FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0997/93 Received:20-OCT-93 Type:FULL

Name: D T Ball
3 Hawthorn Bank
Spalding
Lincs
PE11 1JJ

Agent: D T Ball
3 Hawthorn Bank
Spalding
Lincs
PE11 1JJ

Description: Erection of dwelling

Location : Horseshoe Road 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 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 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.

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 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

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

approved scheme is implemented satisfactorily.

5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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 The submitted landscaping scheme shall make provision for hedgerow planting along the southern and western boundaries of the site.

Reason: In the interests of the visual amenities of the locality.

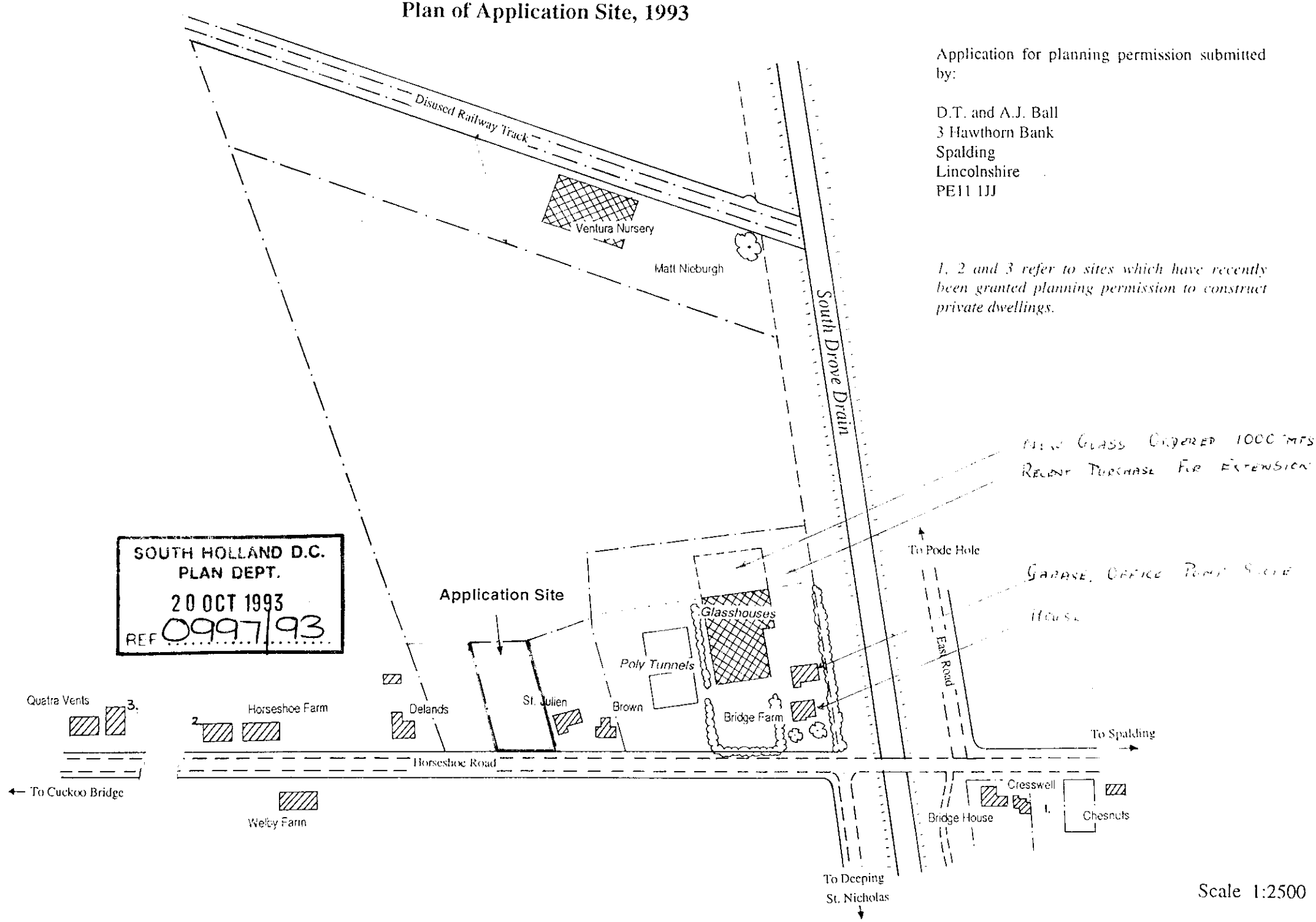
Director of Planning and Building Control Services
01-DEC-93 H16/0997/93

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)

Plan of Application Site, 1993



Application for planning permission submitted by:

D.T. and A.J. Ball
3 Hawthorn Bank
Spalding
Lincolnshire
PE11 1JJ

1, 2 and 3 refer to sites which have recently been granted planning permission to construct private dwellings.

NEW GLASS COVERED 1000 MTS
RECENT PURCHASE FOR EXTENSION

GARAGE, OFFICE POINT SALE
HOUSE

SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 0997/93

Scale 1:2500

3

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0997/93

Date Registered 20 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

D. T. BALL
3 HAWTHORN BANK
SPALDING LINCS
PE 11 1JJ

Tel. No. 724001

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HORSESHOE RD. SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DWELLING

Please complete

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

Signed... Date...

Previous application No: H16/0091/93

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:

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: metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

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

AGRICULTURAL LAND

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

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

or

B. There will be a new or altered access to a public road ✓ →
If so, name of road: HORSESHOE ROAD
Will there be --
Individual access(es) ✓
New estate road

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of: SOAK AWAY

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 A.D.A.S. REPORT & LETTER

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (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:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

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

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

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: N/A. State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Discussed with [illegible] 9/4.
He is happy at 1st sight for this
to go delegated: no need to consult 'expert'

Notes for Case Officer

Site Inspection

Site adjoins bungalow: Buff Ranch
2 windows face - beyond hedge
Further bungalow (screened) to west
Part of larger frontage
Not legit infilling.

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by [illegible]
Date 29/10

Site Notice posted by [illegible]
Date 29/10
Expiry

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 .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓ Refuse (or equiv)

Signed [illegible] Date 23/11

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1. TL1
2. SC 39
3. SC 21
4. SC 27
5. SC 12.
6. B22
7. The submitted landscaping scheme shall make provision for hedgerow planting along the Southern and western landscape of the site.
(Rs. In the interest of the visual amenities of the locality)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0997/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std:
Details
needed

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:
All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

PM 22-10 why does the blue line not include land adjacent Delands - Plot? Also blue land includes a piece to rear of Nicebrugh nursery which is attached to that nursery by an old 106.

Publicity: >>

Departure ? .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:
County .....
E Heritage .....
Societies ..... G ROW

RECONSULTS

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	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:

Case Officer : [signature]

Senior Officer Confirmed ...[signature]... Date...22/10... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 20 OCT 1993

Registration

Reference H16/0997/93

Cross-Ref R 25/10

Date 21-OCT-93 LAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £NIL

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 218
Grid ref 5 21650 3 3 21050

Ward T

Parish SPALDING

Inside IBD NO

Inside LP area NO

OS Plots

Linked to site Ref 1749

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: 391/93
Earlier apps

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

BRIAN SMITH FP 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

H16/0997/93

FULL

Applicant: D T Ball
Tel: 0775 724001

Agent: D T Ball
0775 724001

Description: Erection of dwelling

Location: Horseshoe Road
Spalding
Lincs

Valid date:	20-OCT-93	Terminal date:	15-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	27-OCT-93	Report deadline:	23-NOV-93
Inspected by	03-NOV-93	Agreed TD Ext:	
Extra contacts	10-NOV-93	Case Officer:	
Report if not clear by	24-NOV-93		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		29-OCT-93	19-NOV-93
Cllr C F Fisher	0775 725983	25-OCT-93	01-NOV-93
Cllr Mrs A M Newton	0775 762210	25-OCT-93	01-NOV-93
Cllr R C West	0775 760231 (Of	25-OCT-93	01-NOV-93

SITE RECORD

Grid ref: 521650 332100
OS Sheet: 218 Parcel:

L.C.C - Obs Attached JCB 18/11/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0997/93

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	1	6	3	2	1

2. Address or location

Horseshoe Road, Spalding.

3. Name, classification and number of road

II

4. Date application referred 20-11-93

5. State whether outline, detailed application etc.

Full.

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

Erection of Dwelling.
(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: 20-11-93 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) B22

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.

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: H16/0997/93
Description: Erection of dwelling

Location: Horseshoe Road
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 19-NOV-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

29-OCT-93

SOUTH HOLLAND DISTRICT COUNCIL

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0997/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0266/94 Received:17-MAR-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs D T Ball
3 Hawthorn Bank
Spalding
Lincs

Agent: Mr & Mrs D T Ball
3 Hawthorn Bank
Spalding
Lincs

Description: Landscaping and details of Bricks & tiles - English Rose Butterly - Terracota (similar) (Conditions 3, 5 and 7)
Location : "Ashfields" Horseshoe Road
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

26-APR-94 H16/0266/94

Application For Agricultural Dwelling

SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 0997/93

Section A. - Particulars Of Existing Holding

1. Intensive Horticulture.

2. Please see attached map.

3. AREA. 1700M² GLASSHOUSE
500M² POLYTHENE TUNNEL
1000M² GLASSHOUSE TO BE ERECTED Feb '94

4. 40 varieties of mini house plants produced and sold to both national and international wholesalers who supply stores such as MARKS & SPENCERS, TEXAS, B&Q, SAINSBURYS, and MORRISONS in the UK.

   Other countries include Denmark, Germany, Finland, Sicily, Austria, Switzerland, France and Belgium.

   There is capacity to grow 2,000,000 6cm plants at present and there will be a further 1,000,000 in Feb '94 with the additional glass. It is believed that the capacity for 3,000,000 pots will make us the largest producer of 6cm foliage house plants in the country.

5. NOT APPLICABLE.

6. Current Staffing Levels :-

Employee	*Task / Role*	*Status*	*Location*	*Distance From Nursery (miles)*
Tony Ball	Owner / Grower	Full Time	Nursery	0
Jayne Ball	Owner / Payroll	Full Time	Nursery	0
Leslie Amess	Y.T.	Full Time	West Pinchbeck	4
Joyce Seymour	Horticulturist	Part Time	Whaplode	8
Angela Winkley	Horticulturist	Part Time	Pinchbeck	5
Carole Frost	Horticulturist	Part Time	West Pinchbeck	3
Carol Pearson	Horticulturist	Part Time	Pode Hole	1
Jenny Briggs	Horticulturist	Part Time	Bourne	9
Judy Reedshaw	Horticulturist	Part Time	Bourne	8
Marika Baxter	Horticulturist	Part Time	Spalding	2
Vee Wickens	Horticulturist	Part Time	Spalding	2
Jane Overton	Horticulturist	Part Time	Pode Hole	1
Bridget Scase	Horticulturist	Part Time	Pinchbeck	5
Stephanie North	Horticulturist	Part Time	Donington	10
Patricia Eames	Horticulturist	Casual	Bourne	9

(current staffing levels continued ...)

Emma Eames	Horticulturist	Casual	Bourne	9
Sylvie Heyries	French Student	Casual	South of France	-
Marlene Albert	French Student	Casual	South of France	-
Mark Lowther	Student	Casual	Pode Hole	1
Anthony Brown	Student	Casual	Pode Hole	1
Nicola Robinson	Student	Casual	Pinchbeck	5
Helen Darley	Student	Casual	Pinchbeck	5
Becky Cole	Student	Casual	Spalding	2
Lynsey Pell	Student	Casual	Spalding	2
Andrea Lowther	Student	Casual	Pode Hole	2
Anna Wright	Student	Casual	Spalding	2
Liz Wand	Student	Casual	Spalding	2
Sue Lewry	Student	Casual	Spalding	2
Michelle Rawlings	Student	Casual	Spalding	2
Carolyn Harding	Student	Casual	Spalding	2
Lorraine Exton	Student	Casual	Spalding	2
Hayley Chilvers	Student	Casual	Spalding	2
Fran Moore	Student	Casual	Spalding	2

7. The glasshouse has perishable stock valued at £80,000 that needs someone in attendance or on-site 24 hours a day.

   The glasshouses are maintained at 20°C air temperature and 25°C root temperature. Boiler control is vital, especially through the winter months.

   Staff are working 7 days a week from :-

   8.00 am → 2.30pm Weekdays,
   5.00 pm → 10.00pm Weekdays,
   8.00 am → 12.00 mid-day Weekends.

   52 weeks of the year (with Christmas day off).

   Due to the glasshouses being so intensively used, feeding and chemical application have to be carried out when no one else is present. These activities take place on a weekly basis, on a Saturday and Sunday night.

8. NOT APPLICABLE.

9. 40% of the work carried out on the nursery is after 5.00pm at night or at weekends outside normal working hours.

10. The nursery has a house on-site that is occupied by myself, my wife, and my three young children. The property is 150 years old, and has no agricultural clause associated with it. There are no other dwellings, nor have there been, on the site.

11. The buildings stated below are shown on the map.

Qty.	*Description*	*Notes*
1	Garage.	
1	Shed.	
1	Office.	
1	Pump house.	
1	Store Shed.	
1	Boiler room	BOILERS INSIDE GLASSHOUSE
2	Glasshouses	Built within the last 5 years at a cost of £196,000.

12. Fixed Equipment :-

Qty.	*Description*
2	Oil fired boilers.
1	Gas burner.
1	Environmental computer.
1	Irrigation computer.
73	Sodium lights.
4	Thermal screens.
1	CO_2 enriched plant.

13. The site has 100KVA supply of electricity, although the EMEB would like us to use a total energy package and generate our own electricity so that they can use our Hi-Tech facilities as a trial ground and showpiece for their equipment.

    The site currently has mains gas supplied to the house. It is planned that the gas supply will be extended in future to drive the 'Total Energy Package' supplied by EMEB.

    There are two water supplies to the site. A ¾" supply to the nursery, and a ½" to the house. Sewage disposal is by 2 septic tanks.

    Waste peat is given away to people for use on their gardens.

    Waste polystyrene is finely chopped and recycled in cornpost that is used on the nursery.

14. Chemicals have to be used on the nursery. Their use is kept to a minimum, and they are securely locked in a purpose built store cupboard which is in one of the locked sheds as shown on the map.

15. As far as I am aware, there has been no theft on the holding at all.

16. None yet.

Section B. - Particulars Of Proposal

1. A nursery foreman / maintenance man who will look after the nursery on a rotational basis with myself.

2. As yet, the individual hasn't been appointed.

3. The proposal does not replace an existing dwelling.

4. NOT APPLICABLE.

5. NOT APPLICABLE.

6. A + C.

7. -

8. Conveniently situated for the nursery for the essential cover required on a rotational basis with the owner.

9. There are orders being collected from the nursery at all times, and drivers have to be attended to in order to exchange transport trolleys and documentation (especially with the continental lorries).

10. YES, but I do not consider sharing our house with the nursery foreman a practical possibility.

Section B. - Personal Circumstances

1. YES :-
    - 3 years diploma course at horticulture college.
    - 3 years as an employed supervisor,
    - 6 years as a nursery manager,
    - 5 years as a self employed horticulturist.

2. The only professional advice taken on setting up the nursery 5 years ago was from our accountant and bank manager.

   It was envisaged at the start that there would come a time where additional help would be required in the maintenance and running of the nursery by a nursery manager / foreman. The need for cover of breakdowns, night work, weekend work and the dispatching of orders in the night all point to the need for the foreman to live on-site.

   I expected to work long and inconvenient hours to establish the business but I have now reached a point where I am prepared to pay a 'duty man' to allow me and my family weekends off and a holiday once and a while. To date, we have taken 15 days holiday in 5 years.

Section B. - The Proposed Agricultural Holding

1. We are not applying for an agricultural holding, just a dwelling for a foreman / duty man.

   I hope that the planning authority will grant us permission for a dwelling house with an agricultural clause.

   At the moment, and I hope for the future, we need, and can cost justify, a deputy for myself.

ld like to receive our
ıure, contact our office on
.388 or write to
Manor, Fleet Road,
ıch, Spalding,
s PE 12 7AX

ASHWOOD HOMES

BUILD A BETTER NEIGHBOURHOOD

5780M

SQ

AND WANTED
1994 SEASON
OR POTATOES AND SUGAR BEET
IN SOUTH LINCOLNSHIRE
ease telephone 0205 722755
Evenings 0205 368351
Richard Austin Associates
LTANTS IN AGRICULTURE AND HORTICULTURE
DSP5637

SQ

S O U T H
HOLLAND
DISTRICT COUNCIL

SE COLLECTION SERVICE

nat with effect from week beginning 1st November 1993, may affect the day and time your refuse is collected.

TIME CHANGES

ably used to having your refuse collected at a particular but because of the changes it may be at a different time in future.

ust be placed ready for collection by 7.30 am.

DAY CHANGES

e delivered to your home if your day of collection is to rwise, your collection day remains unchanged but you will ve your refuse ready for collection by 7.30 in case the time is different.

ollection day is to change you will be notified.

to revise refuse rounds from time to time to cater for new e apologise for any inconvenience the resultant changes may cause you.

Howard Williamson
Contracts Manager

x5253

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION OF TRAFFIC
SPALDING — PARK ROAD

NOTICE IS HEREBY GIVEN that Lincolnshire County Council has made an Order on Park Road, Spalding.

The Order has been made to undertake road-works and will have a maximum duration of 18 months. The restriction is expected to start on November 1, 1993 and last for three weeks or the completion of the works.

The effect of the Order is to prohibit vehicles from proceeding on Park Road for about 30 metres from Pinchbeck Road and will apply at all times when traffic signs are displayed.

The alternative route for affected traffic is via Winsover Road, Station Street, New Road, Pinchbeck Road and vice-versa.

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

PLANNING APPLICATIONS

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

H16/0700/93 Allison Homes FULL
Residential development — 20 dwellings comprising of 2 and 3 bed detached, semi-detached and terraced units
Land of St Annes Way, Spalding, Lincs.

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

H08/0991/93 David Cordner FULL
Office building to accommodate existing business
Land adjoining "Jensalbry", Boston Road, Gosberton, Spalding, Lincs.

H14/0965/93 Mr M. A. Boddington FULL
Change of use of barn to workshop, small barn to office and other barn to small shop
"Willowlea", 2 Mill Green Road, Pinchbeck, Spalding, Lincs.

H16/0997/93 D. T. Ball FULL
Erection of dwelling
Horseshoe Road, Spalding, Lincs.

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

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.

S O U T H
HOLLAND
DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

October 29, 1993.

JEWVN 5632 187/5075G29-10

CP
29/10/93.

Our Ref: 93/1/SH/0297
Contact: G Thornalley

Date: 18 November 1993

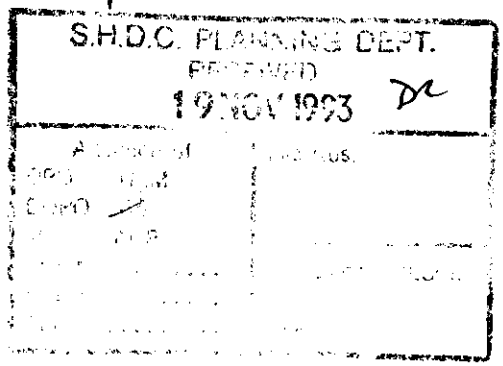
discussed this with Nov 25/11
The agrees these "conditions" can be ignored as not relevant to planning

NRA

National Rivers Authority
Anglian Region

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

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1993 DC



Dear Sir

Planning Application No. H16/0997/93

PROPOSAL : **ERECTION OF DWELLING**
LOCATION : **HORSESHOE ROAD, SPALDING**
APPLICANT : **D T BALL**

I refer to your consultation received on 9 November 1993.

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

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

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

Cont/....

NRA

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

CONDITION: All fuel, 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.

REASON: To prevent pollution of the water environment.

Advice to Applicant

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Only domestic sewage should be discharged to the septic tank.

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.

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

Yours faithfully

R F Morgan
Planning Manager

Telephone SPALDING (0775) 4001 VAT Reg. No. 119 1631 85

D. T. BALL

1 & 3 HAWTHORN BANK, SPALDING, LINCS. PE11 1JJ

Mr.B.Smith, MRTPI.
Director of Planning,
South Holland Distict Council,
SPALDING.

21st October 1993.

Dear Sir,

With reference to the enclosed planning application, Bridge Farm was purchased by A.W.Ball Seven years ago with the intention of developing a Horticutural Nursery on the site, so far, this has been done in two stages. 1000 Mtrs.in the first stage and 700 mtrs.in the second, now a further 1000 mtrs.is being added. In 1986 I bought 18.5 acres of land to the rear of Bridge Farm so as to enable the nursery to expand as and when finances permitted,and in April this year 1.75 acres of land (edged in yellow) was sold to the Nursery to enable the third stage to be added. The increased area of production will require more staff, it is my intention to work in the nursery and deputise for my son in his absence.

Yours faithfully,

D.T.Ball.

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

AT

BRIDGE FARM NURSERY
HORSESHOE ROAD
SPALDING

REPORT PREPARED FOR
MR D T BALL

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

September 1993

ADAS

1.0 INTRODUCTION

This report has been written at the request of Mr D T Ball who is associated with the horticultural business trading as A W and S J Ball at Bridge Farm Nursery, Horseshoe Road, Spalding.

This is an impartial report with the intention of outlining the facts considered relevant to the application for a dwelling house to be erected on the site. Information in this report should enable the local authority to consider the application in the light of current government guidelines contained within Annex E of PPG7.

2.0 SITE VISIT AND INSPECTION

A site visit and inspection was undertaken on 9 September with Messrs A W and D T Ball and they were interviewed with regard to the existing business operated from Bridge Farm Nursery.

3.0 HORTICULTURAL BUSINESS

3.1 Area Occupied

The nursery business occupies a total of 1.8 hectares (4.5 acres) at Bridge Farm. Mr D T Ball, the applicant, owns a field of 5 hectares (12.5 acres in area) adjacent to the nursery currently cropped with wheat.

3.2 Cropping

The nursery is an intensive horticultural business comprising 1700m². (18292 sq.ft) of heated glass and 500m² (5380 sq.ft) of heated polythene tunnels. The sole output of the nursery is approximately 2 million mini house pot plants per annum with up to 40 varieties being grown. Plants are raised from imported seedlings or home grown cuttings according to variety and grown on in 6cm pots under glass or polythene again according to variety.

3.3 Buildings

As stated above, the total area of glass amounts to 1700m² and an order has recently been placed for a further 1,000m² This glass is fully double glazed and contains both overhead and undersoil heating systems with two types of thermal screen. Foliar feeding and watering is available from overhead irrigation lines. The whole system is controlled by computer so that environmental conditions including carbon dioxide levels, can be controlled to a high degree of accuracy. The main block of glass also contains a plant room and despatch area for finished produce.

The polythene tunnels amounting to 500m² are used for less demanding species although these are heated and have irrigation facilities. In addition, there is a traditional brick and tile building used as an office, plant room and for storage.

3.4 Labour

At any one time, the labour force numbers up to 31 people. Of these, only Mr A W Ball and his wife and one youth trainee are employed full time. The remainder of the work force is part-time or casual and the number varies according to the time of year related to the demand for plants. The main feature of the labour force is that a shift system operates with staff being employed from 8am until 10pm daily and 8pm until midday at weekends for 52 weeks of the year. This means that 40% of the labour input is after 5pm or at weekends.

3.5 Dwellings

The only dwelling on the unit is the main farmhouse occupied by Mr A W Ball and his wife and children. It is understood that this is an old dwelling and has no agricultural habitation condition attached to it. All employed labour live in their own properties in and around the Spalding/Pode Hole/Pinchbeck area. Mr D T Ball, the applicant, lives in a dwelling with a retail shop at 3 Hawthorn Bank, Spalding. It is understood that the house and business will be sold if this application is successful.

4.0 REASONS FOR THE PROPOSED DEVELOPMENT

Mr A W Ball stated that the nursery has expanded rapidly over the past few years and, with the addition of a further 1,000m² of glass, the unit will be capable of producing up to 3 million plants per year making it possibly the largest of its type in the country. This expansion would require taking on a minimum of 4 more part-time or casual workers for what is a very labour intensive business. Mr Ball stated that at present he is the only person connected with the management of the business living on site and it is becoming increasingly difficulty to take any time off and to cope with all the paperwork, labour and equipment supervision necessary for the success of the business. Failure of any one of the heating, irrigation, thermal screen or CO_2 level equipment could result in drastic losses with up to £80,000 worth of stock plants in the glasshouse at any one time. Expansion of the glass as proposed, will add to these pressures and potential losses. Currently, his father and the applicant, Mr D T Ball has responsibility for the engineering maintenance of the various equipment being a former engineer. He now wishes to take a more formal role in the management of the business including the supervision of staff and the delivery and collection of materials during Mr A W Ball's absence from the holding.

5.0 ADAS COMMENTS

1. This is a full-time and viable horticultural business with a high level of risk involved in producing exotic plants. The labour force is considered reasonable for the level of activity required to produce the final product. The amount of full-time labour however, particularly managerial, is considered low for the amount of supervision required.

2. The maintenance of the environmental equipment necessary to produce the plants requires a high degree of skill and experience and Mr D T Ball would appear to possess these skills.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0997/93 Received:20-OCT-93 Type:FULL

Name: D T Ball
3 Hawthorn Bank
Spalding
Lincs
PE11 1JJ

Agent: D T Ball
3 Hawthorn Bank
Spalding
Lincs
PE11 1JJ

Description: Erection of dwelling

Location : Horseshoe Road 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 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.

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 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.

5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

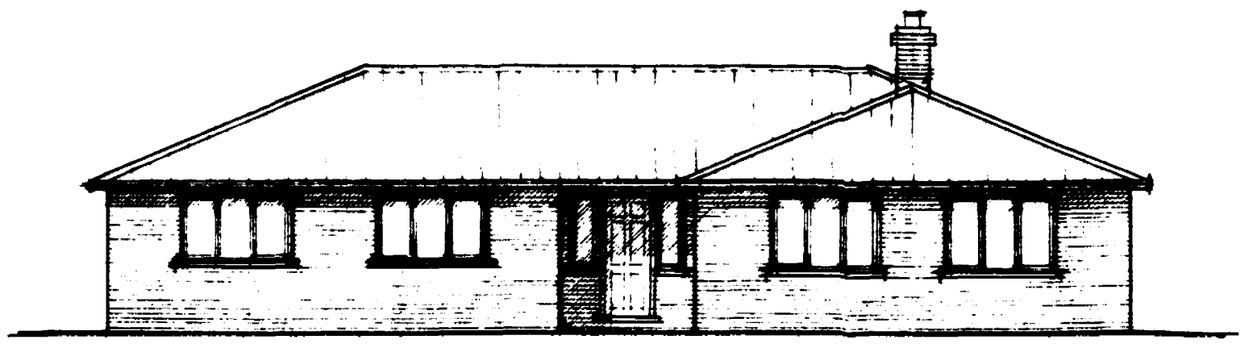
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

7 The submitted landscaping scheme shall make provision for hedgerow planting along the southern and western boundaries of the site.

Reason: In the interests of the visual amenities of the locality.

24-NOV-93 AD check.....

Authorised to issue (inc Delegation).....



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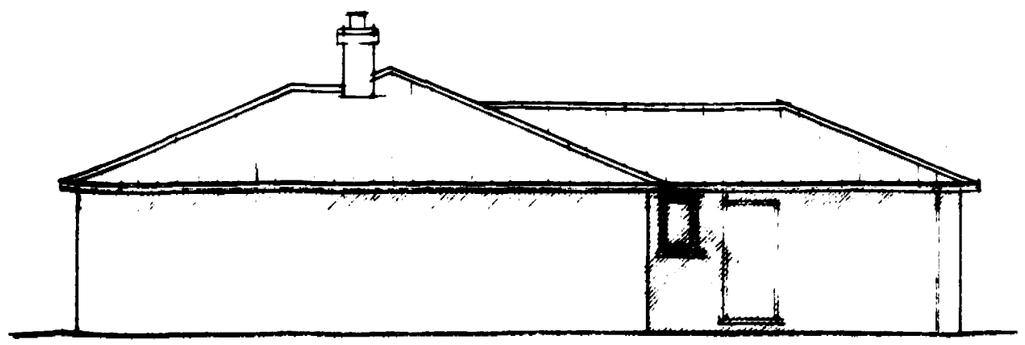
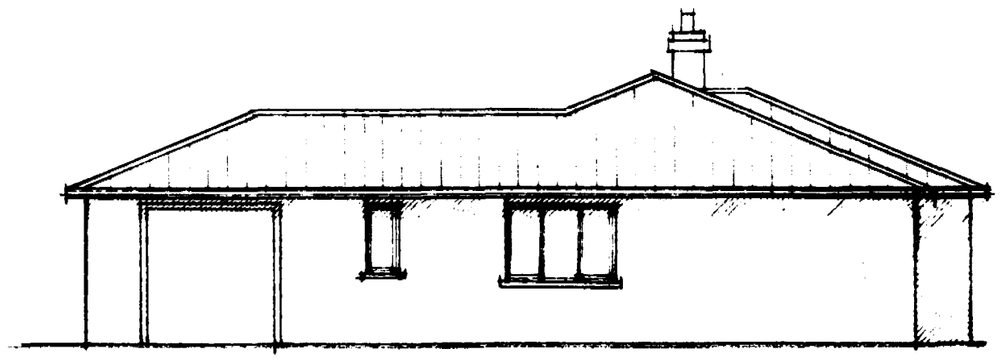
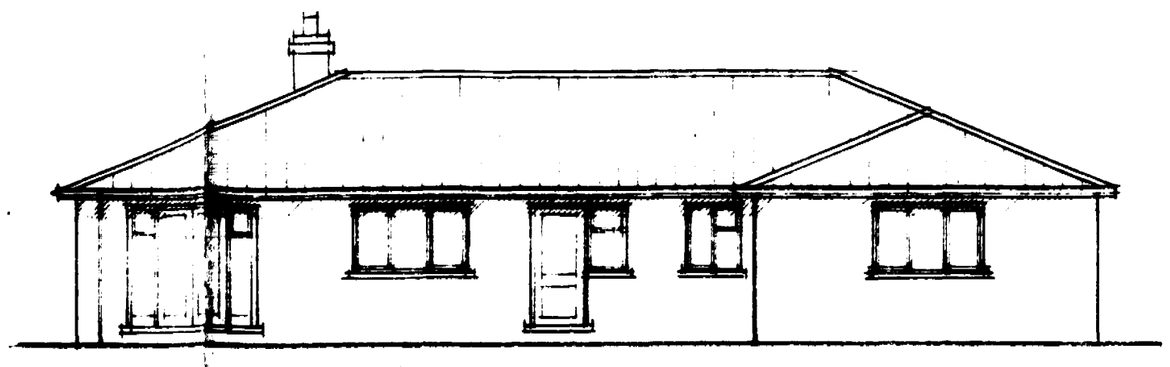


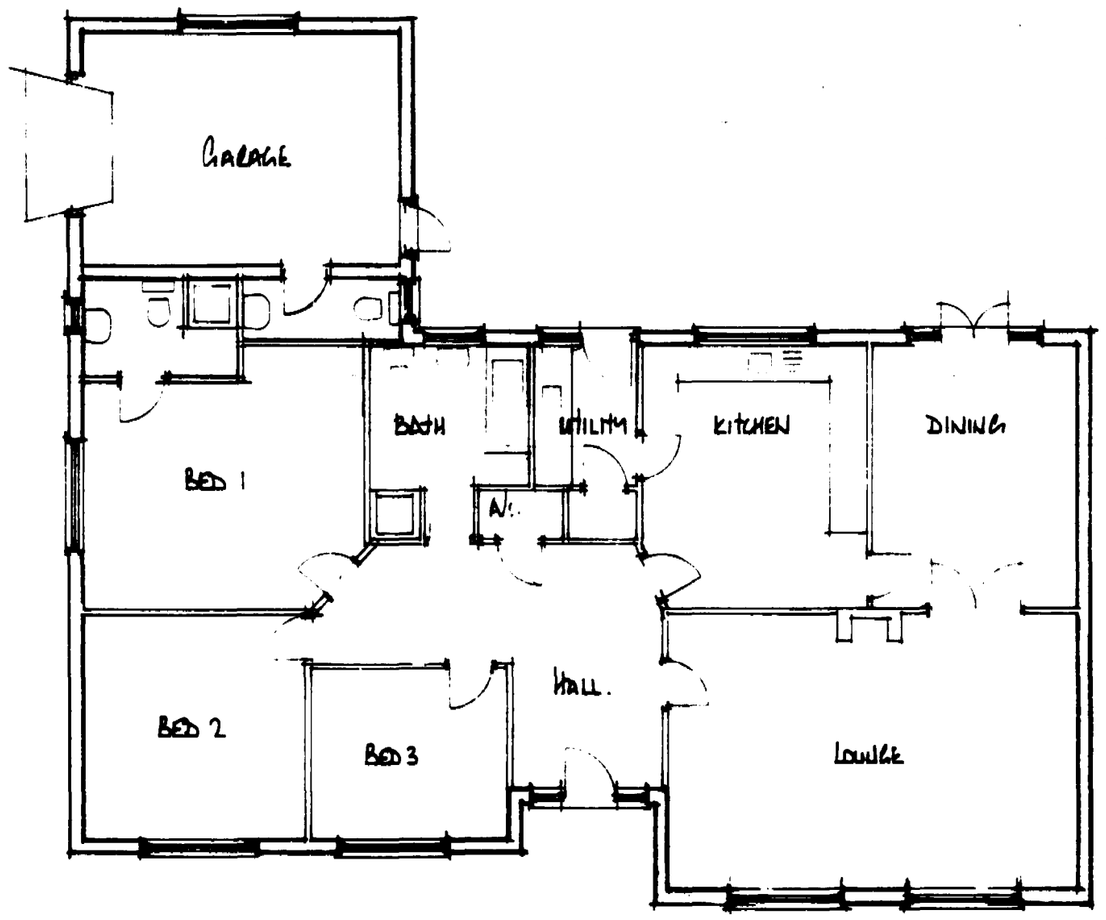
east



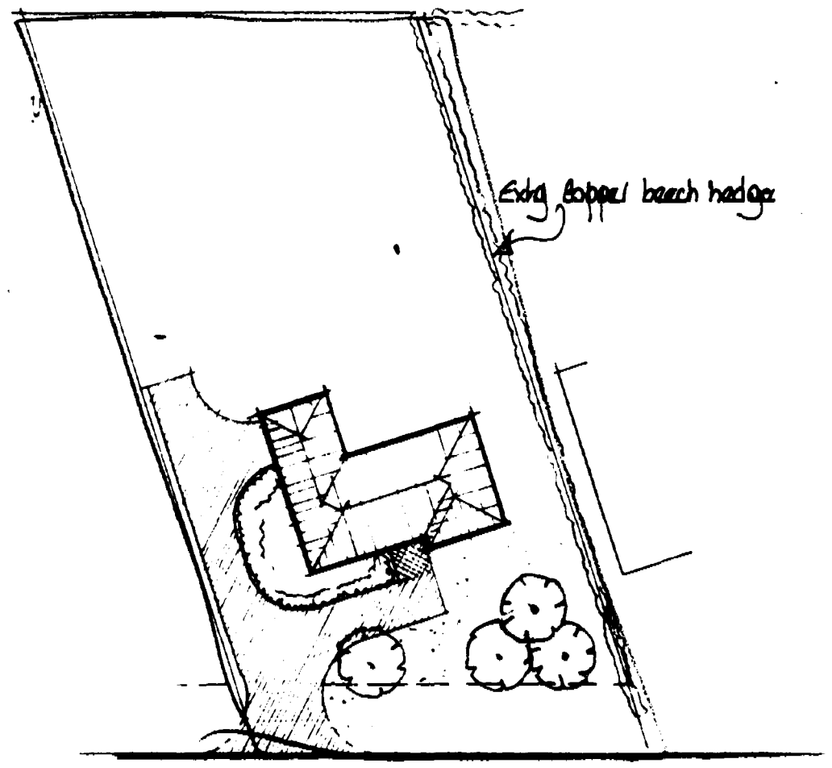
west



north



floor plan



block plan

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
21 OCT 1993
REF 0997/93

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A	26.9.93	Amended in accord with client instruction.
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JA
Tel : Spalding (0775) 767968

Client

MR. D & MRS. A. BALL.

Job Title

RESIDENTIAL DEVELOPMENT AT
HORSESHOE ROAD
SPALDING.
LINCS.

Drawing Title

PLAN & ELEVATIONS OF
PROPOSED BUNGALOW

Scale 1:100 & 1:500

Date feb '93

Drawn by AL

Drg No. 93/04/01.

Rev A

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

420×594mm A2