SOUTH HOLLAND DISTRICT COUNCIL

and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

6 The approved scheme of landscaping and/or screening 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. 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.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans and letter received by the Local Planning Authority on 21 November 1991.

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

Director of Planning and Building Control Services
14-MAY-92 H16/0992/91

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. H16/0992/91

Date Registered 16 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. D. SAMPSON.
18 GREENRIGG GARDENS.
SPALDING.
LINCS.

Tel. No.

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

G.R. MERCHANT
4 CHAPEL GARDENS.
WHAPLODE
SPALDING
LINCS.
PE12 6UG.

Tel. No. Hol 370853.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PART O.S. 0005. 8165. WESTON HILLS ROAD. LOW FULNEY.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

HOUSE & NURSERY FOR AGRICULTURAL PURPOSES.

Please complete

Signed G.R. Merchant Date 12.10.91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92 If you consider no fee is payable include a written explanation instead.
Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 1.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	— sq. metres
B. Please state size of any new structure:- (a) max. height:	7 APPROX metres
(b) max. length:	11.6 metres
(c) max. width:	8.4 metres
C. Please state type and colour of materials for facing external walls:	HANDMADE RED - MULTI FACING BRICKS.
D. Please state type and colour of roofing materials.	SANDTOFT - PANTILES, TERRACOTTA RED.

5. GENERAL INFORMATION Please complete each section

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

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 ROAD.
Will there be — Individual access(es) ✓ / New estate road ☐

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓
B. The proposal does involve the felling of one of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: SOAKAWAYS.
B. For estate developments, please state how highway surface water will be disposed of: N/A.
C. Please state whether a land drain will be affected: NO.
D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):

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

Continue on separate sheet if necessary. SEE ATTACHED REPORTS.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ 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 ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THR SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser)

PROSPECTIVE PURCHASER.

2. **OWNERSHIP OF THE SITE**

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

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

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

R. MOGER. 49 WESTON HILLS ROAD. LONG FULNEY. SPALDING. LINCS. PE12 ONE. 12.10.91

Signed P.K. Merchant (~~Applicant~~/Agent) Date 12.10.91

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed P.K. Merchant ~~Applicant~~/Agent) Date 12.10.91

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0992/91 Received:16-OCT-91 Type:FULL

Name: Mr 7 Mrs D Sampson
18 Greenrigg Gardens
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: House and nursery for agricultural purposes

Location : Part O.S. 0005, B1165 Weston Hills Road
Low Fulney Spalding

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 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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan (drawing no. DS 1B dated 15 November 1991).

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

3 Noise emitted from fixed plant and machinery shall not exceed a level equivalent to noise rating curve 30 as measured at 3.5 metres from any adjacent residential facade.

Reason: In the interests of residential amenity.

4 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 336 of the Town and Country Planning Act 1990, 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.

5 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92....

Receipt Issued ..... No. 890

Date First Received 16 OCT 1991 .....

REGISTRATION

REFERENCE .H16/0992/91.....

Cross-Ref .....R..H.....

Date 17/10/91.

VALIDATION Date 18/10/91

Type ...R.H..... Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..18.10.91

Index Sheets 32L OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward .R... Parish BARLBOROUGH

Inside IBD ..NO Inside LP Area..YES

TR Rural	/	CA	
TR Bypass	/	LB	Grade
Level crossing	/	TPO	
Footpath		Other:	

Linked to site.....Ref..H9..... Linked to property.....Ref.....

Planning Records:
Earlier apps
19-39/89

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/0992/91.

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	0	2	1	3

2. Address or location

Pt OS 0005, Weston Hills Road, SPALDING

3. Name, classification and number of road

A B1165

4. Date application referred 31-10-91

5. State whether outline, detailed application etc.

FULL.

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

House & Nursery For Agricultural Purposes.

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: 5/12/91 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) B23 — — — — — DS. 1B dated 15.11.91.

Delete as appropriate

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

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

(1) B21

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries Open Site Features Field

Inspected by: PJY
date: 28-10-91

Residents notified on site visit: Wyndcotts Nursery (Post)

Case Officer Conclusions (issues)

Field has glasshouses to east + dwellings to front + west. House further along road.

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

		Confirmed by Case Officer:
Departure from policy	Yes ----	No ----
Ward member request	Yes ----	No ----
Recommend approval against material objection	Any objection received? No If yes, is any obj. material? No Yes ---- Yes	No ----
Other circumstances needing Committee decision	Yes ---- Flagged by Senior Officer Signed	No ----
	[Reason:	ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.	No ---- Nil fees (not first Submission)	Yes ----
	ANY ONE OF ABOVE Other info. viz: Signed	

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

Delegation confirmed by Senior Officer
.....12/5

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons POJ 10-12-91

Grant Permission ~~subject to S106~~ &
~~Conditions~~

1) B23 .. DS 1B dated 15-11-91 Reason B21

2) Noise emitted from fixed plant and machinery shall not exceed a level equivalent to Noise rating Curve 30 as measured at 3.5 metres from any adjacent residential façade.

Reason
In the interests of residential amenity

3) SC39

4) SC21.

5) SC27.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other SN1 Plans & letter received 21-11-91

+ Note Re Sect 106 agreement.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P. UDY - SHDC

Planning Reference H16/0992/91

The following are my observations upon the enquiry under the reference quoted above: —

WESTON HILLS ROAD, SPALDING

The turning facilities within this site, both for vehicles visiting the dwelling and farm vehicles using the packing shed, are inadequate. Extra space is required to allow such vehicles to manoeuvre within the site therefore I shall be pleased if you will refer this back to the applicant for amendments.

Date 31-10-91

Signed [signature]
Director of Highways and Planning

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement: Case Officer Note

CONSULTATION/PUBLICITY REQUIRED PM 25-10. If this is an Item Section 106 will need entering into.

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:
Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

Mr P Udy

PJU/WL
H16/0992/91

16th June 1992

Mr G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs
PE12 6UG

Dear Sir,

House and Nursery, Part O.S. 0005,
B1165 Weston Hills Road, Low Fulney, Spalding

I refer to your letter of 19th May 1992.

The reasons the landscaping conditions were placed despite some landscaping being shown on the plans was because no planting heights for the trees were given. In addition I would prefer the leylandii hedge, especially around the house be changed to a native variety such as Hawthorne, Privet or Beech.

Yours faithfully,

pp

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

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

TO: Director of Administration

OUR REF: PJU/LAB/H16/0992/91

YOUR REF: PC/MJP/PL.562

DATE: 9 April 1992

SUBJECT: Planning Application : Land At Weston Hills Road, Low Fulney (Sampson).

I refer to your memo of 6 April 1992 and raise no objection to the site area being altered to that shown on your attached plan.

Peter Midlen

PP. N R Midlen
Principal Planning Officer
Development Control

Mr G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Mr P J Udy

PJU/LAB/H16/0992/91

13 November 1991

Dear Sir

4 Bedroomed House, Low Fulney, For Mr & Mrs D Sampson.

I refer to the above application.

The Lincolnshire County Highway Liaison Officer has looked at the plans and considers that the turning facilities within the site, both for vehicles using the packing shed and visiting the dwelling are inadequate. Extra space is required.

I would also like to know the manufacturer and name of the bricks to be used and also whether your client would agree to enter into a "Planning Obligation" (previously a Section 106 Agreement) to tie the occupancy of the dwelling to the use of the land.

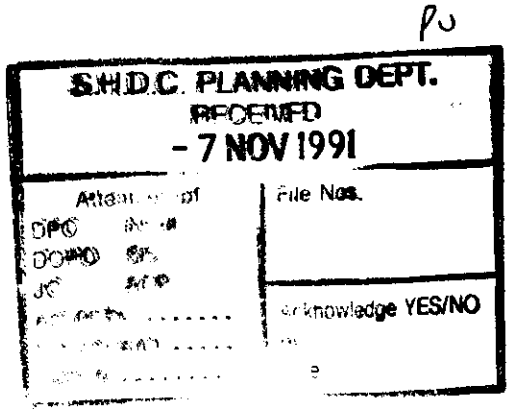
I would be grateful if you will consider the above points and submit amended block plans and written confirmation of the brick type and your clients willingness to enter into the agreement. I advise that these requests do not imply that planning permission is a certainty.

Yours faithfully

Peter Udy

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

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



NRA

National Rivers Authority
Anglian Region

5 November 1991

Our Ref: GT/91/1/SH/0215

Dear Sir

PLANNING APPLICATION NO. H16/0992/91
PROPOSED CONSTRUCTION OF A HOUSE & NURSERY FOR AGRICULTURAL PURPOSES AT WESTON HILLS ROAD, LOW FULNEY, SPALDING, FOR MR & MRS D SAMPSON

With regard to the above-mentioned application received on 31 October 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

The site is within an area where a proliferation of septic tanks and/or unsatisfactory drainage conditions may give rise to surface/groundwater pollution and the applicant will be issued with a Conditional Relevant Prohibition Notice identifying constraints on the proposed effluent discharge.

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

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

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

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

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

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

/contd....

DR. KEVIN BOND
Regional General Manager

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

2. /contd....

NRA

National Rivers Authority
Anglian Region

GT/91/1/SH/0215

All oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Only clean surface water from roofs and roads should discharge to any soakaway.

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

Yours faithfully

R F Morgan
Planning Engineer

cc. G R Merchant, 4 Chapel Gardens, Whaplode, Spalding, Lincs PE12 6UG

DES

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 NOV 1991 PU

Attention of	Your Ref.	File Nos.
DOPO	MW	
DOPO	BS	
JC	ACP	
Action by		Acknowledge YES/NO
Discuss with		by
Copy to		date

Our Ref. RS/PA-B/992/91/TDPO **Date** 31 October 1991

Dear Sir,

FULL PLANNING APPLTCATION - MR. & MRS D. SAMPSON
DWELLING ETC. AT WESTON HILLS ROAD, LOW FULNEY

The South Holland District Councils Planning Officer has informed me that you have submitted an application seeking permission for the above proposed development.

I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the means of surface and foul water disposal for both the dwelling and nursery structures.

I am sending a copy of this letter to the District Planning Officer so that he is aware details are awaited.

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.11.91

OUR REF: JC/SS.

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

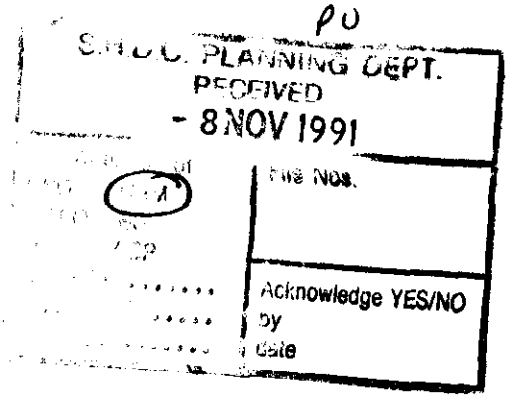
Planning Application H16/0992/91
House and nursery, Weston Hills

I write with reference to the above and would confirm that I have no objections in principle subject to the following condition.

1. Noise emitted from fixed plant and machinery shall not exceed a level equivalent to Noise Rating Curve 30 as measured at 3.5 metres from any adjacent residential facade.

I trust this information is of assistance.

pp Director of Environmental Services



DPO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
21 NOV 1991 PU
Attention of: DPO NRM DOPO BS JC
File Nos.
Your Ref. GRM/JJM/DS
Action by .....
Acknowledge YES/NO
Discuss with .....
Copy to .....

Please contact: Mr. Staines

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

Our Ref. RS/PA-B/992/91/JAM

Date 18 November 1991

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. D. SAMPSON
DWELLING AND NURSERY, WESTON HILLS ROAD, LOW FULNEY

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dykes to my Board's Old Exeter Drain situated some 400 metres to the East.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

With regard to the proposed filling of the dyke to provide access to Weston Hills Road, the prior approval of the South Holland District Council's Technical Services Department must be obtained. I would however advise that I believe the 450 mm dia. pipes indicated will be satisfactory provided they are installed to an invert level of 1.200 metres O.D.Newlyn. Needless to say I shall be prepared to arrange for level pegs to be provided in respect of which a charge of £30 will have to be made.

The following general advice is given for your clients guidance.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is 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 £6,600 per acre of new impermeable surface drained via a direct outfall and subject to 10% engineering fees and V.A.T., although this figure is subject to periodic review.

Our Ref: RS/PA-B/992/91/JAM Your Ref: GRM/JJM/DS 18 November 1991

In the eventuality that it is proposed to store storm water run-off for irrigation purposes, I would draw your clients attention to the following matters relating to the disposal of water surplus to requirements.

1. If soakaway systems are to be installed I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such systems will function adequately.

2. Should a direct surface water outfall be constructed to either a Board's or private watercourse as mentioned above, the Board will seek a single once and for all time contribution.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

G.R. Merchant, Esq.,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.
PE12 6UG

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

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

Your ref: PJU/LAB/H16/0992/91
Our ref : GRM/JJM/DS

20th November, 1991.

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

Dear Sir,

HOUSE & NURSERY,
LOW FULNEY FOR MR & MRS D. SAMPSON.

Further to your letter of the 13th November with respect to the above application, I enclose amended plans as requested showing revised turning facilities within the site.

The bricks to be used for the new house will be Tarmac - Grosvenor Red Mixture, subject to your approval.

My clients Mr & Mrs D. Sampson are prepared to enter into a "Planning Obligation" agreement as previously mentioned in my report. Ref DTSL

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

Yours faithfully,

J. Merchant.

p.p. G.R. Merchant.

SOUTH HOLLAND D.C.
PLAN DEPT
21 NOV 1991
REF

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: MP/MP Your Ref: PC/MJP/PL.562 Date

1st April 1992

Director of Administration,
South Holland District Councilo,
Council Offices,
Priory Road,
SPALDING, Lincs.

S. HOLLAND D.C. — SECRETARY'S DEPT.
RECEIVED
- 2 APR 1992
PASSED TO | FILE No. | INITIALS

Dear Sir,

re: Planning Application H16/09992/91
Land at Weston Hills Road, Low Fulney, Spalding.
Our Clients: MR. & MRS. D. J. SAMPSON.

Thank you for your letter dated the 27th ultimo.

We have actually obtained our Clients signatures to the Planning Obligation which we are accordingly returning herewith. We would just mention that the plan annexed thereto is slightly incorrect as the depth of the parcel of land has been reduced slightly as per the copy plan herewith which is taken from the Contract.

We are hopeful of being able to effect a simultaneous exchange and completion in our Clients purchase later on this week and will, of course, notify you immediately this has actually happened.

Yours faithfully,

MAPLES & SON.

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

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PC/MJP/PL.562

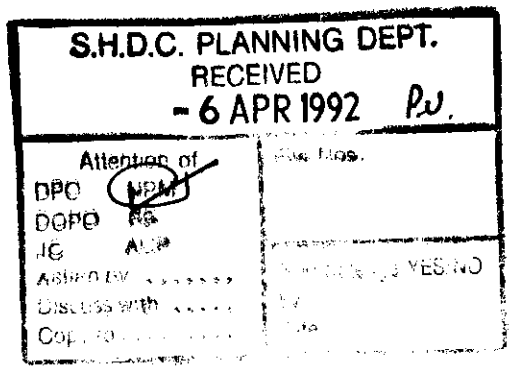
YOUR REF: PJU/LAB

DATE: 6th April, 1992

SUBJECT: PLANNING APPLICATION H16/0992/91: LAND AT WESTON HILLS ROAD, LOW FULNEY (SAMPSON)

I attach a copy letter and plan from Maples & Son on this matter and would be grateful for your confirmation that the amended plan is acceptable. Please advise as a matter of urgency as the Obligation is close to completion.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning
and Building Control Services

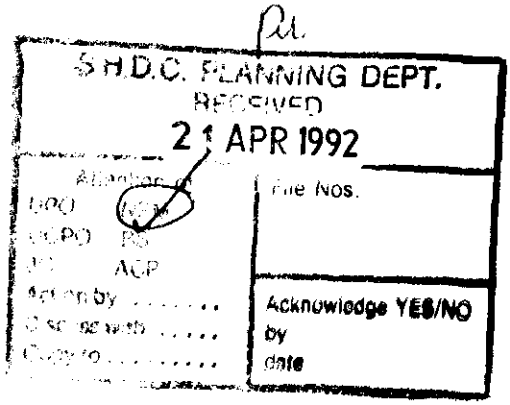
REF: PC/PK/PL.562

REF: PJU/LAB

SUBJECT: PLANNING APPLICATION NO: H16/0992/91 : LAND AT WESTON HILLS ROAD, LOW FULNEY (SAMPSON)

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

PLANNING OBLIGATION

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

DAVID JOHN SAMPSON

and

CAROL ANN SAMPSON

re

erection of house for agricultural purposes
on land at Weston Hills Road, Low Fulney

I hereby certify that this is a true copy
of the planning obligation relating
to land at Weston Hills Road, Low Fulney

R. Gobbett

.....
Director of Administration

THIS DEED is made the 13th day of April One thousand nine hundred and ninety-two 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 DAVID JOHN SAMPSON and CAROL ANN SAMPSON of 18 Greenrigg Gardens Spalding in the County of Lincoln (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

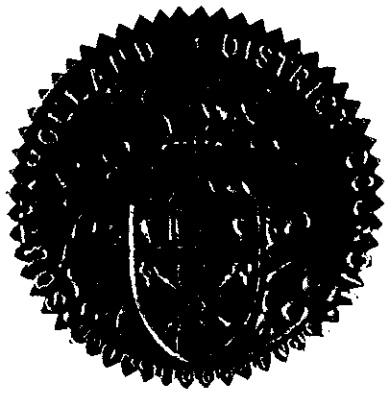
(3) The Owners have by application by their agents dated the twelfth day of October one thousand nine hundred and ninety-one applied to the Council for planning permission for the erection of a house for agricultural purposes on the land edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H16/0992/91 ("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 conditional planning permission for the Development subject to the creation of this obligation without which planning permission would not have been granted.

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

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



Chairman of the Council

Director of Administration

5530

SIGNED AS A DEED by the said)
DAVID JOHN SAMPSON)
in the presence of:-)

Witness

Address

MICHAEL H. PEPPER
SOLICITOR
SPALDING

Occupation

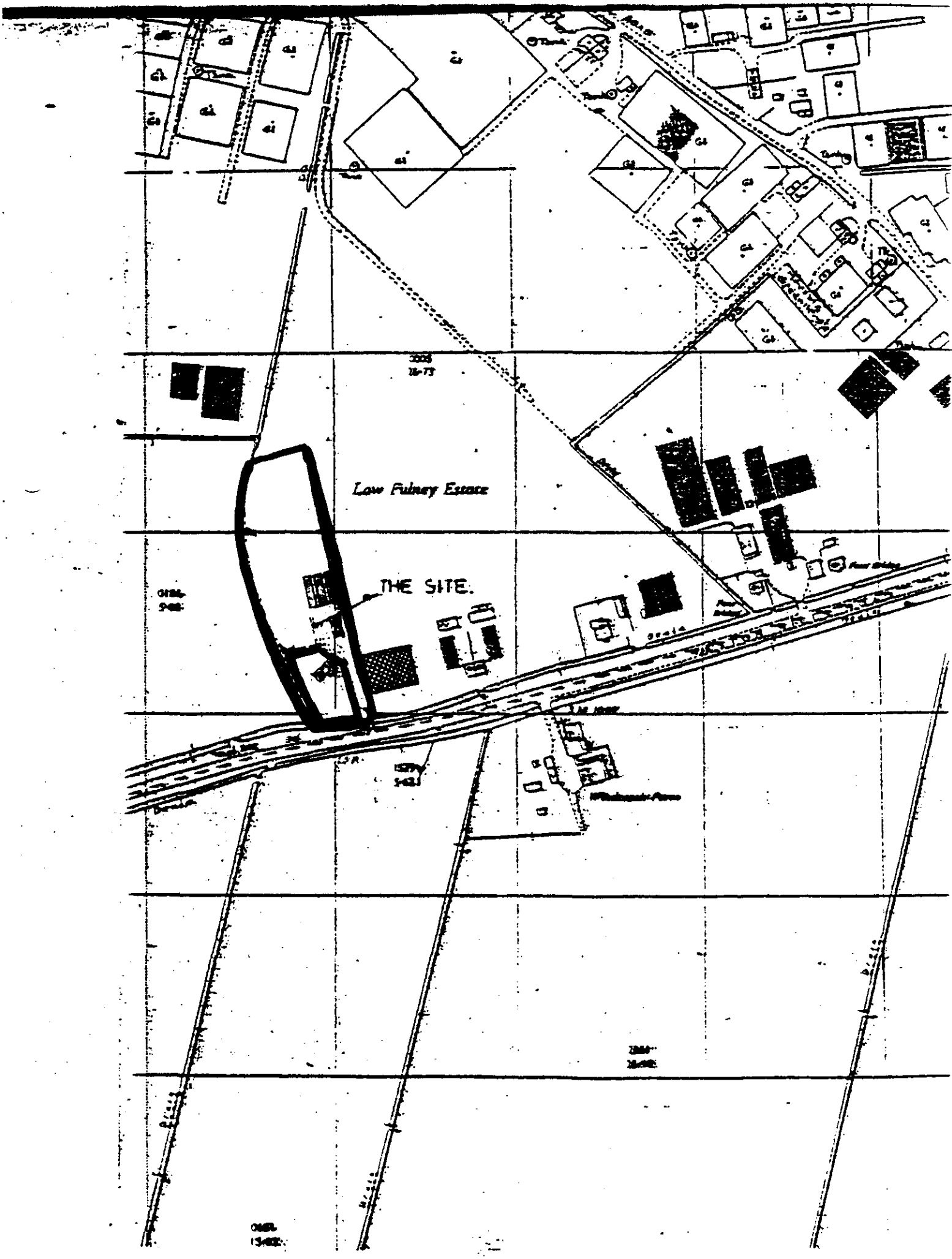
SIGNED AS A DEED by the said)
CAROL ANN SAMPSON)
in the presence of:-)

Witness

Address

MICHAEL H. PEPPER
SOLICITOR
SPALDING

Occupation



LOCATION PLAN.

SCALE: 1/2500

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0992/91 Received: 16-OCT-91 Type: FULL

Name: Mr 7 Mrs D Sampson
18 Greenrigg Gardens
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: House and nursery for agricultural purposes

Location : Part O.S. 0005, B1165 Weston Hills Road
Low Fulney Spalding

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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the [redacted] plan (drawing no. DS 1B dated 15 November 1991).

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

3 Noise emitted from fixed plant and machinery shall not exceed a level equivalent to noise rating curve 30 as measured at 3.5 metres from any adjacent residential facade.

Reason: In the interests of residential amenity.

4 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 336 of the Town and Country Planning Act 1990, 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.

5 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.

+ SC 27.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans and letter received by the Local Planning Authority on 21 November 1991.

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

Authorised to issue:

12-MAY-92 H16/0992/91 AD.....DC.....

13/5 13/5

B. J. SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0992/91 Type: FULL

Applicant: Mr & Mrs D Sampson
Tel:

Agent: G R Merchant
0406 370853

Description: House and nursery for agricultural purposes

Location: Part O.S. 0005, B1165
Weston Hills Road
Low Fulney
Spalding

Valid date: 16-OCT-91 Terminal date: 11-DEC-91
Target dates: Target Committee: 10-DEC-91
To case officer 21-OCT-91 25 Report deadline: 26-NOV-91
Inspected by 26-OCT-91
Extra contacts 31-OCT-91 Case Officer:
Report if not clear by 20-NOV-91 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	24-OCT-91	07-NOV-91
Cllr J Goodley	24-OCT-91	07-NOV-91
Cllr G Teale	24-OCT-91	07-NOV-91

SITE DETAILS

Grid ref: 527090 321840
OS Sheets: 221 Parcel:

CONSULTATIONS CARRIED OUT:-

Owner/Occupier:-
Wyndcatch Nursery, Weston Hills Road, Low Fulney, Spalding 29-OCT-91 12-NOV-91

L.C.C. — ~~See H/A/3 dated 31/10/91~~ OBS Attached JE 05 5/12/91

E.H. Cond.

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

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

Your ref: H16/0992/91
Our ref : GRM/JJM/DS

19th May, 1992.

Sampson Issued 15/5

S.H.D.C. PLANNING DEPT.
RECEIVED
20 MAY 1992

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

Dear Sir,

HOUSE & NURSERY,
PART O.S: 0005, B1165 WESTON HILLS ROAD,
LOW FULNEY, SPALDING.

Further to your notice of planning permission for the above development dated 14th May 1992, I notice that condition 5 requires a landscaping and tree planting scheme. As a scheme was included on the submitted drawings is it necessary for a further application. (copy of plan enclosed).

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

Yours faithfully,

J Merchant.

P.P. G.R. Merchant.

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/0992/91/A1 Date Received: 18 May 1992

Applicant: Mr & Mrs D Sampson
18 Greenrigg Gardens
Spalding
Lincolnshire

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire

Description of Original Development: House and nursery for agricultural purposes

Location: Part OS 0005, B1165, Weston Hills Road, Low Fulney

Amendment Submitted: Office added and alterations to layout to clients requirements

17 June 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

B Smith.

Director of Planning and Building Control Services

amd.2

REF:DTSL.

AGRICULTURAL DWELLING HOUSE & NURSERY,

B1165,

LOW FULNEY,

SPALDING,

LINCS.

FOR

MR & MRS D. SAMPSON

TRADING AS

D & T SAMPSON LTD.

0992/91

G.R. MERCHANT, I.Eng.AMICE,FIWO,
4 CHAPEL GARDENS,
WHAPLODE,
SPALDING,
LINCS.
PE12 6UG.

TEL; (0406) 370853.

This report to be read in conjunction with drawings DTSL. 1 & DTSL. 2, and ADAS report, dated July 1991.

REF;DTSL

This application seeks Town & Country Planning Permission for the erection of a dwelling house and nursery on field OS: 0005 (Part) situated on the Northern side of the B1165 at Low Fulney, Spalding.

The applicants, Mr & Mrs D. Sampson, at present live at 18 Greenrigg Gardens, Spalding and trade as D & T Sampson Ltd. The business has been established for several years trading in fruits and vegetables which are sold wholesale and at Boston market on Wednesday and Saturday.

The applicants have expanded their business to such a stage where the present property in Greenrigg Gardens is unsuitable for storage and vehicle parking, they have been searching for a more suitable depot for several years.

The application site is situated in a predominantly horticultural area, formerly part of the Land Settlement Association land and ideal for Mr Sampsons type of business. ADAS have been consulted with reference to the viability of the business' future plans, a copy of their report dated July 1991 is included with the application.

Mr & Mrs Sampsons proposals for the site are to erect polythene tunnels, packing shed, incorporating a cold store and a dwelling house. The house being essential to enable the constant monitoring of crops, cold storage and delivery vehicles.

If permission is granted Mr & Mrs Sampson appreciate that the site is outside any recognised boundary of development, and therefore the appropriate habitation clause would be added as a condition of the approval.

COMMERCIAL IN CONFIDENCE

AGRICULTURAL DWELLING HOUSE APPRAISAL
PROPOSED NEW DWELLING FOR AGRICULTURAL PURPOSES
LAND AT FULNEY, SPALDING LINCOLNSHIRE
MR & MRS D SAMPSON

B L Taylor ARICS
Land Management Adviser
ADAS
Ministry of Agriculture, Fisheries & Food
Ceres House
2 Searby Road
Lincoln LN2 4DW
Tel: (0522) 529951

July 1991

ADAS

AGRICULTURAL DWELLING HOUSE APPRAISAL, PROPOSED NEW DWELLING FOR AGRICULTURAL PURPOSES, LAND AT FULNEY, SPALDING, LINCOLNSHIRE
D & T SAMPSON LIMITED

1. INTRODUCTION

This report and appraisal have been prepared on behalf of D & T Sampson Limited, a business partnership who currently buy and sell fruit and vegetables. The partnership comprises of Mr & Mrs Sampson who intend to buy 2 acres of land at Fulney on the outskirts of Spalding as shown edged red on the attached plan. They intend to erect a packing house/cold store together with a dwelling on this land for agricultural purposes for their occupation.

This land is currently owned by Roy Mojer and is down to vegetable crops. The site for the proposed dwelling is marked approximately on the plan at Appendix 1 and lies adjacent to the B1165.

Mr Sampson is an established trader of fruit and vegetables and currently buys wholesale from importers and growers. He then sells produce at Boston market on Wednesdays and Saturdays. Mr Sampson and his family live on the outskirts of Spalding on an urban crescent which is inconvenient for storage of both produce and of their lorry.

The factual information in this report is based on a visit to Mr Sampson at his home in Spalding and a visit to the land on 13 May 1991. The report contains an appraisal of the agricultural facts relating to the proposed business and in particular, contains an impartial assessment of the agricultural need for a dwelling house on the site proposed, adjacent to the B1165 taking into account the current guidelines and criteria set out in Department of the Environment Circulars 24/73 and 16/87.

2. LAND TENURE - the present

Mr Sampson currently buys fruit and vegetables from importers and growers. He then sells this produce at Boston market on Wednesdays and Saturdays. Amongst the growers from whom Mr Sampson purchases produce, is his father-in-law who grows vegetables, including lettuce, tomatoes, cucumbers and strawberries in three ducts close to Holbeach.

Mr Sampson's business is run from his home which is situated on the outskirts of Spalding. The house and its location is unsuitable for both storage of the vegetables and of his lorry as well as for handling of the produce.

3. CROPPING - proposed

Mr Sampson proposes to purchase approximately 2 acres of bare land at Fulney on which he proposes to erect three polythene tunnels each measuring 60m x 14m covering approximately 0.6 acres of land. A further third of an acre will be taken by a steel framed packing shed incorporating a cold store measuring 12m x 8m.

During the winter months, over-winter lettuce will be grown in the tunnels. Mr Sampson had budgeted for 6,500 plants with 500 of those plants being wasted (7%-8%). One duct will follow the over-winter lettuce with spring lettuce (Webbs), set in mid-March and cut towards the end of April. A second

duct will accommodate 120 cucumber plants with 3,600 cucumbers cut in total. Mr Sampson anticipates a return of 20p per cucumber and this duct will be clear by the end of April.

Two tunnels will then be used to accommodate 750 tomato plants (Summers) producing 500 trays of 12 lbs per tray. Mr Sampson has budgeted on a net return of £2.40 per tray.

The land is equipped with irrigation facilities and therefore approximately one third of an acre will be down to Strawberries. The plant population is based on 6,000 per ½ acre and 4,000 plants will be put in, giving an estimated gross income of £1600 from 1 lb of fruit per foot.

Summer and autumn cauliflowers will be grown in 12,000 plant blocks producing 1,000 boxes each containing 12 cauliflowers at £2 per box return. This land will be double cropped with autumn cauliflowers at the same plant population density and rates and will cover approximately one-third of an acre. The remaining half acre will be taken by the proposed new dwelling.

4. FARM BUILDINGS

At present there are no farm buildings on the site. Mr & Mrs Sampson propose to erect a steel framed cold store measuring 12m x 8m for the storage of salad and fruit crops. This building will also incorporate a small area for packing of produce. Some of this produce will be purchased outside although the majority will be produced from this land.

5. LABOUR FORCE

At present Mr & Mrs Sampson work on the market stall at Boston two days per week and Mr Sampson works the rest of the week on purchasing produce. They also employ 14 staff on a part-time basis for work on the market stall.

The proposed labour force includes Mr Sampson's father-in-law, for advice on the growing of vegetables: and Mr & Mrs Sampson full-time and on site of the proposed business. Mrs Sampson senior and Mr Sampson's sister will be employed on a casual basis throughout the year at times of peak labour demand.

6. HOUSING ACCOMMODATION

Mr & Mrs Sampson's present house, on the outskirts of Spalding is "for sale" at a guide price of £60,000. Mr & Mrs Sampson intend to buy the land and to then erect a new dwelling on site for their own occupation.

7. REASONS FOR THE PROPOSED DEVELOPMENT

The proposed dwelling for agricultural purposes, together with the planned new coldstore are to be located on land at Fulney at the proposed site which is marked A on the map at Appendix 1. The dwelling is for the occupation of Mr & Mrs Sampson.

In support of the proposals, Mr Sampson indicates that his present housing accommodation is unsuitable for the storage of produce and for the loading and unloading of his lorry which is housed in the driveway or on the roadside.

The site proposed for the new dwelling house and cold store is situated outside Spalding and Mr Sampson noted that at this site the lorry can be parked off the road, safely and secure.

Mr Sampson points out that the three polythene tunnels and the irrigation system will require "hands on" management throughout the day and night. The cold store will similarly require constant management and Mr Sampson noted that if a fault were to occur, valuable produce could be rendered unsaleable if immediate action was not taken. He mentioned that the proposed location will allow a high level of security which is required with high value crops and in addition will allow him to carry out a range of day-to-day operational duties.

8. CONCLUSIONS

My assessment with regard to the agricultural need for a dwelling at the proposed site, taking into account the guidelines and criteria set out in Department of the Environment Circular 16/87 and the Annex to the Department of the Environment Circular 24/73, is set out below. It is based on the information provided and upon the assumption that the work stated above is carried out.

i. Viability

In my opinion a horticultural business of the size and type described, comprising approximately 1½ acres of highly productive land and engaged in the production of fruit and vegetable crops, is viable.

ii. Labour Requirements

Taking account of the proposed scale and character of the holding, I consider that the typical labour requirement for such an equipped unit amounts to the equivalent of one full-time person together with between 2 and 3 part-time staff at periods of peak labour demand.

iii. Number of Persons with a need to live on the Holding

There is, in my opinion an agricultural need for one responsible and suitably experienced person to be resident on a horticultural holding of this scale and character, living in close proximity to the cold store and tunnels so as to provide efficiency and continuity of management and security on the holding.

The residence on the farm is I believe needed to facilitate the management of day-to-day farming operations, including:

The management of irrigation of high value crops together with the timely application of such facilities.

The supervision of management of cold storage facilities, which often necessitates the presence of suitably experienced staff outside normal working hours.

The supervision of the delivery and despatch of incoming and outgoing goods and produce.

The provision of an adequate level of security to the property against trespass, theft and vandalism.

iv. Existing Housing Accommodation with regard to iii above

The site does not support any buildings at present. Therefore taking into account the availability and location of possible suitable alternative accommodation, I consider that a new agricultural dwelling, in the location proposed would meet the agricultural requirements set out in paragraph 8(iii) above.

B L Taylor

B L Taylor ARICS
Land Management Adviser
ADAS
Lincoln Divisional Office
30 July 1991

PLANNING AMENDMENT

For office use only

Application No. H16/992/91

Date registered 21 NOV 1991

Case Officer P.J.

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐ If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐ If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. 19/5/92

Validation	Adequate detail Acknowledged	☐ ..... KL	Confirmed .....
Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer ..... GB
	Amended plans received	☐	No further action .....
	Amended plans needed	☑	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... KL	

Checked with DJR that ok to accept as amendment

		Principal D.C. Check	Case Officer
A. Post Decision	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: ..... Date: 15-6

PLANNING AMENDMENT

For office use only

Application No. H16/0993/91/A1

Date registered 18 MAY 1992

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. D. SAMPSON.
18 GREENRIGG GARDENS.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. 01 370853. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PART OS 0005. B1165 WESTON HILLS ROAD. LOW FULNEY.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H16/0992/91

Building Regulation reference relating to same development.

B16/0388/92.

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans — A. ✓

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B.

State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? Yes / ⇨

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed G. R. Merchant Date 18.5.92.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

HOUSE & NURSERY

As **NOW PROPOSED**, if different

AS ABOVE.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

OFFICE ADDED & ALTERATIONS TO LAYOUT TO CLIENTS REQUIREMENTS.

State drawing no's of the current submission

-

State Officer dealing with the application, if known.

P. LOY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

N/A.

OFFICE USE ONLY

To D.C. ....21/11....

Validation	Adequate detail Acknowledged	☐ ..HL..	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☑	
	New submission requested	.....	
	Indexed	..HL..	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

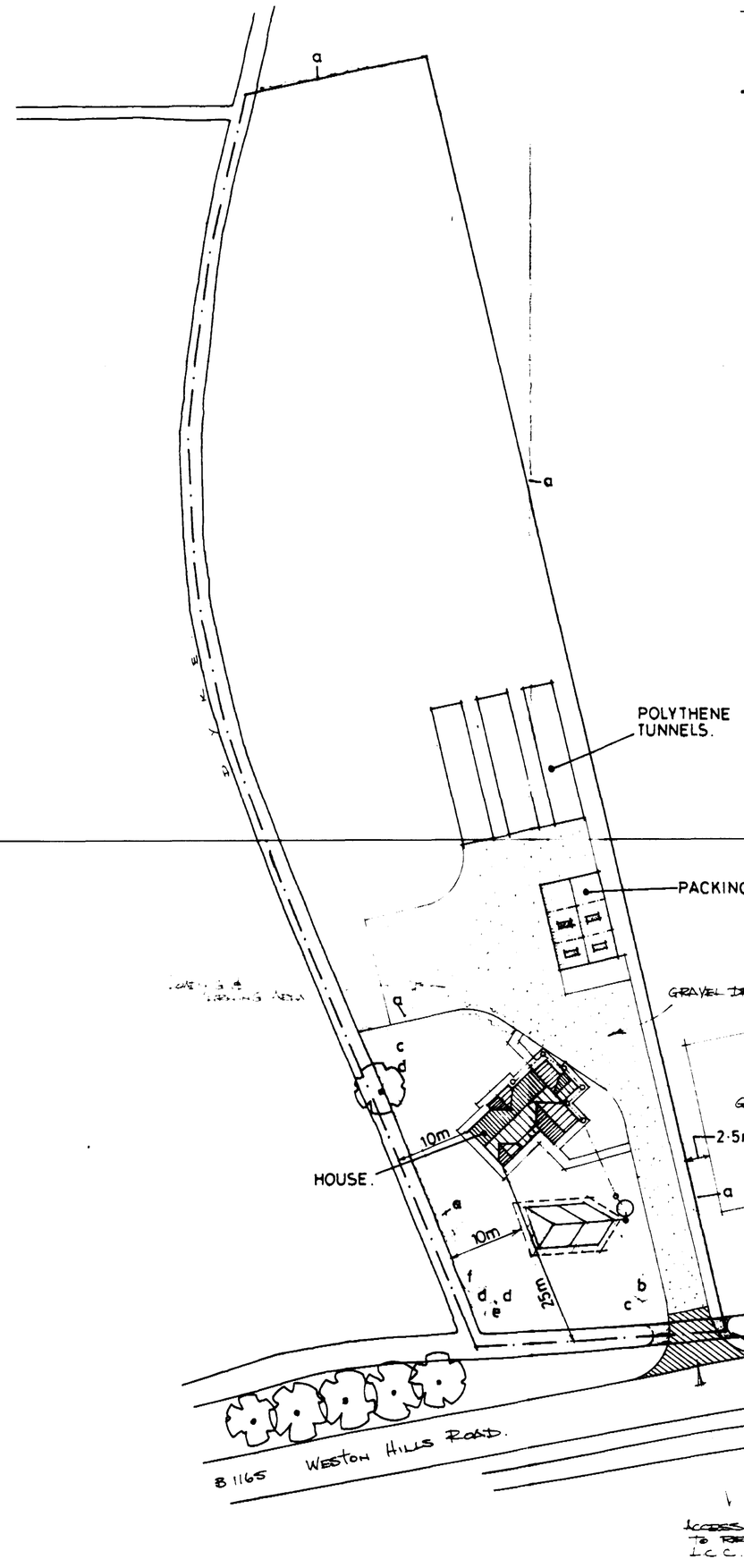
Details of fee required

Details accepted, if different:

Notes: 1 copy to reception

Signed: .....

Date: .....

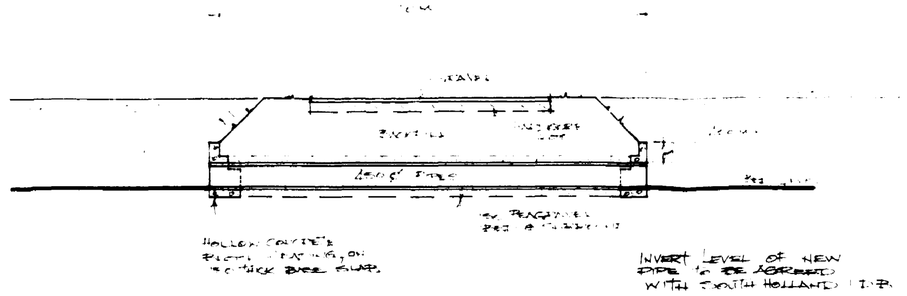


DYKE TO BE PIPED WITH 450Ø CONCRETE PIPES WITH SPIGOT & SOCKET JOINTS, BEDDED & SURROUND WITH 150 MM GRAVEL. INVERT LEVELS TO BE SUPPLIED BY S.H.I.D.B. PRIOR TO INSTALLATION

ACCESS TO WESTON HILLS ROAD TO REQUIREMENTS OF L.C.C. HIGHWAYS DEPT

SITE LAYOUT.

SCALE : 1/500.

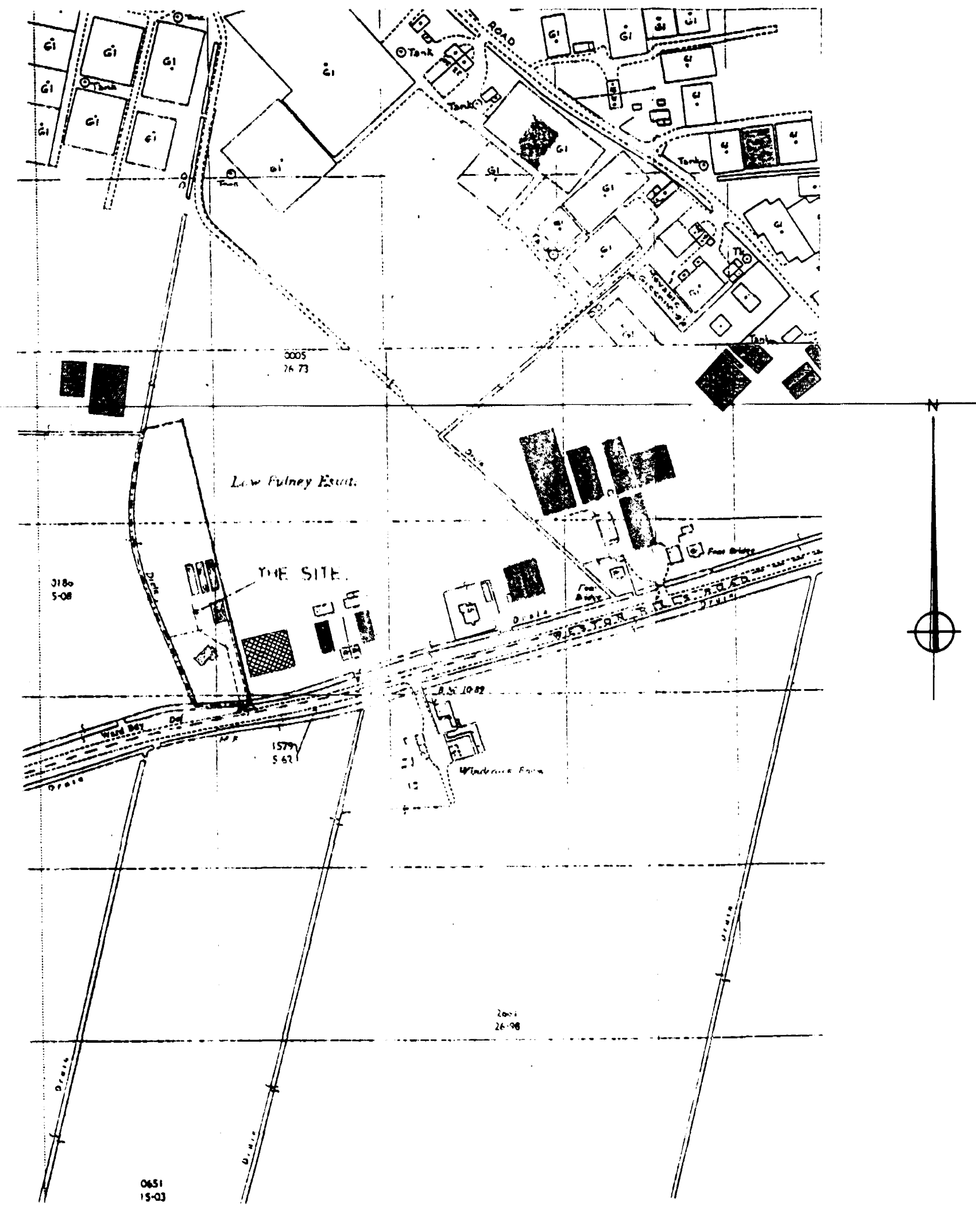


ACCESS CULVERT.

SCALE : 1/100.

TREE PLANTING.

a - CONIFER HEDGING
b - WHITEBEAM.
c - MAPLE
d - SILVER BIRCH.
e - MOUNTAIN ASH.
f - FLOWERING CHERRY.



LOCATION PLAN.

SCALE : 1/2500.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

SEPTIC TANK
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

SOUTH HOLLAND D.C.
REF. 992/91

C 17.4.92 AMENDMENTS TO HOUSE LAYOUT
B 15.1.91 INCREASED TURNING FACILITIES
A 6.12.91 S.H.I.D.B. REQUIREMENTS

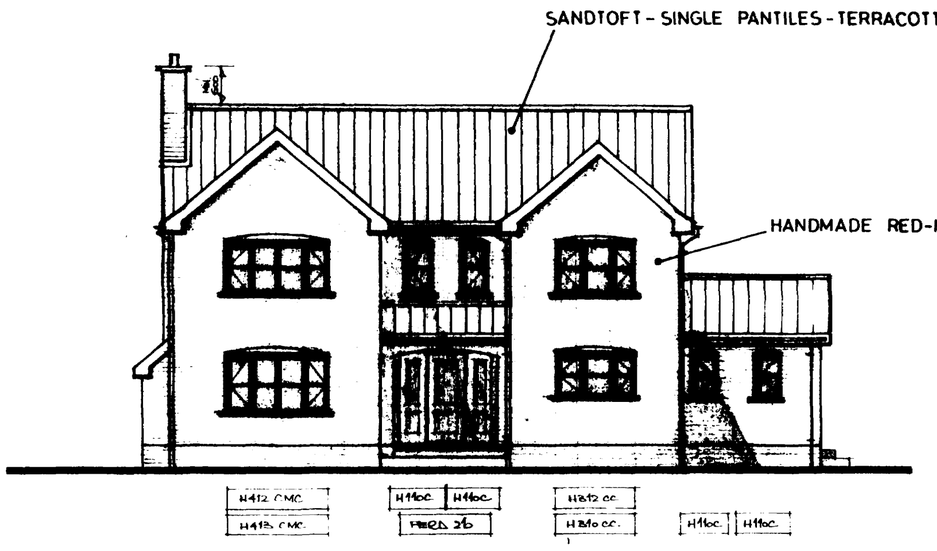
G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
HOUSE & NURSERY.
LOW FULNEY ESTATE.
WESTON HILLS ROAD.
LOW FULNEY.
SPALDING. LINCS.

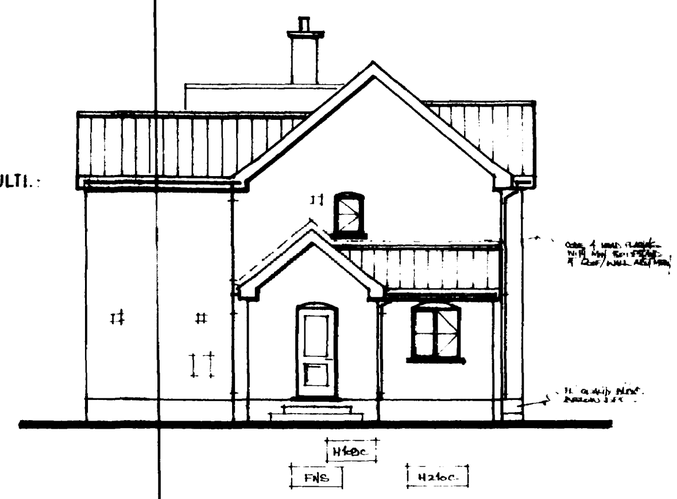
CLIENT:
MR & MRS. D. SAMPSON.
18 GREENRIGG GARDENS.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	OCT 1991.
G.R.MERCHANT.	DRAWING No.: DS. 1C.

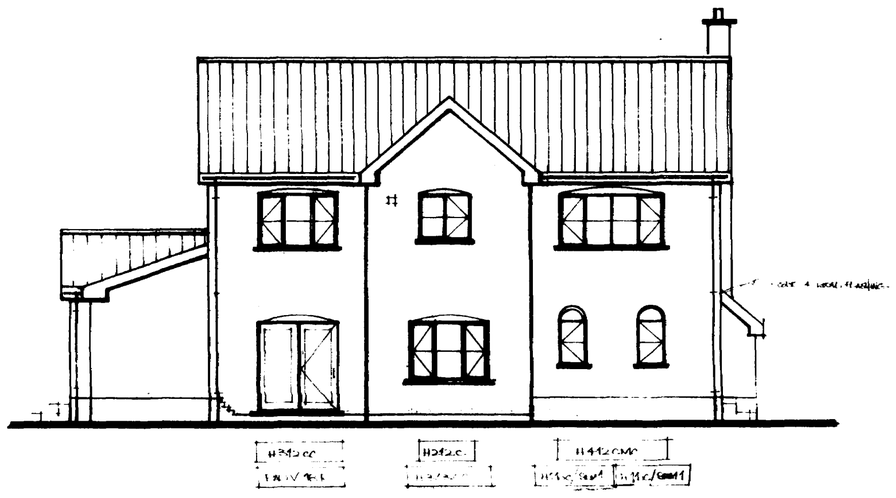
REVISIONS:
A B C.



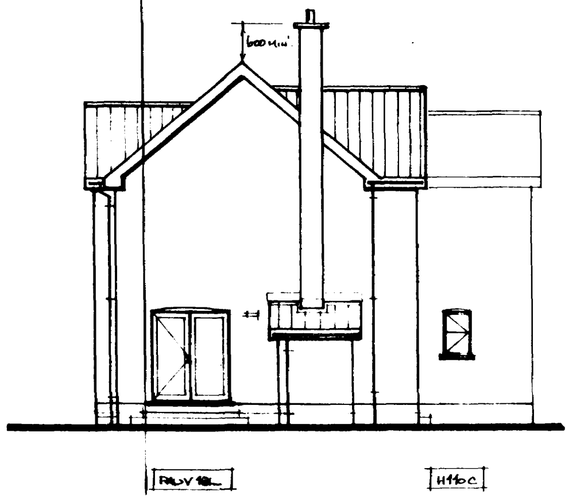
FRONT



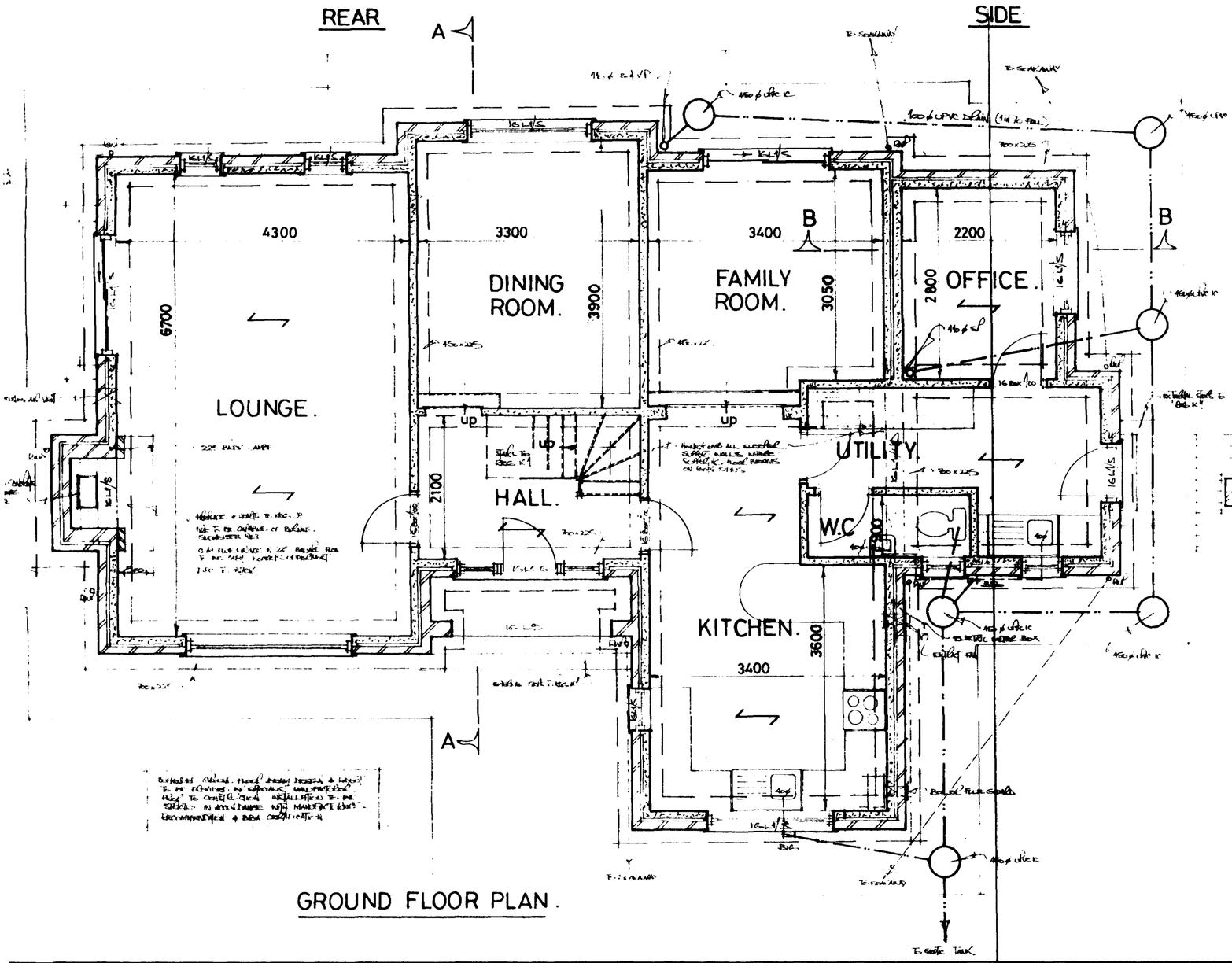
SIDE



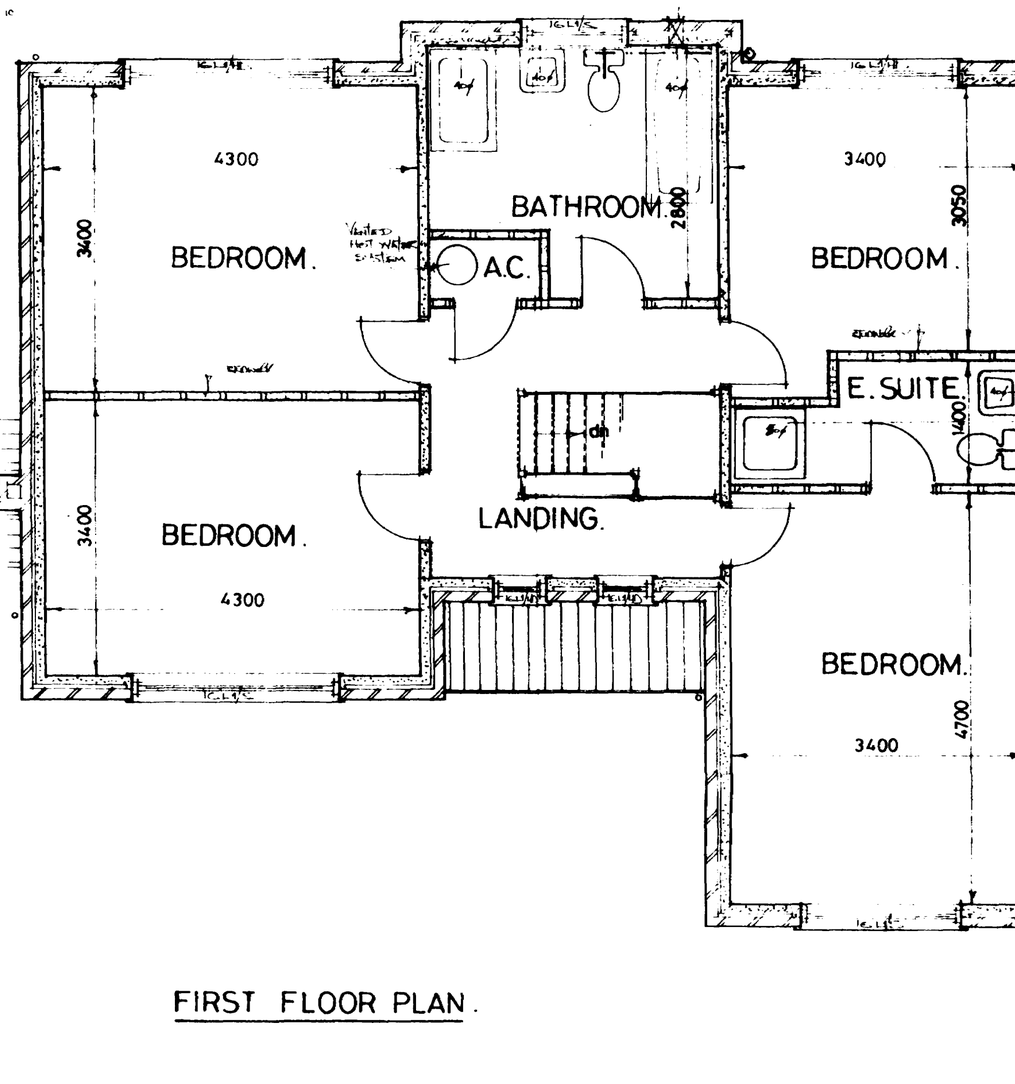
REAR



SIDE



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

All brickwork not containing to steel heating to be suitably lagged.

Steel heating & hot water system to be thermostatically controlled.

Hot water storage system to be vented.

Note: All switches to be mounted min 1200 above finished floor level (unless otherwise specified).

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Connect bath, basin and W. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above win heads and fitted with patent ventilating terminal.

UNDERGOUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and fra Drain runs with less than 300mm ground cover to have paving slab protection ove trench on top of peagravel surround on haunched back trench. Omit where concret path cast over pipe runs.

RAINWATER GOODS
PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outle clips, brackets, connectors etc and conn to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any buildi and to be 1 cu. m. rubble filled with in pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soff

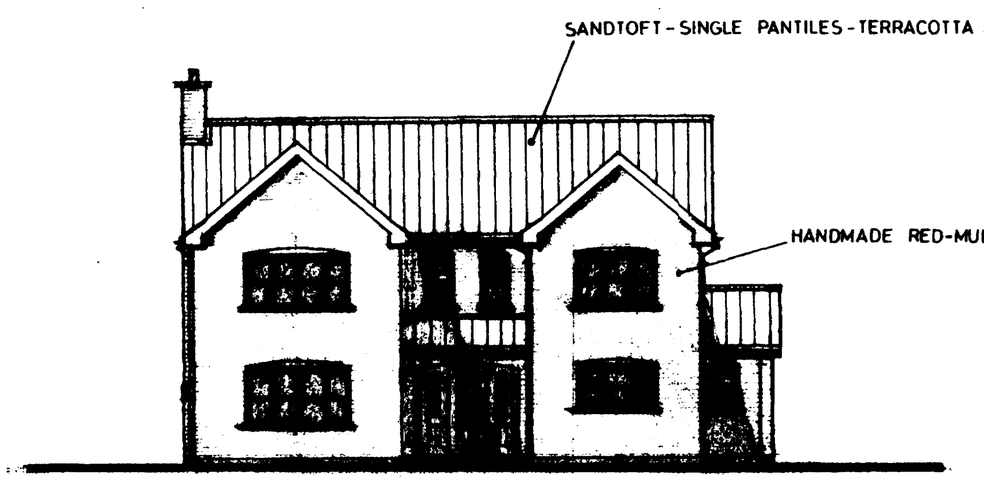
SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architrav to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework provide hot and cold water supplied to new appliances in the building and provi space heating to all new areas. Radiat positions to be as directed.

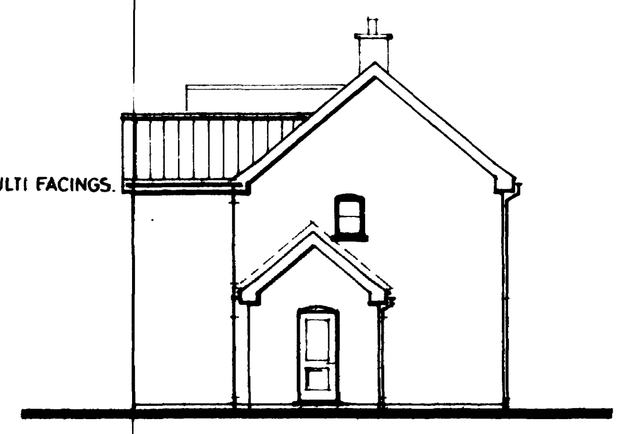
DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be caried out in accordance the latest I.E.E. Regulations. Extend electrical circuits from consumer unit ring mains and install lighting and power points in positions as directed.

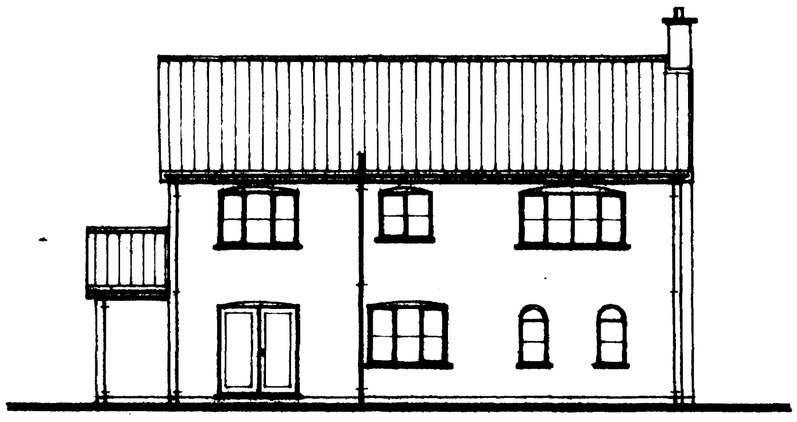
WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.



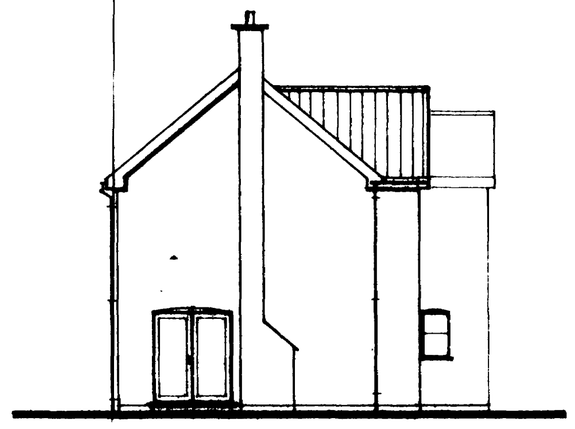
FRONT.



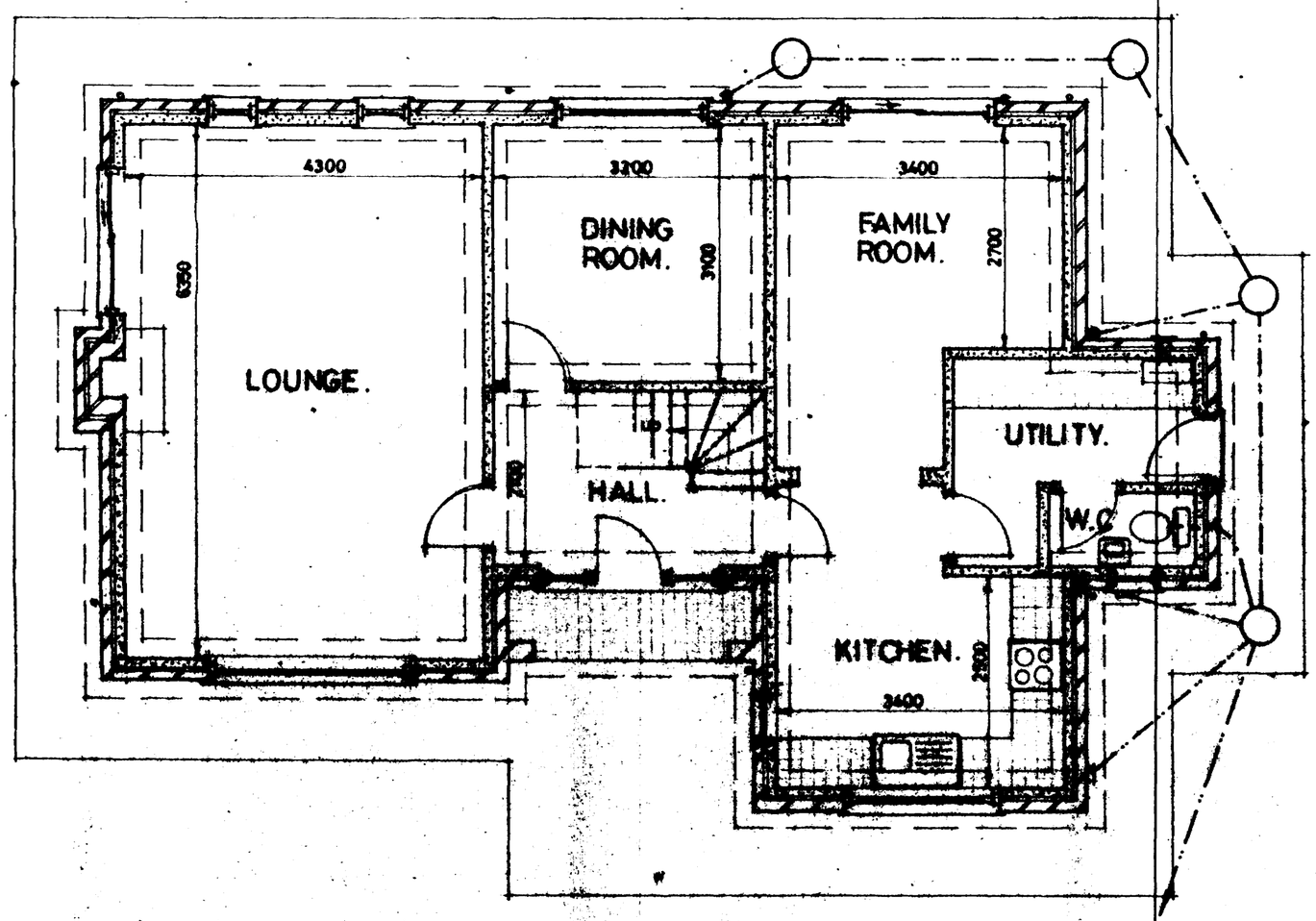
SIDE.



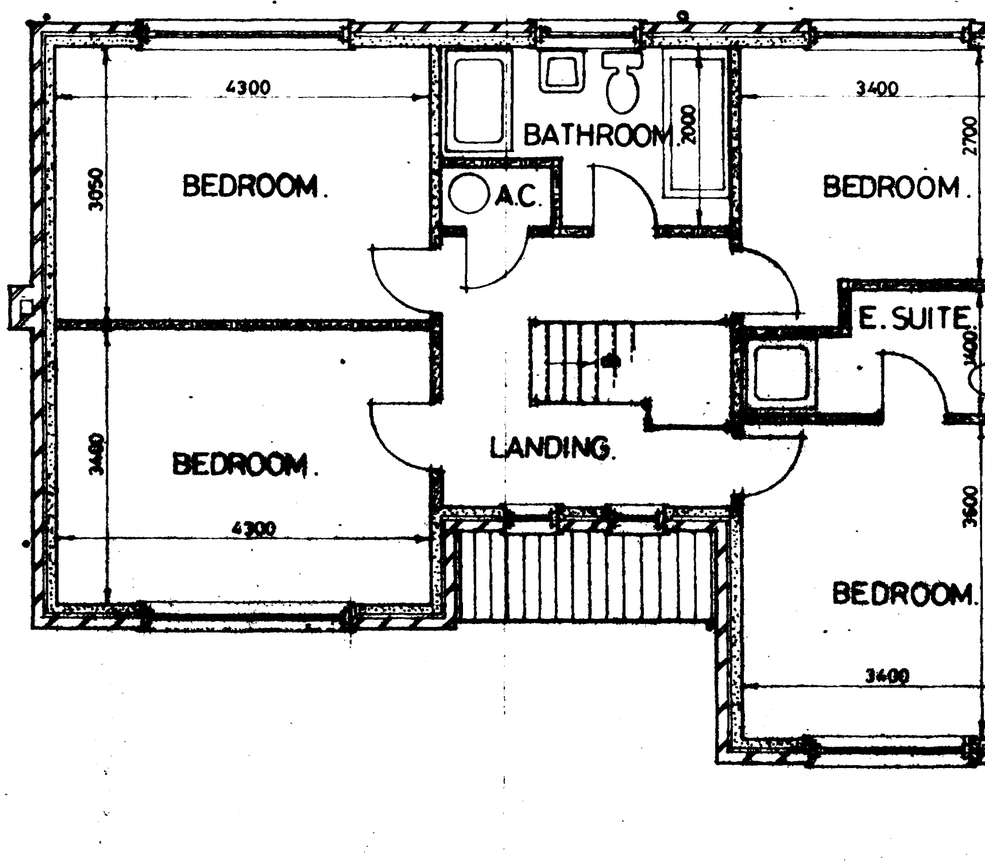
REAR.



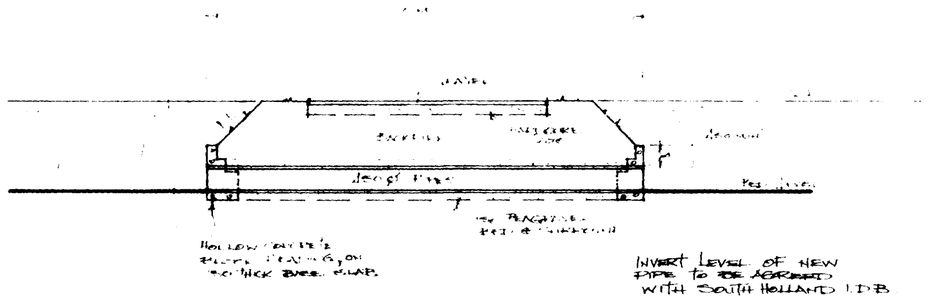
SIDE.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

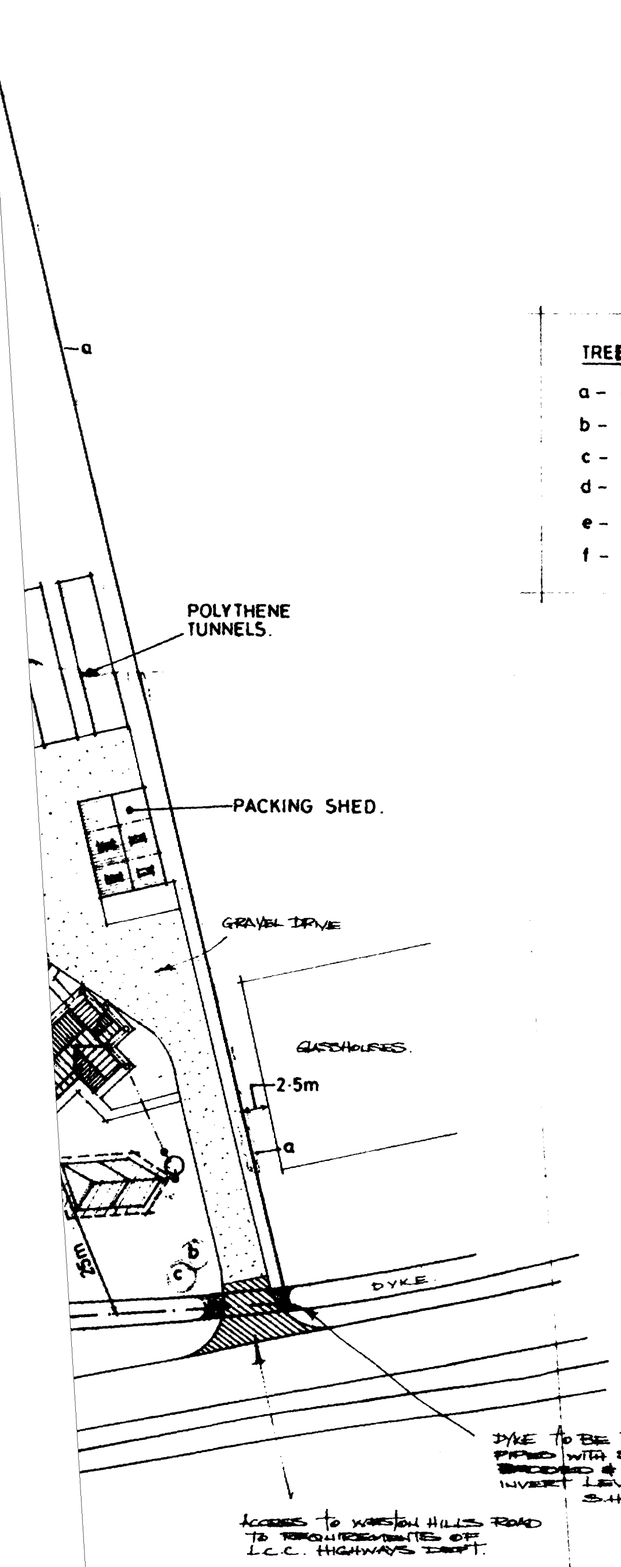


ACCESS CULVERT.

SCALE : 1/100.

TREE PLANTING.

a - CONIFER HEDGING
b - WHITEBEAM.
c - MAPLE
d - SILVER BIRCH.
e - MOUNTAIN ASH.
f - FLOWERING CHERRY.



AYOUT.

/500.

LOCATION PLAN.

SCALE : 1/2500.

SOAKAWAYS
To be minimum 5.0 metres f
and to be 1 cu. m. rubble
pipe discharging to centre

SEPTIC TANK
Connect foul water drains t
capacity 'Klargester' type
constructed in accord with
The sub-irrigational drains
septic tank is to be determ
test in accord with the pro
15.3.2. of BS:6267, 1983. Th
responsible for carrying out
the minimum requirement is 3
irrigational drainage or soa
be determined by the test, w
greater. The Council recomm
tanks, cesspools and settlem
sited at a minimum distance
(40 feet) from dwellings. A
further advised that during
weather, the ground water le
accordingly. It is essentia
falls to the septic tank are
minimum, say 1 in 70, and th
particularly the bottle type,
reducing its neck length by
that both inlet and outlet a
above ground water level. A
reminded that the consent of
Authority must be sought und
of Schedule 12 of the Water
permission to discharge effl
the land. National Rivers A
permit septic tank soakaway
situated within 10 metres of
or to discharge effluent dir
indirectly into an aquifer.
SHOULD THE RESULTS OF THE PE
PROVE TO BE UNSATISFACTORY F
DRAINAGE DUE TO IMPERVIOUS S
SUCH AS CLAY, THEN A CESSPOO
LITRES, (4000 GALLONS) CAPACI
PACKAGED TREATMENT PLANT MUS

S.H.D.C. PLANNING DE
RECEIVED
20 MAY 1992

Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledg
Discuss with	by
Copy to	date

C. 17.4.92. AMENDMENTS TO HOUS
B. 15.11.91. INCREASED TURNING
A. 6.11.91. S.H.I.D.B REQUIRE

G. R. MERCHA
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRU
& LAND DRAINAGE CO
TEL: HOLBEACH (0406)

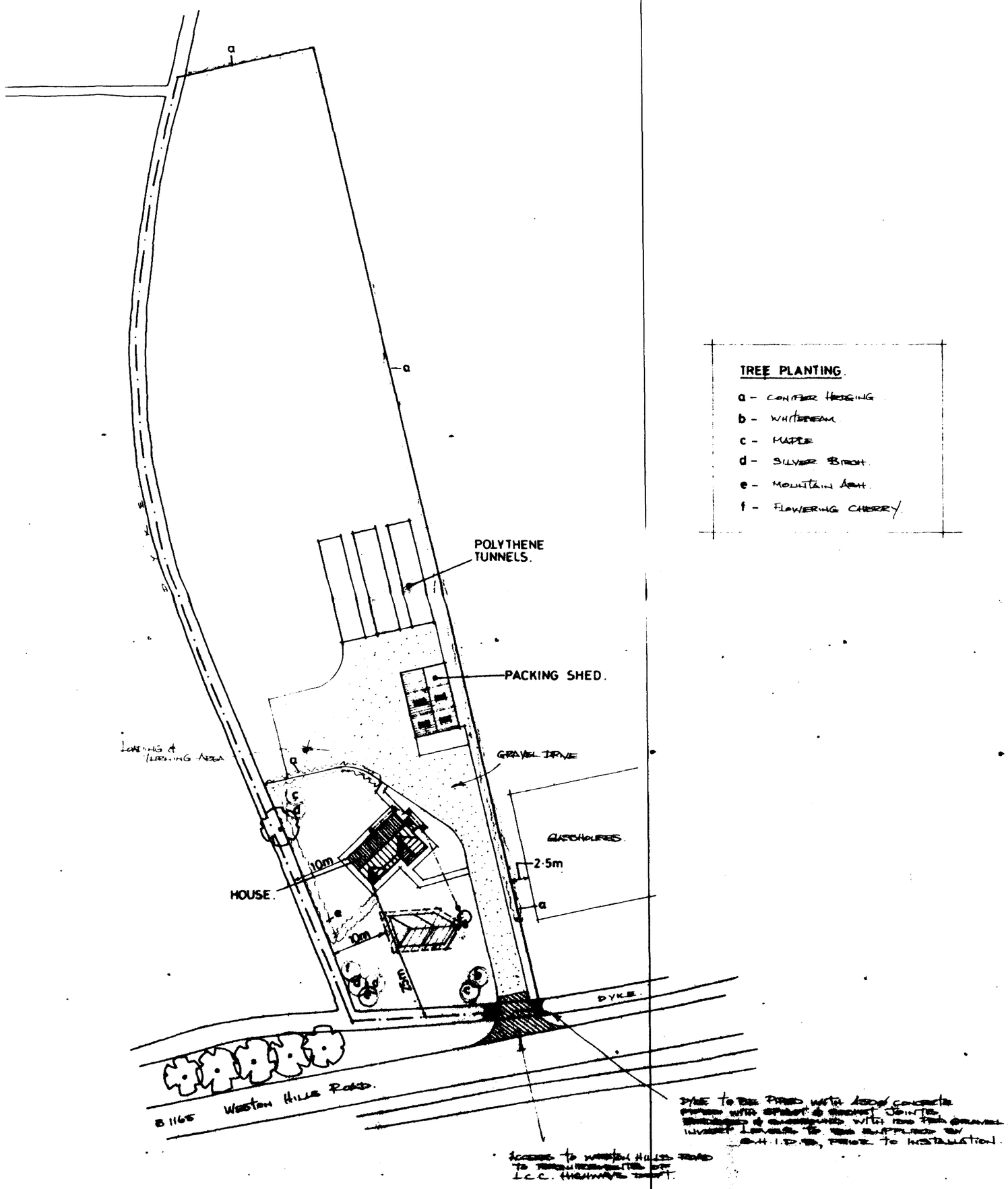
PROJECT:
HOUSE & NURSERY
LOW FULNEY EST
WESTON HILLS
LOW FULNEY.
SPALDING. LIN

CLIENT:
MR & MRS. D. S
18 GREENRIGG
SPALDING.
LINCS.

SCALES:
AS INDICATED.

G.R.MERCHANT. | DRAW

REVISIONS:
A.B.C

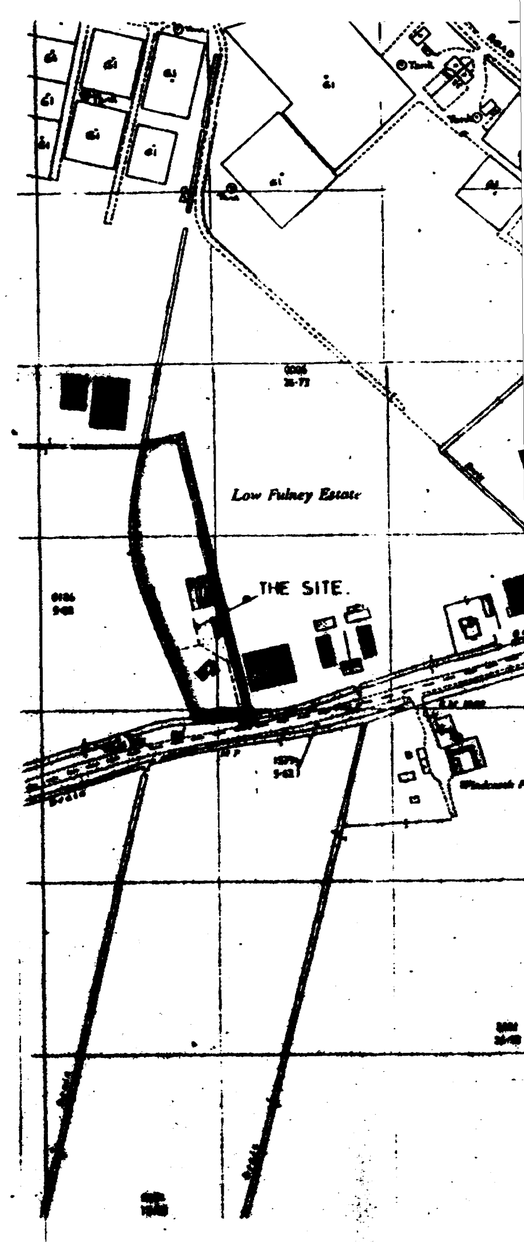


SITE LAYOUT.

SCALE: 1/500.

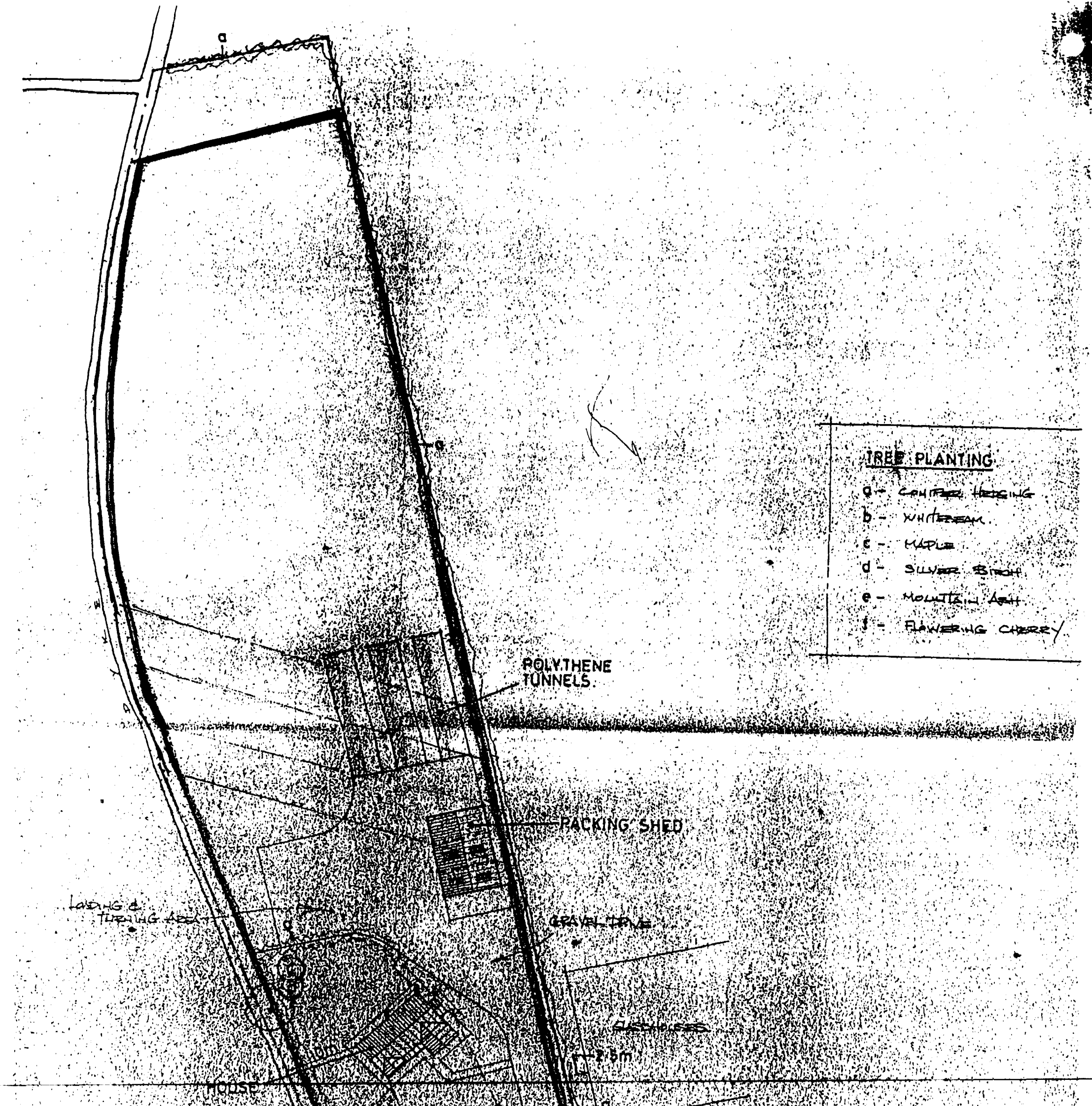
TREE PLANTING.

a - CONIFER HEDGING
b - WHITEBEAM
c - MAPLE
d - SILVER BIRCH
e - MOUNTAIN ASH
f - FLOWERING CHERRY



LOCATION PLAN.

SCALE: 1/2500.


a
c
POLYTHENE TUNNELS.
PACKING SHED
LOADING & TURNING AREA
GRAVEL DRIVE
2.5m
HOUSE
TREE PLANTING
a - CONIFER HEDGING
b - WHITEBEAM
c - MAPLE
d - SILVER BIRCH
e - MOUNTAIN ASH
f - FLOWERING CHERRY