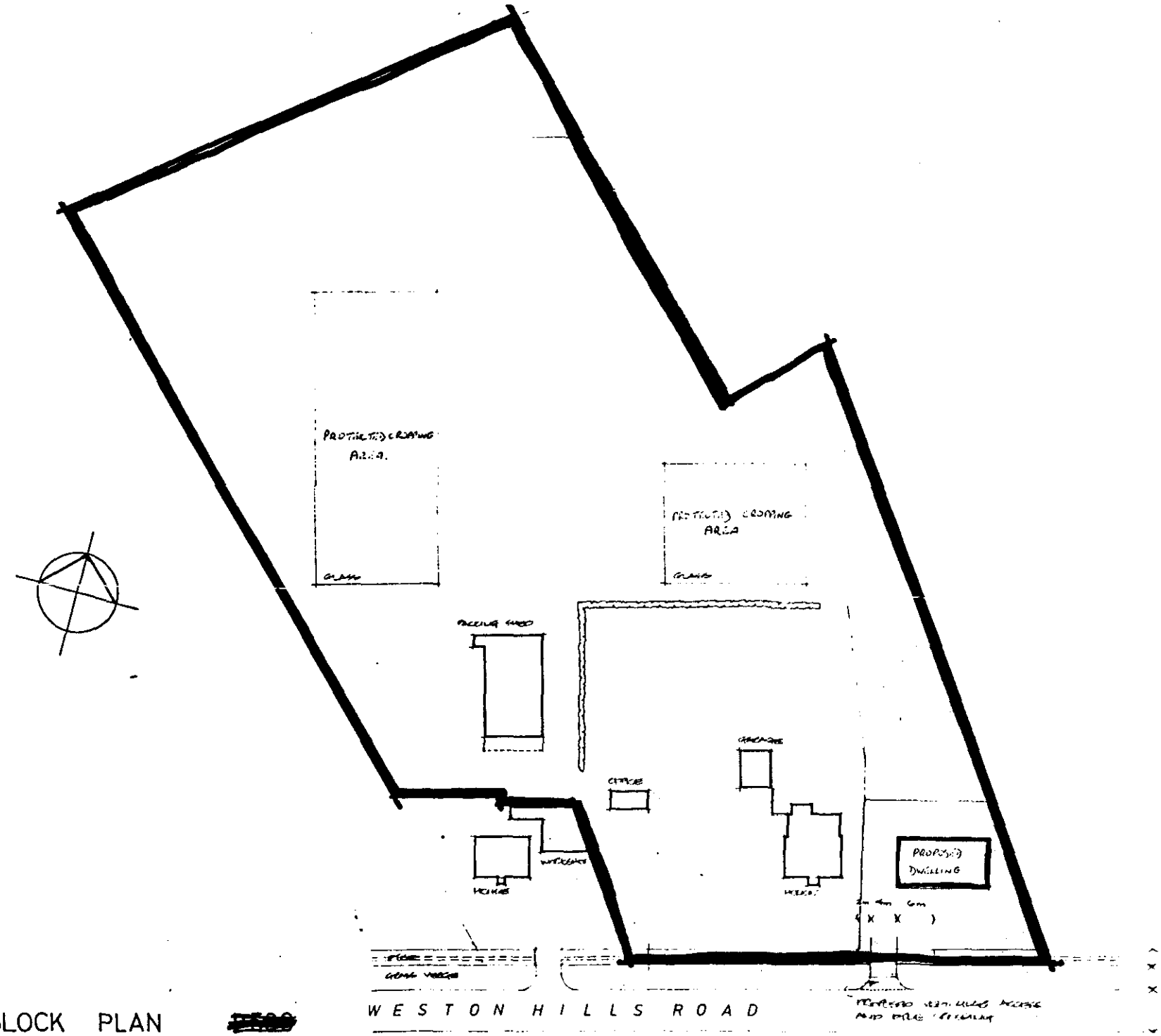
Spoke to Rachel Berridge. 28/8. confirmed all ok.



BLOCK PLAN ~~1:500~~

REDUCED. N.T.S

Copy of Plan Submitted herewith



BLOCK PLAN ~~1:500~~

REDUCED. N.T.S.

APPLICATION REFERENCE: H16/0532/93 DATE RECEIVED: 08-JUN-93

TYPE: Full

DESCRIPTION: Erection of bungalow

LOCATION: 23 Weston Hills Road, Low Fulney, Spalding

APPLICANT: Specialist Plant Services AGENT: Mr & Mrs P Walker

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REASON FOR COMMITTEE CONSIDERATION

Outside development boundary.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 AUG 1993

RECOMMENDATION

A *Grant Permission.*

B *The applicant be advised that in any review of the situation the Council will need to be satisfied in respect of the matters referred to in paragraph 6 of this report.*

COMMENTS

1 Site outside development boundary, but forms part of and adjoins the applicant's existing house and business/ horticultural unit. Previous refusal for mobile home (for elderly parents) (H16/0988/92) on policy/appearance grounds.

2 Discussions since held with applicants regarding dwelling connected with holding. Present application submitted on this basis, in connection with proposed intensive cropping venture, utilising existing recently renovated glasshouse.

3 ADAS confirm need for dwelling on basis of ultimate cropping intention once holding fully established.

4 Council's Agricultural Consultant raises some questions of concern, most notably the existence of applicants own dwelling adjoining the site. The applicant and his wife are, however, employed full time in an established engineering venture, and the proposed dwelling is required for a manager to operate the agricultural operations. Existing dwelling has no occupancy restriction.

5 Addressing the main issue of agricultural need, in this case it would be appropriate to grant a temporary permission, in order for the applicant to demonstrate the future viability of the holding. The building is a "Park Home" type structure so such a condition would be appropriate. This has been tentatively discussed with the applicant who considers that given the nature of the business that 5 years may be a reasonable period.

6 However, it is important that the applicants are made aware that in seeking to demonstrate and satisfy the Council ultimately that the enterprise has become established as a viable unit sufficient to justify the grant of permission for a permanent dwelling, they will be required to provide detailed evidence demonstrating that the unit has generated profits sufficient to cover both the wage cost for an employed manager and to provide the return on investment to which both ADAS and the applicant refer. On the assumption that the dwelling is acquired for the sole purpose of housing a manager, then consequently any financial assessment of the situation on the applicants' own terms should seek to achieve a reasonable commercial return on investment.

7 Addressing the amenity/visual issues, the proposal is similar in appearance to the previously refused mobile home. The present proposal will, however, be enclosed by a low brick plinth, whereas previously the mobile home's wheels would have been visible. The unit will be rendered to match the applicant's existing dwelling, and has been chosen on cost grounds.

8 The site is screened to the east. Appearance could be further improved by additional landscaping/screening. In view of previous refusal, however, members may wish to inspect the site to reassess this aspect. The question of re-siting to a less prominent location has been raised with the applicants. They are reluctant to re-site, however, due to availability of services and for operational reasons.

REPRESENTATIONS

ADAS: Summarised:

- Applicants currently run a successful engineering business which takes them away from site for considerable periods of time.
- Reside in dwelling on 3 acre holding, containing 13,800 square feet of glass, these have recently been renovated.
- Having spent considerable sums on renovating glasshouses, applicants now need to obtain a return.
- Propose to intensively crop strawberries on a 4 week rotation, each successive planting will occupy about 1,200 square feet of glass. Ultimately 9,000 square feet of glass will be bought into production.
- Applicants are fully occupied running other business and will appoint someone to manage horticulture operations which require considerable skill.

- Proposed enterprises has potential to produce sufficient return from all year round production. Unlikely that sufficient income can be obtained in first year or so, but if whole area is cropped then business could be viable.
- Essential for qualified person to be employed, considerable attention to detail needed.
- Essential for manager to live on site for supervision and organisation and deliveries often at unsocial hours.
- Would appear that site, whilst outside development boundary, is nevertheless in an area of existing horticultural and private dwellings and would not necessarily constitute a dwelling in completely open countryside.

Council's Agricultural Consultant:

Summarised:
- In assessing justification at a detailed level would have been useful to have information on financial projection, sales etc. Application may be genuine, but clarification needed re design of house, identity of manager, absence of detailed figures, or details of financial resources.
- Intensive nature of cropping and vulnerability of crops and glasshouses in principle creates a justification for a responsible individual to live on the holding.
- Presence of applicants own dwelling would probably provide deterrent to trespass.
- From information available not possible to be certain of applicants intent.
- The possession and control by the applicants of a dwelling in a perfectly satisfactory location for a manager removes any agricultural justification for an extra dwelling.
- Council may wish to consider indicating a willingness to grant a temporary consent for a mobile home.
- In any consent granted Council should consider requiring that 23 Weston Hills Road also be subject of an agricultural restriction.

Applicants

Summarised:
- We are employed full time in our engineering business (Specialist Plant Services).
- Company presently employs 4 people.

- Approximately 50% of our time is spent away from home organising exhibitions etc.
- Proposed horticultural venture would require at least one person to be on hand at all times.
- No objections to agricultural condition nor objections to legal agreement if necessary.

Public: Objection received from 21 Weston Hills Road - summarised:
- Application in this area for retired people is becoming common.

SCHEDULE OF CONDITIONS

1 SC39 - (agricultural habitation).

2 SC36 - (temporary permission) ... 5 years ...
Reason: To enable the Local Planning Authority to review the proposal in the light of experience, and to enable the applicants to demonstrate the viability of the proposed holding and demonstrate an essential agricultural need for the dwelling, to ensure compliance with the planning policies relating to development in rural areas.

3 SC21 - (landscaping scheme).

4 SC27 - (implementation of planting).

5 The access location and siting of building shall be in accordance with drawing number 93/03/02.
Reason: B6.

6 B23 - (access and turning space to accord with attached plan) ... attached standard drawing.
Reason: B21.

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555. PLANNING APPLICATIONS (Continued)

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

H02/0407/93 Crowland Methodist Church	Partial demolition of school room premises and formation of car park at Crowland Methodist Church, Reform Street, Crowland.

(Subject also to the Director of Planning and Building Control Services negotiating with the applicant the provision of screening at the rear of the site.)

(Councillor A.J. Biggadike left the meeting during consideration of the above application.)

H16/0517/93 Broadgate Builders	Bungalow with detached garage at plot 2, Beechfield Gardens, Spalding.

(Subject to the development being in accordance with the advice of the Council's Consultant.)

H08/0578/93 Mrs E Garner	Conversion of disused farm buildings to two dwellings at Westhorpe Road, Gosberton.

(e) Applications Approved Subject to Planning Obligations

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

Plan No. and Applicant	Proposal
H08/0444/93 Mr M Barney	Dwelling at Boston Road, Gosberton.

(To ensure that the proposed dwelling permanently remains tied to the agricultural holding of which it will form an integral part.)

(It was reported that suggested conditions had been submitted by the Department of Transport.)

DA

H16/0532/93 Specialist Plant Services	Bungalow at 23 Weston Hills Road, Low Fulney, Spalding.

(To ensure that the proposed dwelling remains tied to the agricultural holding, of which it will form an integral part.)

H07/0583/93 Mr and Mrs J F Passfield	Change of use for the kennelling of 19 dogs at Hillgate, North Road, Gedney Hill .

(To ensure that the use of the site authorised by the development is discontinued when the applicants cease occupation of the existing dwelling within the application site.)

(Subject to the maximum number of dogs permitted on the site as detailed in condition No. 1 not including puppies.)

(Councillor A E Naylor left the meeting during consideration of the above application and Councillor C J T H Brewis left following consideration of the application.)

SPECIALIST PLANT SERVICES

Sentinel Engine & Plant Management Systems

23 Weston Hills Road, Low Fulney, Spalding, Lincolnshire, PE12 6NE.
Telephone: (0775) 712088 Fax: (0775) 712089

REF:DW/PW

Principal Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

LATE OBS: Offr. PR Date. 30/7
Salient points highlighted ✓

For The Attention Of:Mr Roberts

28th July 1993

Dear Mr Roberts

Ref:Planning Application No H16/0532/93

Further to our meetings and telephone discussions between yourself and Mr Smith re this planning application.

Although this application was for a permanent dwelling, it seems that we are being directed to accept planning on a temporary basis, i.e five years.

We find this basically and totally unacceptable, but as the dwelling is part of a long term planning for our holding, it seems that we have little choice than to go along with your recommendations, that is to agree to planning on a five year term.

Yours sincerely

Peter Walker

Mr Peter Walker

DR
S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUL 1993
Attention of
DPO NRM
DDPO bs
JC AOP
Action by .....
Copies with .....
Reply to DPBCS
File Nos. 418 dkae
YES/NO
30/7
Done.

CONSULTANTS IN AGRICULTURE

Hemington Lodge, Hemington, Peterborough PE8 5QP. Tel (0832) 3645
Fax Number: 083 23 645

Laurence GOULD PARTNERSHIP LTD

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 JUL 1993
Attention of
DPO NRM
DGPO BS
JC ACP
Action by ...
Discuss with ...
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your ref: DJR/JJ H16/0532/93
Our ref: D31/SHD

For the Attention of Mr D Roberts

Dear Sirs

Herewith are initial comments on the planning application by Mr and Mrs Walker.

If you have any queries or comments please do not hesitate to telephone; alternatively I am meeting John Blacklock at your office at 2 pm on Wednesday 14 July 1993 and would be happy to see you that afternoon.

Yours faithfully

Alan Measures

CONSULTANTS IN AGRICULTURE
Hemington Lodge, Hemington, Peterborough PE8 5QP. Tel (0832) 3645

Laurence GOULD PARTNERSHIP LTD

REF: 0532/93
APPLICATION FOR AGRICULTURAL DWELLING
MR AND MRS P WALKER

These notes have been prepared following instructions from South Holland District Council to provide an initial review of the agricultural justifications put forward.

1. COMMENT ON INFORMATION AVAILABLE

1.01 The information provided comprises a copy of the planning application and drawings, an ADAS report and an explanatory note from the applicant.

1.02 In assessing the agricultural justification at a detailed level it would be useful to have the following information:

- financial projections showing enterprise budgets, income, expenditure, profitability and cashflows covering both establishment of the horticultural unit and construction of the dwelling.

- information on how they will sell the fruit and who will do the selling.

- the packhouse, and will it be used for horticulture?

- do the applicants have an individual in mind to fulfil the role of horticultural production manager?

2. NEED FOR AGRICULTURAL DWELLING

2.01 The intensive nature of the cropping proposed and vulnerability of the crops and glasshouses to trespass and associated damage in principle creates a justification for an individual responsible for the unit to live on the holding.

2.02 The presence of the applicants in the existing dwelling (no.23) on the holding would probably provide an adequate deterrent against trespassers. Comparing the two dwellings, the location of the proposed new dwelling is such that the occupants of No. 23 would appear to be the more likely to spot trespassers.

Offices: Burgess Hill – Edinburgh – Newmarket – Peterborough – Warwick
Directors: John D MacGregor (Managing), Geoff C Brookes, Robin Q G Hobson, Pat R Hutchinson, Alan R Measures, Ken Taylor (non-executive)
Senior Consultant: Simon F Dennison
Registered Office: 3 Rutland Square, Edinburgh EH1 2AS. Registered number 124767

2.03 There appears to be no need for the applicants to live on site. If they require a dwelling for a manager there would appear no reason why they could not move to an existing house elsewhere in the locality and thereby free No. 23.

2.04 [An advantage of this latter approach to the applicants is that the second dwelling in their ownership would then (presumably) not carry an agricultural restriction.]

2.05 It appears from the detailed drawings available that the proposed new dwelling would provide a master bedroom with en-suite bathroom and a walk in wardrobe plus, only one additional bedroom. While it could be used for a manager it would be more usual to provide a house with three possibly four bedrooms furnished to a lower standard. The detail drawings have the appearance of a retirement bungalow rather than a farm worker's dwelling.

3. INTENT

3.01 From the information available it is impossible to be certain of the applicants' intent. Points of concern are :

- the detailed design of the house, referred to in para 2.05 above.

- the apparent absence of an identified individual who is both capable and willing to manage the unit as proposed.

- the absence of detailed figures demonstrating that the unit will generate a profit to cover both the wage cost for an employed manager and provide the return on investment to which both ADAS and the applicant refer. The house would be constructed for the sole purpose of housing the manager and consequently any financial assessment, on the applicants' own terms, should achieve a respectable commercial return on investment.

- the absence of detailed figures demonstrating that the applicants have the financial resources to fund both construction of a new dwelling and establishment of the horticultural business.

3.02 The application may be entirely genuine, but clarification on the above issues is required to confirm this.

4. CONCLUSIONS

4.01 The possession and control by the applicants of a dwelling in a perfectly satisfactory location for a manager of this unit removes any agricultural justification for an extra dwelling on this unit. The justification necessary, perhaps, is why the applicants are not in a position to make no. 23 available and themselves move elsewhere.

4.02 Even if there is some over-riding reason why no. 23 should not be released for a manager, further clarification is required as to the applicants' intent as noted in para 3.01 above.

4.03 The council may wish to consider indicating a willingness to grant a temporary consent for a mobile home.

4.04 If any consent is to be granted the Council should consider requiring that no. 23 also be subject to an agricultural restriction since its location is more suitable for a manager's dwelling than the alternative site proposed.

A R Measures
Laurence Gould Partnership Ltd
7 July 1993
Our ref: D31/Walker

Mr & Mrs P Walker
23 Weston Hills Road
Low Fulney
Spalding
Lincs

Mr B. Smith

DPBCS/JP/H16/0532/93

6 July, 1993

Dear Mr & Mrs Walker

Erection of Bungalow: 23 Weston Hills Road, Low Fulney

With reference to the above application, the case officer, Mr Roberts, has discussed the progress of the application with me, following his recent telephone conversation with Mrs Walker. Reference was made to my previous meetings with yourselves prior to the submission of the current application.

I would like to take this opportunity of reiterating the main points of our last meeting where I stressed that I could give no assurances over the outcome of an application which would stand or fall on the strengths of the agricultural case. In this respect, the department has sought independent advice over this matter.

Regarding the second reason on the previous refusal relating to visual amenity. As before, this matter will need to be resolved, but although at this stage I can offer no assurance as to the relative importance of this if your agricultural case is proven to be sufficient, I shall, as I indicated when last we met, if there is ultimately any doubt, certainly recommend that the Plans Sub-Committee should inspect the site.

Yours sincerely

B SMITH MRTPI
DIRECTOR OF PLANNING & BUILDING
CONTROL SERVICES

Mr A Measures,
Lawrence Gould Partnership Ltd.
Hemington Lodge,
Hemington,
Peterborough.
PE8 5QP.

Mr D Roberts

DJR/JJ H16/0532/93

01 Jul 1993

Dear Sir,

CONSULTATION ON PLANNING APPLICATION.

I enclose details relating to planning application ref: H16/0532/93 as follows:

1. ADAS report.

2. Plans and forms.

3. Correspondence.

I would be grateful if you could provide me with an initial appraisal and your views as to whether or not there is sufficient justification on agricultural grounds to justify the proposed dwelling. I would welcome your comments within the next 14 days if possible.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr & Mrs P Walker,
23 Weston Hills Road,
Low Fulney,
Spalding,
Lincs.
PE12 6NE.

Mr D Roberts

DJR/JJ H16/0532/93

01 Jul 1993

Dear Mr and Mrs Walker,

ERECTION OF BUNGALOW, 23 WESTON HILLS ROAD, LOW FULNEY.

Further to our recent meeting where we discussed the above application. This is to advise that it has not been possible to include the application on the agenda for the Committee meeting on 13th July. I mentioned at the meeting that it may be necessary to obtain independant advice over the agricultural merits of the application; and this has turned out to be the case. Depending on the response received I may need to contact you further over this matter.

We also discussed the appearance of the proposed dwelling and I expressed my concern over this, notwithstanding your reasons for specifying the details shown. On examining the earlier refusal I note that one of the reasons related to the affect of the development on the visual amenities of the locality. The appearance of the present dwelling differs little from that of the previous mobile home and I have to say it would be most unlikely that my Committee would not wish to repeat the previous reason.

In view of this, depending on the strength of your agricultural case, it may be adviseable for you to consider alternative and less prominent sites.

As a separate issue I have to raise the question of occupation. The previous proposal was intended for your parents. I have to ask whether or not this is still the case, and if so whether your parents are sufficiently qualified to manage the proposed cropping.

I am sorry the application will require more time to resolve, but if you wish to discuss any of the matters raised, please do not hesitate to contact me.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Sent to Agt. 19/7
Mentioned 5 yr. Covenant
cannot be. Obs: Services
could be secured.
Manager in mind. to
occupy

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-B/532/93/FES **Your Ref.**

Date 23 June, 1993

Dear Mr. and Mrs. Walker,

FULL PLANNING APPLICATION - SPECIALISTS PLANT SERVICES
DWELLING AT 23 WESTON HILLS ROAD LOW FULNEY

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained roadside dyke to my Board's Old Exeter Drain situated some 150 metres to the East. You will be aware that this dyke forms an extremely vital link in local drainage.

With reference to the recent telephone conversation with my assistant Mr. Staines, I shall be glad to receive a copy of your plans. However, I understand a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for the surface water disposal will be required for my prior approval.

Should an outfall to the private dyke be considered, you are advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

I note the proposal includes for the piping and filling of the private dyke and I would advise that the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

Our Ref: RS/PAB/532/93/FES 23 June, 1993

Should you wish to discuss any of the above points, please contact my assistant Mr. Staines.

A copy of this letter is being forwarded to the Director of Planning.

Yours sincerely,

J H Ebey

ENGINEER TO THE BOARD

Mr. and Mrs. P. Walker
T/A Specialist Plant Service
23 Weston Hills Road
Low Fulney
Spalding
Lincs PE12 6NE

4th AUGUST 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0215/92 Spalding Rectory	DJR	DPBCS Auth subject to sect 278 agreement as recommended.
3	H18/0008/93 Secretary of State	JB	DPBCS Auth subject to achieving a footbath link. Discuss with DPBCS.
5	H14/0108/93 G F Scrupps	DJR	Deferred. Invite applicant to meeting to advise best way to try to overcome County Highways objections and achieve an alternative/acceptable solution.
8	H23/0365/92 Mrs J S Vere	DMG	Refused plus enforcement action authorised as recommended plus reason to include intensification.
10	H02/0407/93 Crowland Meth Ch.	PJU	DPBCS Auth as recommended.
12	H12/0417/93 Mrs R M A Ward	PJU	Deferred for site visit. Amend recommendation for enforcement action to read cessation of the unauthorised use within a period of 6 months.
14	H16/0435/93 Broadgate Builders	PJU	Grant as recommended. Add note ref preserved tree. Amend condition 5, line 6, word 5 to read "line".
14	H16/0517/93 Broadgate Builders	PJU	DPBCS Auth as recommended. Add note ref preserved tree. Amend condition 5, line 6, word 5 to read "line".
18	H08/0444/93 Mr M Barney	DJR	DPBCS Auth subject to sect 106 agreement as recommended.
20	H09/0489/93 Mrs E J Huntington	DMG	Grant as recommended.
22	H03/0490/93 Charles D Sly	DJR	Deferred for site visit. Photo transparancy of road required plus look at road situation in relation to main farm.
25	H02/0492/93 E J Furnell	DJR	Refused as recommended.
27	H04/0504/93 Mr P Bates	DJR	Refused plus enforcement action as recommended.
29	H08/0527/93 Trustees Gosberton Youth Club	DJR	Grant as recommended.
31	H14/0531/93 Mr T Chapman	DJR	Grant as recommended.
33	H16/0532/93 Specialist Plant Services	DJR	DPBCS Auth subject to sect 106 agreement tying occupation with unit and amending description to read mobile bungalow.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

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

TO: Director of Administration
F.A.O. Miss J Berridge

REF: PJU/JP/H16/0532/93

REF:

DATE: 18 August, 1993

SUBJECT: Section 106 Agreement in Relation to Erection of Mobile Home, 23 Weston Hills Road, Low Fulney, Spalding

I refer to your telephone conversation with my planning assistant on 18 August, 1993 and enclose 4 copies of the planning application form and 4 reduced copies of a block plan. The block plan shows the proposed dwelling outlined in red and the curtilage of the holding outlined in blue.

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Andrew Wharfe re dyke need P.P from them under Public Health Act. Sand Dec^ notice has note saying only give P.P under PL Act + nothing else
A system to cope with requirements of piping dyke ~~would~~ could be useful

PM 18-8

21 WESTON HILLS ROAD
SPALDING PE12 6NE.

22ND JUNE 1993.

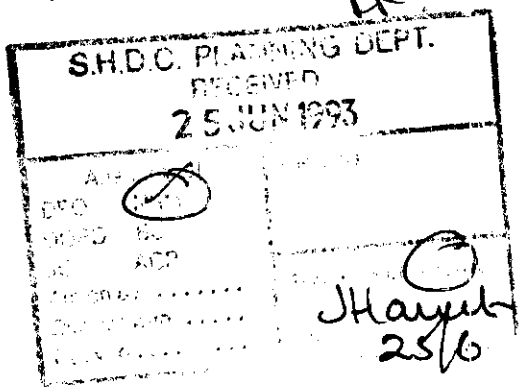
OBJECTION

DEVELOPMEN PLAN
H16/0532/93.
ERECTION OF BUNGALOW
23 WESTON HILLS ROAD

Dear Mr Smith,

We do feel as Neighbouring residents that plans submitted by Mr + Mrs Walker for the erection of a bungalow on their land for Mrs Walkers parents who have just moved down from South is becoming habit forming along Weston Hills Road, Mr Bycroft had plans past for a bungalow for his parents the other side of us on the paddock, it seams to us and one or two other residents along here in passing conversation, that they are being built for future investment for the people who own the land and submit the plans, and what for the future another bungalow on Mr Bycrofts land further down the road for whoevers Parents, Surely not - Sincerely.

Mr + Mrs Baker



S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUN 1993
DEC
JC ASP
YES/NO

SPECIALIST PLANT SERVICES

Sentinel Engine & Plant Management Systems

23 Weston Hills Road, Low Fulney, Spalding, Lincolnshire, PE12 6NE...
Telephone: (0775) 712088 Fax: (0775) 712088

Specialist Plant Services first started trading in 1984. The Company specialise in the maintenance and protection of all engine powered equipment and machinery, both mobile and static.

Six years ago, we moved to Low Fulney, where we set up an office base working from an office within our house, four years later we gained planning consent for a portacabin/office to be sited on the land and work from this office today. – 1987

During the 1980's Specialist Plant Services became more and more involved with a London based company Fielder Systems Ltd, which I later became Director of. The Company was marketing an engine shutdown system and was sole importers for the UK and Ireland and used the service of Specialist Plant Services to install the equipment throughout the UK.

About two years ago the decision was made to purchase Fielder Systems Ltd outright, this gave Specialist Plant Services more security along with the franchise which Fielder Systems Ltd had held since 1972. As recession started to bite, it became clear we had made a wise move.

Today Specialist Plant Services employs four people including my wife and myself, one full-time office administrator/Secretary and one mobile engineer. Myself as a back-up engineer, Technical Adviser, main Sales Representative, my wife controls the office administration, sales PR representative and Quality Representative for BS5750.

Over the past 20 years a large client outlet has been set up including Local Authorities, Power Stations, Mining, Quarrying, Marine, Materials Handling, Oil & Gas off shore and Armed Forces (MOD), which we have a five year best buy contract, in addition to these we have our own dealer outlets and many overseas customers. As you can imagine, we don't have many minutes to spare, much of my time, and my wife's time is taken up away from home, approxiamately 50% of the year with exhibitions to organise and man, customers to visit, P R and sales visits, many of these taking us both away for long periods together. It is with this in mind we decided to apply for planning for a permanent dwelling as we are about to start growing strawberries all year round, which would require at least one person being on hand at all times.

Over the past six years we have been here, with so much time spent away from home, we have been unable to work any of the land and glasshouses and we feel it is now about time we saw some reward from our investment.

For further information, see ADAS report.

PTO

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUN 1993 DR
Attention of
DPO NRM
DOPO BC
JC ACP

NRA

National Rivers Authority
Anglian Region

18th June 1993

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

Our Ref: 93/1/SH/0170
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H16/0532/93

PROPOSAL: ERECTION OF A DWELLING
LOCATION: 23 WESTON HILLS ROAD LOW FULNEY, NR SPALDING
APPLICANT: SPECIALIST PLANT SERVICES

I refer to your consultation received on .

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Foul drainage from the proposed development shall be discharged to the main foul sewer.
REASON: To prevent pollution of the water environment.

CONDITION: Any fuel storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata.
REASON: To prevent pollution of the water environment.

Advice to Applicant

A percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. They should be subject to the approval of your Council. If after tests it is found that soakaways do not work satisfactorily than we must be consulted further.

contd ...

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

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

NRA

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Engineer

open 9am - 6pm (daytime)
D. W. THACKER
0406 362122
Homestead, H[illegible]
Gedney.
DSP7208

FREE HARDCORE AND RUBBLE
for collection from
1 HIGH ROAD, MOULTON
(near Delgate Bank)
to be removed this Saturday, 19th.
JCB on site for loading.
For more details phone:
0604 34989 or
0860 680614
DSP8935

ASTER PLANTS
Japanese Matsomoto, 7,500.
Dutchess Chrysanthemum type, 1,500.
Matsolor Chrysanthemum type 3,500.
Princess Chrysanthemum type, 2,000.
Plus small quantities of other Varieties.
Apply: ROY CONGREVE
Tel (0406) 370638
DSP8769

Orders now being taken for 1993 season
Indoor and Outdoor Lettuce in blocks
Brassica in modules
Also a selection of dried flower plants and other flower plants.
HILLGATE NURSERIES
Terrington St Clement
Tel: (0553) 828351
8a6050

OIL GATION
METHYL OMIDE
one Duntox
r at Leicester
864016
st 1970
9g6771

Wanted SG

BOOKS BOUGHT and sold, also old prints and maps. Picture framing service. Shop open 10-6 Monday - Saturday. P. J. Cassidy, 1 Boston Road, Holbeach. (0406) 26322.
CAR PHONE or hand portable phone desperately needed. Cash buyer waiting. We also connect. Call (0733) 57688 anytime.
UP TO £8 each paid for old postcards and photographs. Also cigarette cards wanted. Tel: 0205 369456.

HOUSE CLEARANCE
Established Friendly Family Business
Single items — Complete Houses
EVERYTHING CLEARED
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VVS WVN 6857

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ANTIQUES, FURNITURE, OLD BOOKS, CHINA, BRASS, COPPER Etc
Bring or Tel (0406) 22380
Complete House Clearance
THREEWAYS
Northone Lane
(Off Holbeach Bypass)
Open daily 10 am-5.30 pm incl Sunday. Closed Friday.
9dCWVN 4651

Holidays SG

GREAT YARMOUTH (Hemsby), Superb chalets, near beach. Indoor pool/ free club, June from £70. Tel: (0203) 468841.

SCARBOROUGH/FILEY. The Yorkshire coast's highest award park, ETB Rose Award 5 ticks. AA 5 Star. Luxury caravans for hire. Superb tent/ touring enclosure. Holiday homes for sale. Send for brochure to Flower of May, Dept 15, Scarborough, YO11 3NU. Tel 0723 584311.

Caravans & Camping SG

FOR SALE: TRAILER TENT. £290 ono. Telephone Spalding 722804.
12ft 6 **MONZA** 4 to 5 berth £650. Tel: Spalding 723671.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6h8897 187/507 SG18-6

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984

TEMPORARY CLOSURE TO THROUGH TRAFFIC

SPALDING — ALBION STREET

LINCOLNSHIRE COUNTY COUNCIL Hereby Give Notice that owing to works by East Midlands Electricity no person shall cause or permit any vehicle to proceed on Albion Street, Spalding, commencing June 28, 1993 for a maximum period of five days or the completion of the works.

The alternative route for affected traffic is via West Elloe Avenue, Pinchbeck Road, Westlode Street and vice-versa.

8pa 18.6.93 J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

6h8897 187/507SG18-6

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H16/0533/93
R. A. Knipe, LLB, Clerk to Proposed almshouses comprising fourteen one-bedroomed bungalows FULL
Hoekman Way, Holland Park, Spalding, Lincs.

DE

The following application(s) do not accord with the provisions of the relevant Development Plan.

H16/0532/93
Specialist Plant Services FULL
Erection of bungalow
23 Weston Hills Road, Low Fulney, Spalding, Lincs.

The following proposal(s) 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.

H02/0487/93
Mr and Mrs R. J. Capper
CONS AREA CONSENT
Remove unfinished first floor extension and boundary wall
10 Abbey Walk, Crowland, Peterborough

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
June 18, 1993.

SOUTH HOLLAND DISTRICT COUNCIL ©WVN 7h8903 187/507SG18-6

YOUNG looking blonde, petite, 21 year old female, seeks reliable, serious guy for some happy times and hopefully relationship. Photo please. Reply to Box No SP7788.
MALE, 50 years, caring, wants a lady to make him happy again, for holidays together, probably romance. Reply to Box No SP7801.
SINGLE lady, 39, wishes to meet unattached male to share friendship and outings with. Reply to Box No SP7821.
MALE, 30, seeks that special single slim NS lady, 22-30, romantic outings. Reply to Box No SP7823.
GENT, 51, seeks lady, late 30's/early 40's for friendship and possible romance, loves dancing. Photo appreciated. Reply to Box No SP7825.
LADY, 58, would like to meet gent for friendship and relationship. Reply to Box No SP7826.
ATTRACTIVE female, 37, enjoys dining out, music, cinema, seeks gent, similar age and interests, for friendship. Must be NS. Photo please. Reply to Box No ST7785.
LADY, 56, seeks gent 56-59. Reply to Box No ST7794.
LADY mid 50's, enjoys the countryside, seeks gent 50-60 for company in garden and on outings. Reply to Box No ST7811.
NICE looking young gent, single, 27, tall, slim, caring, seeks single girl, 18-28, for special r/ship and evenings out. Reply to Box No SP7692.
ATTRACTIVE male, no ties, 42, own house, car, looking for attractive female, for outings, hopefully permanent r/ship. Reply to Box No SP7701.
CARING, sharing male, 38, loves cooking, wine, theatre, all forms of music, together with the warmth of feminine company. Reply to Box No ST7677.
PROF male, 27, good looking, for attractive female companion. Photo plse. Reply to Box No ST7679.
YOU are slim, extremely attractive, NS lady, 30'ish, you like the countryside, theatre, good conversation, wine, food etc, and have a lot to offer. Me — for instance? Reply to Box No ST7681.
HANDSOME male, 35, seeks attractive female, 25-35, for fun, outings and romance. Photo plse. Reply to Box No ST7685.

Plant & Machinery SG

BALER, International 847, working condition, £120. R. Bettinson. Tel 0406 540232.
MINI Diggers for hire. Paljob EB12 on rubber tracks. Free delivery and pick up. Tel Holbeach 351394 or mobile 0850 882393.
DUMPER used by self builder, £325 ono. Tel (0778) 348049.

Education And Tuition SG

SOUTH HOLLAND TRAINING

C.P.C. National, 11th - 17th June
L.G.V. Driver Courses. All Categories
P.C.V. Driver Courses
Can collect in Peterborough
Fork Lift Truck Courses and Certification
C.P.C. International
FREE ASSESSMENTS
Qualified Instructors

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STEP 2 ★ Call us on 0891 909300 message which tells yo
STEP 3 ★ After the tone read your give your name and add - this will not be publish
OR Complete the coupon below ensuring address and telephone number (not HEARTLINE, Priory House, The Cres
TERMS AND CONDITIONS
Please see the conditions of acceptance of advertisements the
All HEARTLINE advertisements will carry a BOX NUMBER and
Messages can be placed by returning this coupon completed to address below, but member it is easier to phone 0891 9093
Reply to:
HEARTLINE
Priory House, The Crescent, Spalding, Lincs PE11 1AB
1f8296

HOW TO
STEP ONE
Place your letter in a sealed en the box number you w
STEP TWO
Place this envelope, together £3, in a further envelope ad
'HEARTLINE' F
Priory House, The
Spalding, Lincs

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: H16/0532/93
Description: Erection of bungalow

Location: 23 Weston Hills Road
Low Fulney
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 09-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

18-JUN-93

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0532/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	7	3	2	1	8

2. Address or location

23 Weston Hills Road, Low Fulney Spalding.

3. Name, classification and number of road

II

4. Date application referred 17-6-93

5. State whether outline, detailed application etc.

Full.

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

Bungalow (Agricultural).

7. Delete as appropriate

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

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

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

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

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

Date: 17-6-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) The access location and siting of building shall be in accordance with drawing No 93/03/02.

(2) B23 attached standard drawing

Delete as appropriate

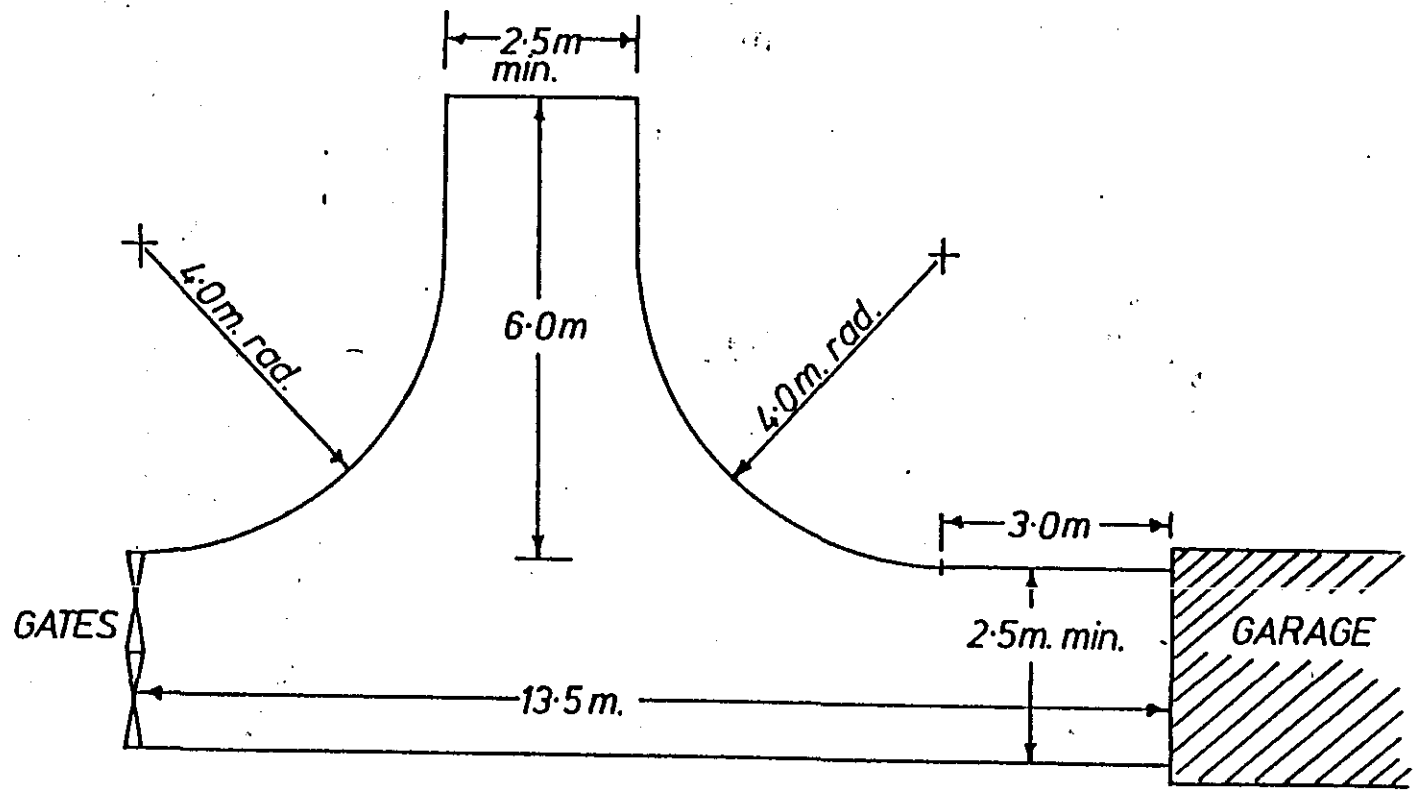
(i) REASONS FOR a, b, or c overleaf

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

(1) B6

(2) B21.

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



DETAIL OF DOMESTIC TURNING SPACE.

SCALE....1:100

REPORT CONTAINING A STATEMENT OF FACTS TO BE USED IN CONNECTION WITH A PLANNING APPLICATION FOR AN AGRICULTURAL DWELLING

AT

WESTON HILLS ROAD
LOW FULNEY

REPORT PREPARED FOR
MR P WALKER

Report prepared by:
J W Barlow HND (Agric) Dip Agr Eng
ARICS
Land Management Consultant
Ceres House
2 Searby Road
Lincoln
LN2 4DW
Tel: 0522 535151

May 1993

ADAS

1.0 INTRODUCTION

This report has been written at the request of Mr & Mrs P Walker of 23 Weston Hills Road, Low Fulney.

This report is not a MAFF technical appraisal written in accordance with paragraph E9 of PPG7. It is only intended to be a statement of facts concerning the proposed horticultural business to be established by the applicants. Information on this report should enable the local authority to assess the enclosed application in the light of the current Government guidelines contained within Annex E of PPG7.

2.0 SITE VISIT AND INSPECTION

A site visit and inspection was undertaken on 2 March 1993 when Mr & Mrs Walker were interviewed regarding the proposed development. Further information has been supplied by letter on 14 May 1993.

The information contained within this report was as supplied at that visit and by letter supplemented with personal observations where appropriate.

3.0 EXISTING BUSINESS

3.1 Mr & Mrs Walker currently run a successful engineering business known as Specialist Plant Services providing engine protection systems for commercial vehicles from the premises at 23 Weston Hills Road. Two people are employed locally in the business which also takes Mr & Mrs Walker away from the site for considerable periods of time. They currently reside at the premises, which also comprises some glass and 2.97 acres of land. The premises were purchased some 5½ years ago from the Land Settlement Association at Low Fulney and it is understood that the house has no agricultural habitation condition attached to it.

3.2 The site comprises a total of 2.97 acres containing some 13,800 sq.ft. of glasshouses, one of 150' x 60' and one of 80' x 60'. These glasshouses have recently been renovated from a fairly dilapidated condition and are now capable of full-time production but are not cropped at this time. Outside land is currently used for the growing of flowers for dried flower production on a one year cropping licence by another party.

Other Buildings

3.3 Other buildings on the site comprise a brick built packing shed of 60' x 30' and a timber shed of 26' x 25'. Some of this area is used for the storage of equipment in connection with the engineering business.

Dwellings

3.4 The only dwelling attached to the holding is at 23 Weston Hills Road which is a private dwelling occupied by Mr & Mrs Walker.

4.0 PROPOSED BUSINESS

Having spent considerable time and money renovating the glasshouses into a usable condition, the applicant's now feel that they need to obtain a return on their investment. They have therefore investigated the market and concluded that all year round strawberry production would provide a reasonable return. The intention is to plant 1,000 plants initially followed by 1,000 plants every 4 weeks. The first crop will be produced within approximately 8 weeks of planting. Each successive planting will occupy about 1200 sq.ft. of glass and the intention is to establish a rotation utilising 3 bays of the 80' x 60' block of glass ie 3,600 sq.ft. Once sufficient experience has been gained with this area, a further 9,000 sq.ft. will be bought into production.

5.0 REASONS FOR THE PROPOSED DWELLING

The applicant stated that they were fully occupied running their existing business and they wished to appoint someone to manage the horticultural operation. The production of all year round strawberries requires considerable skill and they feel that they need to appoint a sufficiently experienced person in order to manage this operation.

6.0 ADAS COMMENTS

6.1 The proposed enterprise has the potential to produce a sufficient return from the growing of all year round strawberries, provided a suitably qualified person is employed. It is unlikely, however, that a satisfactory income can be obtained in the first year or so of production, but if the whole area is cropped as indicated, then the business could be financially viable.

6.2 It is essential that a qualified person is employed if the venture is to be successful. Considerable attention to detail of cropping needs to be maintained in order to produce a satisfactory crop which can command high prices "out of season".

6.3 It would be essential for the manager to live on the site to supervise crop production including heating and irrigation systems and to organise the casual labour required for harvesting etc.

6.4 Collection and deliveries of the produce and the raw materials necessary to maintain production often take place during unsocial hours and requires someone on hand to deal with these matters.

6.5 It would appear that the proposed site for the dwelling, whilst sited out of the development boundary, is nevertheless in an area of existing horticultural and private dwellings, and would not necessarily constitute a dwelling in completely open countryside.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2791
Date received : 08-JUN-93

Received from

W P Walker & M A Walker

Address

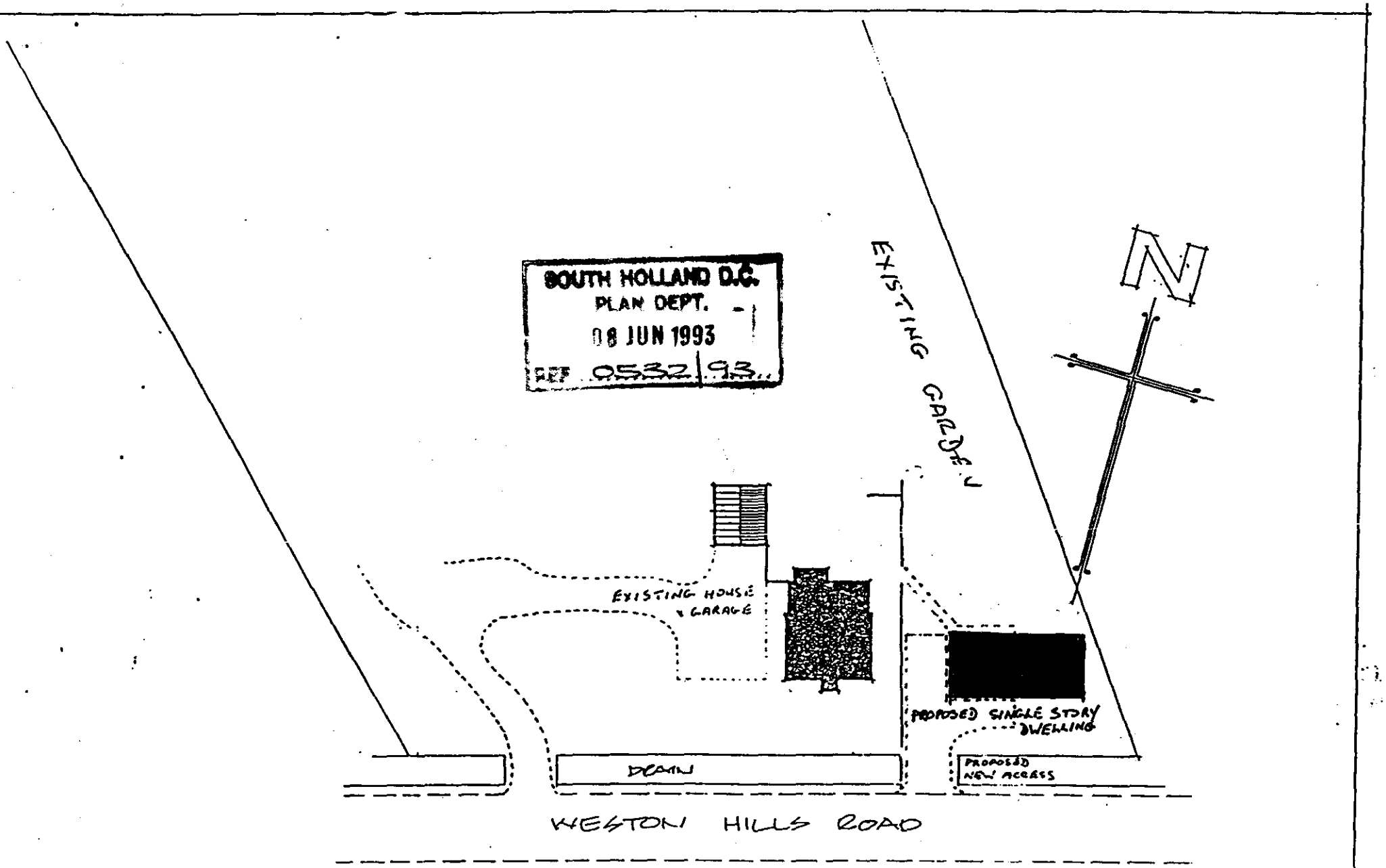
T/A Specialist Plant Services
23 Weston Hills Road
Low Fulney
Spalding Lincs

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

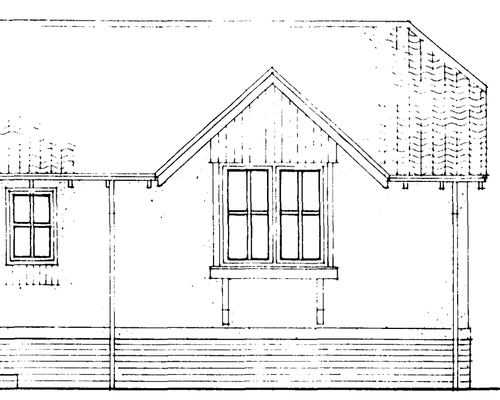
Cash/Cheque : Cheque

Signed.....S A Hicks.....
(Authorised Collector)

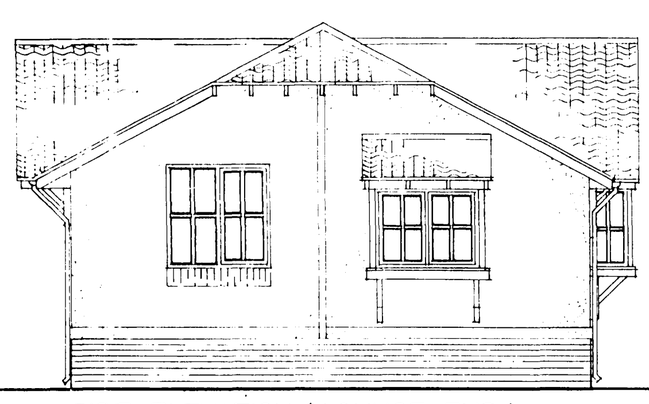
FILE COPY



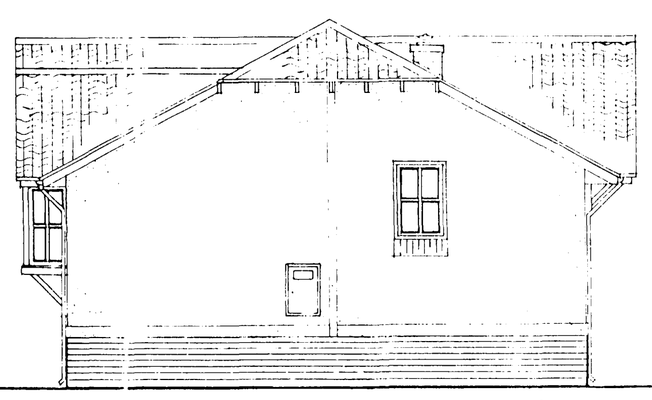
BLOCK PLAN 1:500

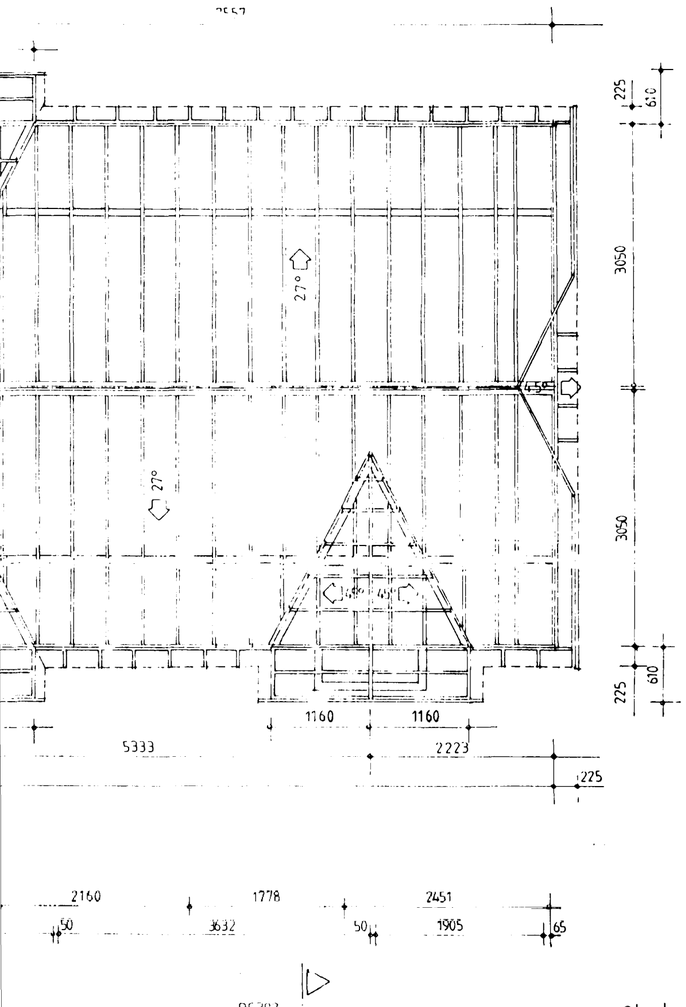


SIDE ELEVATION (LOUNGE END)



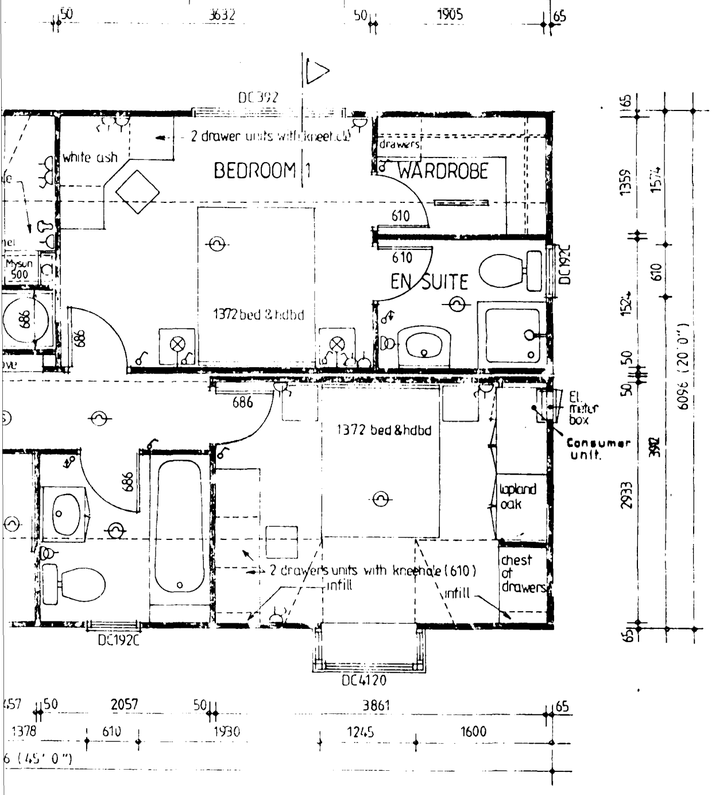
SIDE ELEVATION (BEDROOM END)







REAR ELEVATION



EAVES VENTILATION DETAIL

SECTION A-A

SITE SERVICES DETAIL

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUN 1993
REF 0882/93

Revision	Date	Details	Dra

TINGDENE

Bradfield Road
Finedon Road Industrial Estate
Wellingborough
Northamptonshire NN8 4HB

Telephone: (0933) 98187
Fax: (0933) 272216

Client: SPECIALIST PLANT SERVICES
MR & MRS. P. WALKER
AT 23 WESTON HILLS ROAD
LOW FARMS

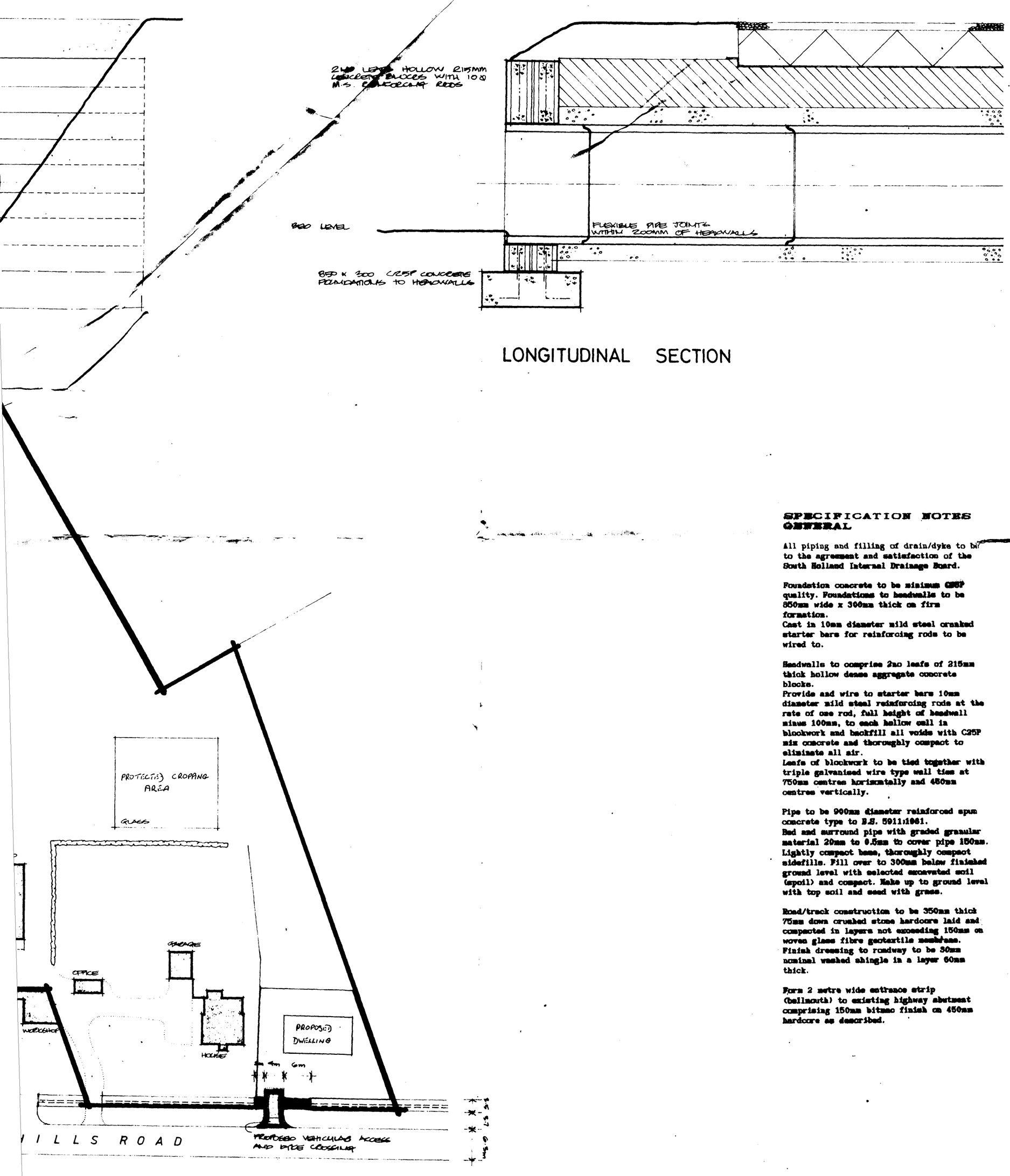
Job:
DEENE COTTAGE
13.72 × 6.10m (45'0" × 20'0")

Drwg title:
WORKING DRAWING

Date: December 1991.
Drawn by: V.G.
Scale: 1:50 ; 1:100 ; 1:20
Drwg No: A1/ 223

The copyright of this drawing is owned by Tingdene Holdings Ltd. No reproduction may be made without prior written approval.

1. Builder to check all dimensions on before work commences.
2. This drawing is the copyright of Building Design and shall not be copie reproduced without written permissio



LONGITUDINAL SECTION

SPECIFICATION NOTES
GENERAL

All piping and filling of drain/dyke to be to the agreement and satisfaction of the South Holland Internal Drainage Board.

Foundation concrete to be minimum C25P quality. Foundations to headwalls to be 850mm wide x 300mm thick on firm formation.
Cast in 10mm diameter mild steel cranked starter bars for reinforcing rods to be wired to.

Headwalls to comprise 2no leafs of 215mm thick hollow dense aggregate concrete blocks.
Provide and wire to starter bars 10mm diameter mild steel reinforcing rods at the rate of one rod, full height of headwall minus 100mm, to each hollow cell in blockwork and backfill all voids with C25P mix concrete and thoroughly compact to eliminate all air.
Leafs of blockwork to be tied together with triple galvanised wire type wall ties at 750mm centres horizontally and 450mm centres vertically.

Pipe to be 900mm diameter reinforced spun concrete type to B.S. 5911:1981.
Bed and surround pipe with graded granular material 20mm to 0.5mm to cover pipe 150mm. Lightly compact base, thoroughly compact sidefills. Fill over to 300mm below finished ground level with selected excavated soil (spoil) and compact. Make up to ground level with top soil and seed with grass.

Road/track construction to be 350mm thick 75mm down crushed stone hardcore laid and compacted in layers not exceeding 150mm on woven glass fibre geotextile membrane. Finish dressing to roadway to be 30mm nominal washed shingle in a layer 60mm thick.

Form 2 metre wide entrance strip (bellmouth) to existing highway abutment comprising 150mm bitmac finish on 450mm hardcore as described.

60MM (30Ø) SHINGLE
150MM CRUSHED STONE BASE
GEOTEXTILE
SELECTED SPOIL FILL

GRANULAR BED & SURROUND

900MM Ø SPUN CONCRETE PIPE WITH FLEXIBLE JOINTS TO BS 5911

SOUTH HOLLAND D.C.
PLAN DEPT.
08 JUN 1993
REF ..0582/93..

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project
PROPOSED NEW VEHICLE ACCESS & PIPING AT 23 WESTON HILLS ROAD LOW FULNEY, SPALDING

client SPECIALIST PLANT SERVICES MR. & MRS. W. P. WALKER

drawing
GENERAL DETAILS

date	scale(s)
FEB 93	1:20 1:500
job no	drg no
93/03	02