CONTENTS PAGE (30 PAGES AND OVER)

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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: H17/0271/91

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H17/0249/92 Received:13-APR-92 Type:RESERVED MATTERS

Name: Mr M Burrell
52 Crossgate Lane
Pinchbeck
Spalding
Lincs

Agent: East Midlands Design Ass.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

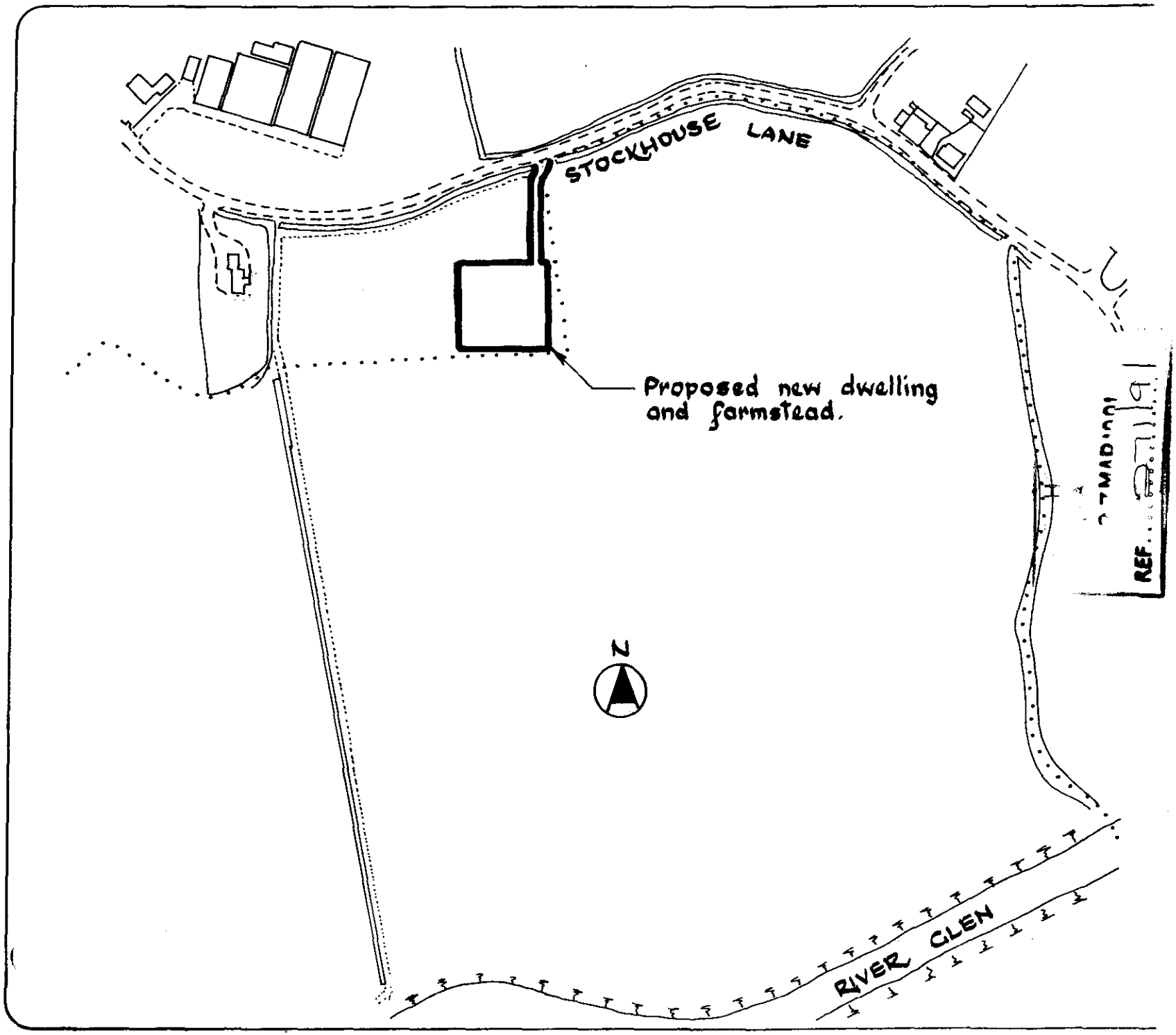
Description: Erect 3 bed bungalow

Location : Stockhouse Lane Surfleet
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

sgd B SMITH
Director of Planning and Building Control Services

02-JUN-92 H17/0249/92



Mr. M.W. BURRELL,
M/S. TEMPLE & BURRELL,
CROSSGATE HOUSE,
CROSSGATE LANE,
PINCHBECK,
SPALDING,
LINCS.

job title
PROP. NEW DWELLING & FARMSTEAD for AGRICULTURAL PURPOSES, STOCKHOUSE LANE SURFLEET, SPALDING, LINCS.

drawing title
SITE PLAN & MEANS of ACCESS

scale	drawn
1:2500	13:3:91

dwg no

ADAS
DESIGN SERVICES
CERES HOUSE,
LINCOLN
0522 529951

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H1/0271/91

Date Registered 27 MAR '91

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR M W BURRELL
M/S TEMPLE AND BURRELL
CROSSGATE HOUSE
CROSSGATE LANE
PINCHBECK
SPALDING, LINCS

Tel. No. SURFLEET 246

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

J W BARLOW ESQ HND(AGRIC)Dip.Agr.Eng.ARICS
AGRICULTURAL DEVELOPMENT AND ADVISORY SERVICE
CERES HOUSE, 2 SEARBY ROAD
LINCOLN LN2 4DW
Tel. No.LINCOLN 529951 (Ext 381)
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PART FIELD O.S.44(NG 2807),STOCKHOUSE LANE, SURFLEET, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED NEW DWELLING FOR AGRICULTURAL PURPOSES AND FARMSTEAD including means of access

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of .184.00 ..... If you consider no fee is payable include a written explanation instead.

Signed ..... Date 27 MARCH 1991 .....
J W BARLOW

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 0.2 (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.* N/A

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. N/A

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. N/A

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

B. If new dwellings are proposed, please state how many: ONE DWELLING (BUNGALOW)

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:
Will there be –
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site? ON SITE PARKING/GARAGING

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 — A. EXISTING DYKE

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

C. Please state whether a land drain will be affected — C. YES (EXISTING FIELD IS UNDERDRAINED)

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. PLEASE SEE COVERING LETTER AND ATTACHED ADAS AGRICULTURAL DWELLING HOUSE APPRAISAL.

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 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 OCCUPIER

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 J W BARLOW (~~Applicant~~/Agent) Date 22 MARCH 1991

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: N/A

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 J W BARLOW (~~Applicant~~/Agent) Date 22 MARCH 1991

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.

N/A

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

FILE SHEET

0271 W.	Last Committee before terminal date: 22 5 91 COM.	Case Officer W PU

APPLICATION NO : H08/0271/91 (H17)

RECEIVED : 27 3 91 TERMINAL DATE : 22 5 91

APPLICANT : Mr M W Burrell Agent:J W Barlow Esq

DESCRIPTION : Proposed new dwelling for agricultural purposes and farmstead including means of access

LOCATION : Part Field OS 44, Stockhouse Lane, Surfleet

TYPE : Outline

Inside IBD :	N	No of dwellings	0
Inside LP area :	N	Site area	0.20
Grid ref :	524320 328080	Floorspace	0

Last application : B Reg :

Ack : 11 April 1991

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

CONSULTATIONS	Sent	Expiry	Received	OBJ
Parish Council	11/4	25/4	→	
Ward Member	11/4	18/4		
County Highways	18/4	18/4	OBS ATT JCB	
Dept. of Transport				
A.D.A.S.				
Consultant				
Environmental Health				
Publicity:				
Residents:				
Advertisement				
Planning Office			Any notes from officer's site inspection	
Applicant:				

RECONSULTATIONS (Sent to Geol. Survey)	Sent	Exp.	Rec'd	OBJ
Parish Council	15/4			
Ward Member				
County Highways				
Dept. of Transport				
A.D.A.S.				
Consultant				
Environmental Health				
Publicity:				
Residents:				
Advertisement				
Planning Office				
Applicant:				

D C C H E C K S H E E T

APPLICATION NO : H17/0271/91

DATE RECEIVED : 27 / 3 / 91

APPLICANT : Mr M W Burrell AGENT : J W Barlow Esq

DESCRIPTION : Proposed new dwelling for agricultural purposes and farmstead including means of access

LOCATION : Part Field OS 44, Stockhouse Lane, Surfleet

Type : Outline Grid Ref : 524320 328080 OS Sheet : 95

Terminal date : 22 / 5 / 91

CONSTRAINTS :
- Listed building N
- Conservation area N
- Trunk road N
- Other constraints N

POLICIES :
- Inside IBD N
- Inside LP area N

Consult ADAS: Appraisal.....
Art 18 .....

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....

Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:

Any other?.....

Permitted Development Signed: Date:
Decision (Subject to consultations): Signed: Date:

FURTHER INFO DIRECTIONS:
Reg 4 ..... Details required -
Art 7 (Out).....

DPO ..... COMMITTEE ..✓.. CASE OFFICER: ..W.....

NOTES TO CASE OFFICER:

A brief glance at A.D.A.S report seems to show that while a building is needed, no opinion is given as to whether the reasons for the relocation of the farmstead are valid.

9/4

NOTES

RESIDENT CONSULTATIONS NEEDED : ~~YES~~/NO

ADDRESSES :

SITE VISIT BY PJM DATE 7-5-91

Newish house to west.
glasshouses + general storage buildings virtually opposite.
open ness to rear (S)
road visibility ok but only single track.

RECOMMENDATION BY DATE

DPO Auth – Pat 22/5/91 Comm

Consent

Repeat two conds + note from Agenda

+ additional note drawing attention to existence of 106 agreement

21/1/92

AT MIN RECORD SHEET

INITIALS/DATE

REFERENCE : H/0237/91 BC ref : N/A

Type : OUTLINE

First received 27 MAR 1991

VALID : 27 MAR 1991

VALIDATION

Submission incomplete: Forms, Certificate, Site plans, Fees, Section 26, Other

Requested.....

INVALID REF:

Financial:

CORRECT FEE £184
Submitted fee £184
Additional fee £
Refund needed £

Receipt no.9288
Receipt no....
Month.....

Non-fee earning - type, previous app ref:, other

INFORMATION

Site area H 0.2
Floorspace M
No of dwellings

Plotted 2.4

Location -

Index sheet no 95

Grid ref 534320 335050

Ward .....

Parish ...ACRINGTON (Suffolk)

Local Plan area ...N/C..

IBD ~~Inside~~/Outside

Constraints -

TR
Rural(108)
Bypass
Level Cross
CA
LB
TPO
Other

Applications -

Last application

Other applications on site

Other relevant apps

Data input.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H17/0271/91.

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	4	3	2	8	0-

2. Address or location

At Field OS 44, Stockhouse Lane, Sutterton

3. Name, classification and number of road

N/A

4. Date application referred 18-4-91

5. State whether outline, detailed application etc.

OL.

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

New Dwelling 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. subject to agg need.

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: 18/4/91 Signed: J Emerson
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

Delete as appropriate

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

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

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

DC2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

LATE OBS: Offr.. [illegible] 15/5
Salient points highlighted

APPLICATION NO : H~~08~~17/0277/91

DATE RECEIVED : 27 3 91

APPLICANT : Mr M W Burrell
Temple & Burrell
Crossgate House
Crossgate Lane
Pinchbeck
Spalding
Lincolnshire

AGENT : J W Barlow Esq
Agricultural Development & Advisory
Ceres House
2 Searby Road
Lincoln
LN2 4DW

DESCRIPTION : Proposed new dwelling for agricultural purposes and farmstead including means of access

LOCATION : Part Field OS 44, Stockhouse Lane, Surfleet

Type : Outline Grid Ref : 524320 328080 Ward U

Terminal Date

22 5 91

Consultation with Parish Council

15 April 1991

Dear Sir / Madam,

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,

B. SMITH,

District Planning Officer.

To SURFLEET ~~CORRECTION~~ Parish Council

Pu 22/5 dy

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAY 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓) [ ]

2. My Council wish to make the following observations:
WILL PROBABLY HELP TO KEEP SURFLEET A RURAL VILLAGE

Signed: E Richards Date: 14/5/91

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: District Planning Officer

REF: GS/JJ
H23/0200/91
H09/1096/90
H20/0259/91
H17/0271/91

TO: District Secretary

REF: JMB/LST/PL

DATE: 24th May 1991

SUBJECT: SECTION 106 AGREEMENTS MAY 22ND, 1991 COMMITTEE.

In response to your earlier memorandum dated 29th April, 1991 please find enclosed all Section 106 recommendations from the above Committee as requested, in order that you may prepare the agreements.

Information, as in all cases, will not include any confirmations that the applicant is willing to enter into such agreement, but will be forwarded once they are received.

All other documents include:-

1. H23/0200/91 MR AND MRS I C LAXTON
   ERECTION OF BUNGALOW AND NURSERY
   O.S. 1667 LITTLE LANE, WHAPLODE.

   a) Copy of the planning application form.
   b) Four copies of 1:2500 site location plans with the land subject to the Agreement edged red and the surrounding land edged blue.

2. H09/1096/90 MR AND MRS P TAYOR
   ERECTION OF DWELLING INCLUDING GARAGE AND VEHICULAR ACCESS
   CHAPEL DROVE, HOLBEACH DROVE.

   a) Copy of the planning application form.
   b) Four copies of 1:2500 site location plans with the land subject to the Agreement edged red and the surrounding land edged blue.

3. H20/0259/91 JEREMY MARK WARD
   ERECTION OF DWELLING IN CONNECTION WITH HORTICULTURAL HOLDING
   THE LAURELS, BAULKINS DROVE, SUTTON ST JAMES.

   a) Copy of the planning application form.
   b) Four copies of 1:2500 site location plans with the land subject to the Agreement edged red and the surrounding land edged blue.

4. 91/0271/91 MR M W BURRELL
PROPOSED NEW DWELLING FOR AGRICULTURAL PURPOSES AND FARMSTEAD INCLUDING MEANS OF ACCESS
PART FIELD OS 44 STOCKHOUSE LANE, SURFLEET.

a) Copy of the planning application form.
b) Copies of the plans submitted by the applicant which include:
   i) 1:2500 site location plans with the land subject to the agreements edged red.
   ii) Four 1:10,000 locations plans with other surrounding land edged blue.

B Smith

B Smith MRTPI
District Planning Officer

DJR/JJ
H17/0271/91

J W Barlow,
Agricultural Development and Advisory,
Ceres House,
2 Searby Road,
Lincoln.

7th June 1991

Dear Sir,

PROPOSED NEW DWELLING AND FARMSTEAD, STOCKHOME LANE, SURFLEET FOR MR M W BURRELL.

The above application was considered by the Council's Planning Committee meeting on 22nd May 1991. It was resolved that I be authorised to grant planning permission subject to the applicant first entering into an agreement under Section 106 of the Planning Act. The agreement being to ensure that the proposed dwelling remains tied to the agricultural/horticultural holding of which it will form an integral part.

I would request written confirmation that the applicant is prepared to enter into such an agreement, whereupon I shall be in a position to prepare the necessary documentation.

Yours faithfully

B Smith MRTPI
District Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: District Planning Officer

REF: GS/JJ
H17/0271/91

TO: District Secretary

REF:

DATE: 14th June 1991

SECTION 106 AGREEMENT
H17/0271/91 MR M W BURRELL, PROPOSED NEW DWELLING FOR AGRICULTURAL PURPOSES AND FARMSTEAD INCLUDING MEANS OF ACCESS PART FIELD OS 44 STOCKHOUSE LANE, SURFLEET.

Following my recent memo dated 24th May 1991, please find enclosed confirmation that the applicant is willing to enter into the Section 106 Agreement.

B. Smith

B Smith MRTPI
District Planning Officer

Enc.

PJH spoke to Paul Clegram re 106 + to tell him that Mr Burrell would try to see him this P.M. Seems as if slight difference between P.O.R + minute. From our P.O.R didn't seem that agreement needed to tie dwelling to Blue land. Mr Burrell would be able to answer his que re shelter Co. was a partnership or not.

19-6-91

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: District Planning Officer **TO:** District Secretary

OUR REF: DJR/CJT/H17/0271/91 **YOUR REF:** PC/LST/PL.502

DATE: 16th July 1991

SUBJECT: Planning Application - H17/0271/91
New Dwelling and Farmstead
Stockhouse Lane Surfleet for
Mr M W Burrell

Further to your memorandum of 3rd July, 1991, enclosing the completed Section 106 Agreement in respect of the above application. During recent discussions with the applicant it emerged that the wording of the Agreement is not entirely to the applicants satisfaction.

The question of revised wording was discussed and the applicant agreed the following in substitution for the penultimate line in Paragraph 2 on the final page of the Agreement. "... employee of the farm enterprise centred on the farmstead also to be provided as part of ...".

I would request that you instigate the necessary action to formally amend the Agreement.

District Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N Midlen Principal Planning Officer

REF: DJR/JJ H17/0271/91

TO: District Secretary

REF: JMB/LDS/PL.502

DATE: 20th August 1991

STOCKHOUSE LANE, SURFLEET (BURWELL)
PLANNING APPLICATION H17/271/91.

In response to your memorandum dated 29th July 1991. Mr Burrell is concerned that the wording of the agreement at present would restrict the new farmstead and dwelling to the site outlined in red on the submitted plans. This does not co-incide with his development plans, which are primarily to erect the farm house on the site outlined in red, and the other farm buildings on land nearby.

I trust this satisfactorily answers your question.

Yours faithfully

N Midlen
Principal Planning Officer

Mr M W Burrell.
M/S Temple & Burrell,
Crossgate House,
Crossgate Lane,
Pinchbeck,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H17/271/91

2nd October 1991

Dear Sir,

PROPOSED NEW DWELLING AND FARMSTEAD, SURFLEET.

Further to our previous discussions regarding varying the terms of the Section 106 Agreement in respect of the above development. This matter has been raised with the District Secretary who has pointed out that the existing Agreement deliberately restricts the new farmstead and dwelling to the site outlined in red as it was on that basis that the Planning Committee agreed to grant planning permission.

Under the circumstances it has been suggested that if you now wish to extend the site you should submit an amended plan to clearly indicate the site of the new farmstead and dwelling. If this is accepted a copy can be attached to the Agreement to supercede the originally approved plan.

I look forward therefore to receiving such an amended plan in order that this may receive consideration.

Yours faithfully

N Midlen
Principal Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: D Roberts
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: DJR/JJ H17/0271/91

Your Ref: JMB/LDS/Pl.502

Date: 23rd December 1991

STOCKHOUSE LANE, SURFLEET, APPLICATION BY MR M W BURRELL.

In response to your memorandum dated 13th December 1991. I am still awaiting a response from the applicant over the matters raised and shall advise you as soon as this is received.

D Roberts
Senior Planning Assistant

DJR Met MW Burrell 9/1/92.
Applicant does not now wish to amend Section 106 agreement.
* Permission to be issued as per original.

COMMERCIAL - IN CONFIDENCE

AGRICULTURAL DWELLING HOUSE APPRAISAL
PROPOSED DWELLING FOR AGRICULTURAL PURPOSES
LAND AT STOCKHOUSE LANE, SURFLEET,
NEAR SPALDING, LINCOLNSHIRE
MESSRS TEMPLE & BURRELL

MARCH 1991

P L Briggs BSc ARICS
Land Management Adviser
ADAS
Ministry of Agriculture,
Fisheries & Food
Ceres House
2 Searby Road
Lincoln LN2 4DW

Tel: Lincoln 529951

AGRICULTURAL DWELLING HOUSE APPRAISAL
PROPOSED DWELLING FOR AGRICULTURAL PURPOSES, LAND AT STOCKHOUSE LANE, SURFLEET, NR SPALDING, LINCOLNSHIRE
MESSRS TEMPLE & BURRELL
MAFF REFERENCE: 24/315/18 ADCH

1. INTRODUCTION

This report and appraisal have been prepared in response to a request from Mr M W Burrell, Crossgate House, Crossgate Lane, Pinchbeck, Nr Spalding, Lincolnshire, who proposes to erect a dwelling for agricultural purposes, for his own occupation, and in connection with his existing agricultural/horticultural business, on land situated off Stockhouse Lane, Surfleet.

The business run by Mr Burrell, trading as Messrs Temple & Burrell, is at present concerned with arable and horticultural crop production, and occupies and farms land predominantly in the Parish of Pinchbeck, with a small area in Surfleet Parish. The main yard and buildings which currently serve the holding, together with Mr Burrell's present residence, form part of land owned and occupied by the business on the periphery of the built-up area of Pinchbeck village.

The total area of this land occupied by the business in the vicinity of the house, yard and buildings at Crossgate Lane, Pinchbeck amounts to approximately 4.5 hectares (11.25 acres), which is geographically separate from the main block of open land farmed. The present proposal to provide a new dwelling for agricultural purposes arises as a result of a requirement to re-locate the existing farmstead, for a variety of reasons, from its present position close to the built-up area of Pinchbeck, to a site, located within the main area of open land occupied, which is more appropriate to the current and future operational requirements of the business.

I visited the holding concerned on 21 February 1991, and met Mr M W Burrell, and the factual information contained in this report is based on that visit and meeting.

The report contains an appraisal of the agricultural facts relating to the farming business of Messrs Temple & Burrell, and in particular contains an impartial assessment of the agricultural need for a dwelling house on the site proposed, at Stockhouse Lane, Pinchbeck, taking into account the current guidelines and criteria set out in Department of the Environment Circulars 24/73 and 16/87.

2. LAND TENURE

Mr M W Burrell is the proprietor of the agricultural/horticultural business of Messrs Temple & Burrell. The business occupies a total of approximately 59.6 hectares (149 acres) of land, all of which is owner-occupied.

The majority of the land is located to the north of Pinchbeck village, and to the west of the River Glen. The extent of the holding is shown on the map at Appendix 1 which accompanies this report. The map also illustrates the location of the present dwelling, yard and buildings at Crossgate House, Crossgate Lane, Pinchbeck, (marked A), and their physical separation, together with two small fields, from the main area of open land.

Present field access between the farmstead at Crossgate House, Pinchbeck and the principal block of land farmed is via Milestone Lane, Crossgate Bridge, and a road/track which runs from the Bridge, along the western side of the River Glen, to Stockhouse Lane. The first part of this access, between Crossgate Bridge and Mr Burrell's land, is a public highway, the remainder is a private means of access.

Field OS 491, situated to the east of Crossgate Lane and near to the yard and buildings, comprises approximately 2.2 hectares (5.5 acres) which, I understand, is to be sold by the business for residential development purposes, and will therefore no longer form part of the holding.

The site of the proposed new dwelling for agricultural purposes and farmstead is to the south of Stockhouse Lane, in field OS 44, Surfleet parish, and is marked B on the map at Appendix 1.

3. *CROPPING*

The present cropping pattern on the land comprising the holding is as follows:

Winter Wheat	- 28 hectares (70 acres)
Main Crop Potatoes	- 6 hectares (15 acres)
Sugar Beet	- 12.8 hectares (32 acres)
Cauliflowers/Winter Broccoli	- 10 hectares (25 acres)

The remainder of the land is made up of yard and buildings, access tracks and other areas not in production. Some "double-cropping" is practised with regard to the vegetable crops. There are no livestock kept on the holding.

4. **FARM BUILDINGS**

The holding is presently served by one main group of farm buildings, at Crossgate House, Pinchbeck and is marked A on the map at Appendix 1. At this location, there is a yard which is equipped with a range of buildings of both traditional and modern design and construction, providing facilities which include:

Steel portal-framed building, with lean-to, of overall dimensions 60' x 60', brick and asbestos clad, providing grain and potato drying and storage accommodation; the building is equipped with 2 main air tunnels and fans, providing three 60' x 20' compartments for on-floor bulk drying and storage.

Steel portal-framed, asbestos clad, open-fronted structure of approximate dimensions 80' x 50', for machinery, implement and general purpose storage.

Concrete block and asbestos workshop approximately 40' x 25'.

A range of brick and tile stables and garaging 80' x 15'.

A brick and asbestos packing and general purpose storage building.

Various other small timber/corrugated iron and brick/asbestos sheds.

There are currently no other buildings serving the holding.

5. LABOUR FORCE

Mr M W Burrell, as proprietor of the agricultural business, works full-time on the holding in a managerial and operational capacity. There are no other regular full-time workers.

Mr M W Burrell's son-in-law, Mr R Hart, carries out work on the holding in a part-time regular capacity, particularly at busy periods during the farming year.

Hired gang labour is employed by the business for vegetable harvesting, and occasionally vegetable planting, although this latter function is normally undertaken by Mr Burrell, Mr Hart and a further casual employee.

6. HOUSING ACCOMMODATION

There is at present one dwelling on land which forms part of the holding. This is Crossgate House, Pinchbeck, occupied by Mr & Mrs M W Burrell, which is located adjacent to the main yard and buildings which currently serve the holding, and is marked A on the map at Appendix 1.

7. REASONS FOR THE PROPOSED DEVELOPMENT

(i) Relocation of Farmstead

The proposed dwelling for agricultural purposes is to be constructed at a site, marked B on the map at Appendix 1, which is owned by Mr Burrell and forms part of the holding occupied by the agricultural business. It is also proposed, over a period, to re-locate and establish the main group of farm buildings serving the holding at this site, adjacent to the dwelling. Access to the proposed site will be by means of the existing field access off Stockhouse Lane.

(ii) Management of the Holding

In support of the proposed dwelling, Mr Burrell points out that, as proprietor of the agricultural business concerned, he is responsible for the overall management of the holding, in addition to carrying out a full range of day-to-day operational duties, and it is therefore essential that he resides on the holding, and in proximity to the farm buildings.

In particular, re-location of the centre of operations of the holding, as proposed, will enable the business to introduce greater flexibility of cropping, for example with regard to vegetable production, which is at present restricted to those fields nearest to the existing yard. Moreover, the proposed new farmstead will enable Mr Burrell to exercise a greater degree of security over the property, compared with the present situation of an open yard near to residential development, and physically separate from the main land-holding.

(iii) Development Plans

With regard to the need to re-site the farmstead from its present location at Crossgate Lane, Pinchbeck, to the proposed site in field OS 44, Surfleet Parish, attention is drawn to the fact that the existing dwelling and agricultural buildings lie on the northern periphery of the built-up area of Pinchbeck village, in the vicinity of which there are already a significant number of privately-owned "non-agricultural" residences. As mentioned at paragraph 2, OS 491, immediately east of Crossgate Lane, is currently owned by Mr Burrell but is in the process of being sold for future residential development. When this occurs, the house, yard and buildings, together with OS 494, together about 2.3 hectares (5.75 acres), will be left as a parcel alone, physically separate from the remainder of the holding.

Moreover, the land in the ownership and occupation of the business on either side of Crossgate Lane is understood to be, at present, outside the Boundary of Development of Pinchbeck village, as identified in the 1985 Adopted Spalding and Pinchbeck Local Plan. However, the present Review of this Local Plan is likely to lead to an extension of this Boundary, reflecting the status of Pinchbeck as a Main Village and the need to incorporate additional land for residential development, as proposed in Alteration No. 1 to the Lincolnshire Structure Plan of October 1990. The owner-occupied land at Crossgate Lane will thus be close to, or within, this revised Boundary of Development.

Therefore, taking account of these factors, Mr Burrell wishes to anticipate the probability that the farmstead at Crossgate House will, within a reasonable period, become significantly more constrained within a predominantly privately residential area, by providing alternative housing accommodation and agricultural buildings, for his own use, at Stockhouse Lane, Surfleet, thus enabling him to continue to run his business.

(iv) Access

Access into the existing yard and buildings at Crossgate House is provided from both Milestone Lane and Crossgate Lane; access between this yard and the main block of land is via Milestone Lane, Crossgate Bridge and the road/track along the western side of the River Glen, a route which, on account of the physical separation of the farm buildings and main area farmed, is used very frequently by the business (for example, 8-10 journeys per day in either direction when crop spraying). The alternative to this route is more circuitous and potentially hazardous, via Milestone Lane, the A16 trunk road, Surfleet Bridge and Stockhouse Lane.

Apart from the travelling times and distances involved with this usual route, and attendant higher costs, such journeys present further significant difficulties of access to the business concerned, on account of the narrow width and construction of Crossgate Bridge, and the adjacent right-angle junction with the farm access road/track along the River Glen. This places severe limitations on the size and type of agricultural and other commercial vehicular traffic (eg for sugar beet hauling) which

can use it - for example, combine harvesters, seed drills, articulated trailers and lorries.

The re-location of the agricultural dwelling and buildings as proposed, to land south of Stockhouse Lane and on the main part of the holding, will overcome the access problems associated with Crossgate Bridge, reduce journey times and distances for farm traffic, and therefore business costs, and remove the potential dangers to other road traffic and pedestrians associated with the use of the narrow public roads around the existing farm buildings at Crossgate House by comparatively slow moving agricultural machinery and commercial vehicles using this yard.

(v) Other Site Constraints

The proximity of existing and likely future private residential and other "non-agricultural" premises to the present farm yard at Crossgate House, referred to at paragraph 7iii, gives rise to the possibility, through the day-to-day use and operation of the buildings there, of a number of practical problems; these would be alleviated if Mr Burrell was able to re-locate to the proposed site at Stockhouse Lane. Such problems may relate, for example, to potential nuisance from noise, smell, dust and traffic associated with normal agricultural activities in and around the farm yard, such as the handling, drying and storage of crops, or the delivery and despatch of goods and produce to and from the yard. Equally, increasing "urbanisation" in the vicinity of the Crossgate Yard may provide constraints to the alteration or addition to existing farm buildings, or their replacement by buildings of more modern design and construction, in terms of access, floor area, height and usage. The re-location of the farm yard to a "green field" site would enable such constraints to be overcome.

Thus, in response to the factors outlined at paragraphs 7i-7v, and in order to continue to run his agricultural business, Mr Burrell proposes to vacate the existing dwelling and farm yard and re-establish the farmstead at the site marked B at Appendix 1. The location chosen is more convenient relative to the main block of land farmed by the business, is not in close proximity to private residential or non-agricultural commercial premises, and is more readily and safely accessible, both to internal farm machinery and to incoming and outgoing commercial traffic. The proposed site also presents unencumbered room for the proper planning of future farm buildings, and the nature of the site, associated with an adjacent dwelling, will also specifically enable a greater degree of security.

While it is Mr Burrell's plan to re-locate the centre of his farming operations in its entirety, and to vacate the existing dwelling and yard at Crossgate House, there will, on account of the scale and nature of such a proposed move, be a transitional period when Mr Burrell continues to use the existing yard while establishing the new farmstead at Stockhouse Lane. Thus, initially, it is proposed to provide a dwelling at the new location, and to remove and re-erect the present 80' x 50' buildings, described at paragraph 4, for machinery/implement and general purpose storage, to be followed in due course by the provision of new crop storage/drying and other buildings facilities, covering existing building functions.

8. CONCLUSIONS

My impartial assessment with regard to the agricultural need for a dwelling at the site proposed at Stockhouse Lane, Surfleet, taking into account the guidelines and criteria set out in Department of the Environment Circular 16/87 and the Annex to Department of the Environment Circular 24/73 is set out below.

(i) Viability

In my opinion, an agricultural holding of the scale and character described, comprising approximately 59 hectares of securely occupied land, and engaged in both arable and vegetable crop production, offers the prospect of a sufficient livelihood to the occupier.

(ii) Labour Requirements

I consider that such a holding has an overall labour requirement equivalent to the full-time work of between 2 and 3 persons. However, taking into account the size and type of enterprises undertaken, the labour requirement will not be evenly spread throughout the year, as there will, in my view, be periods of peak demand, for example for vegetable planting and harvesting, requiring the employment of significant additional casual assistance to ensure that farm operations are carried out in a timely and efficient manner.

I therefore consider that the size and composition of the workforce on the holding, as described at paragraph 5, is reasonable, and consistent with that which would usually be required on such a holding to carry out routine year-round farming operations and also to cater for seasonal peaks of labour demand during the farming year, particularly at harvest.

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

There is, in my opinion, an agricultural need for a suitably skilled and experienced person of managerial status, and actively involved in the day-to-day operation of the farming business, to be resident on the holding, and preferably in close proximity to the main farm buildings serving the unit, in order to meet the overall requirements of continuity and efficiency of management.

Such an agricultural need arises in particular in connection with the management and day-to-day carrying out of farming operations, including the organisation and deployment of labour, machinery and other farm resources, the supervision of the delivery and despatch of incoming and outgoing materials and produce, and the provision of a reasonable level of security to the property against trespass, theft and vandalism. DOE Circular 24/73 mentions the fact that the farmer himself is often in practice a specialist worker, who presence on the holding concerned is necessary for a number of reasons, including the protection of the property and the prevention of trespass.

Moreover, the provision of grain handling, drying and storage facilities on the farm necessitates regular operation, supervision and monitoring of drying plant and equipment during the appropriate times of the year, requiring the presence of suitably experienced labour outside normal working hours.

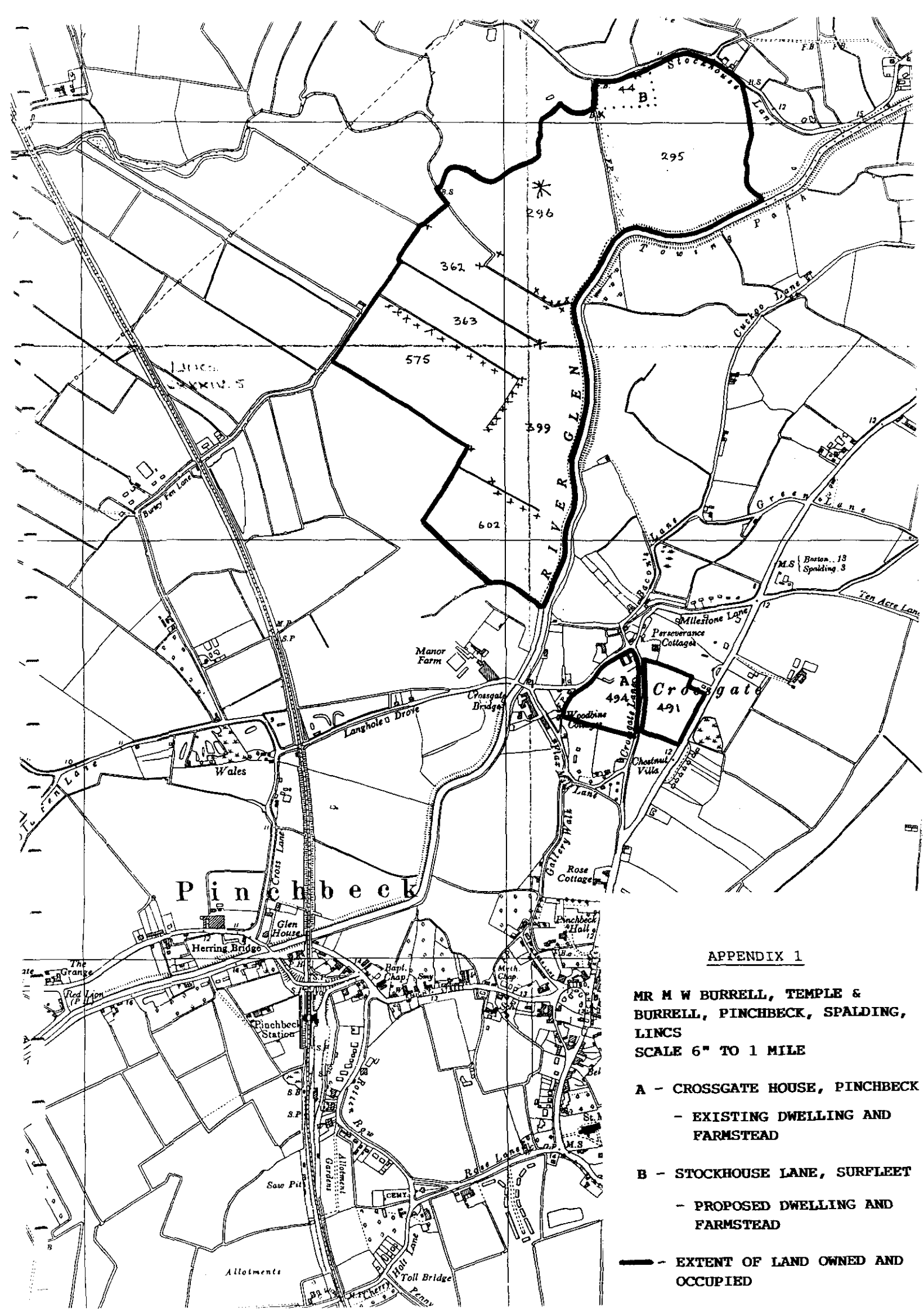
(iv) Existing Housing Accommodation with regard to (iii) above

There is at present one dwelling on the holding, Crossgate House, Crossgate Lane, Pinchbeck, which is owned and occupied by Mr & Mrs M W Burrell. However, for the reasons set out at paragraph 7 of the report, Mr Burrell proposes to vacate this existing dwelling, and the adjacent yard and buildings, so that the area concerned no longer forms part of the holding, and to replace them over a transitional period with a new agricultural dwelling and farmstead, at a different location, to serve the holding.

On this basis, I consider that the provision of a dwelling, in association with the re-location of the farm buildings serving the unit to the site proposed, would ensure that the agricultural requirements set out at paragraph 8iii were fully satisfied.

P L BRIGGS BSc ARICS
Land Management Adviser
ADAS
Ministry of Agriculture, Fisheries & Food
Lincoln Divisional Office

21 March 1991



APPENDIX 1

MR M W BURRELL, TEMPLE & BURRELL, PINCHBECK, SPALDING, LINCS
SCALE 6" TO 1 MILE

A - CROSSGATE HOUSE, PINCHBECK
- EXISTING DWELLING AND FARMSTEAD

B - STOCKHOUSE LANE, SURFLEET
- PROPOSED DWELLING AND FARMSTEAD

▬ - EXTENT OF LAND OWNED AND OCCUPIED

A D A S

The District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs PE11 1DB

24/315/18 ADCH

26 March 1991

Dear Sir

PLANNING APPLICATION, PROPOSED NEW DWELLING FOR AGRICULTURAL PURPOSES AND FARMSTEAD, STOCKHOUSE LANE, SURFLEET, SPALDING: MESSRS TEMPLE & BURRELL

I enclose herewith 4 copies of an application for outline planning permission, together with supporting documents, to construct a dwelling house for agricultural purposes and to establish a new farmstead, at a site off Stockhouse Lane, Surfleet, Spalding.

I apply on behalf of Mr M W Burrell, trading as Messrs Temple & Burrell, which is an established agricultural and horticultural business based at present at Crossgate Farm, Crossgate, Pinchbeck, Spalding.

I also enclose, in support of the application, the following documentation:-

Remittance in the sum of £184 in respect of the planning application fee.

1:2,500 scale map showing the site of the proposed development and means of access.

1:10,000 scale map showing land in the area at present owned and occupied by Messrs Temple & Burrell as part of the agricultural business.

A report and impartial technical appraisal of the existing agricultural/horticultural business, including an assessment of the agricultural need for a dwelling at the site proposed, commissioned by Mr Burrell and prepared by Mr P L Briggs, a Land Management Adviser at the Ministry's Lincoln Office. The report and appraisal sets out relevant factual information relating to the business concerned, fully describes the reasons underlying the proposals, and draws conclusions on the question of agricultural need. Although it is normal practice for your Authority to consult this Department directly for impartial guidance on the question of agricultural need, in this case my client specifically requested that the usual appraisal be submitted at the same time as the application for permission, and thus commissioned the report himself.

Ceres House
2 Searby Road
Lincoln LN2 4DW

Telephone: (0522) 29951
Telex: 56265 Fax: ext.

I should be grateful if you would acknowledge receipt of the application. Should you wish clarification on any matter at this stage, or wish to discuss any point further, please do not hesitate to contact me at this office.

Yours faithfully

J W Barlow
Land Management Adviser

A D A S

The District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
SPALDING
Lincolnshire PE11 1DB

DJR/JJ H17/0271/91

24/315/18 ADCH

11 June 1991

Dear Sir

PROPOSED NEW DWELLING AND FARMSTEAD, STOCKHOUSE LANE, SURFLEET, SPALDING - Mr M W BURRELL

Further to your letter dated 7 June 1991, I am writing to inform you that Mr Burrell is in principle prepared to enter into an agreement such as you describe in the letter, although of course would wish to see the contents of such a document in advance of making such a commitment.

I should thus be grateful if you would proceed as soon as possible to prepare the documentation, and forward the draft agreement directly to Mr Burrell, with a copy to me.

Yours faithfully

J W Barlow
Land Management Adviser

pp DJR

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUN 1991
Attention of
DPO NFM
DOPO BE
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos 90
Pann & Sec Dist ?
Acknowledge YES/NO
by
Date

Ceres House
2 Searby Road
Lincoln LN2 4DW

Telephone: (0522) 29951
Telex: 56265 Fax: ext.

~~Attached~~

271/91

File note

DA met applicant + 1 councillor on site – 11/7.

discussed siting of Mr. Fielding – advised by J.D. Agents.

also mentioned possibility of varying wording of agreement to cater for any building situated outside the site area on plan – applicant may only build his bungalow in 'red line' – with farm building close by

Advised type – to contact P. Clegham re. varying of wording of agreement.

Discussed also the Hunt application at Smithwick Advised of difficulties surrounding this – and intimated that P.P. may be refused – type may place P.P.

Further meeting – PSR/DO/Applicant 11/7.

discussed problems of wording of sect. 106.
Tentatively agreed – revised wording.
Off that I would contact. Dist Res. to instruct
certain re. wording amended Sec. 106

SOUTH HOLLAND DISTRICT COUNCIL



AGREEMENT

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

MICHAEL WALTER BURRELL

and

LUCY BURRELL

and

DIANE HART

re

the erection of a dwelling house for agricultural purposes and farmstead including means of access on land at Stockhouse Lane, Surfleet

I hereby certify that this is a true copy of the Section 106 Agreement relating to land at Stockhouse Lane, Surfleet

R. Cole

.....

District Secretary

AN AGREEMENT made this 3rd day of July One thousand nine hundred and ninety-one BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part MICHAEL WALTER BURRELL LUCY BURRELL and DIANE HART trading as TEMPLE AND BURRELL of Crossgate House Crossgate Lane Pinchbeck Spalding in the County of Lincoln (hereinafter called "the Developers") of the second part

WHEREAS

(1) The Council is the local planning authority for the South Holland District in the County of Lincoln

(2) The Developers are the owners of the fee simple of land at Part field OS 44 (NG 2807) Stockhouse Lane Surfleet Spalding Lincs shown edged red on the plan annexed hereto (hereinafter called "the land")

(3) The Developers have by a written application dated the twenty-second day of March One thousand nine hundred and ninety-one applied for planning permission for the erection of a dwelling house for agricultural purposes and farmstead including means of access on the land in accordance with the plans and particulars supplied herewith under planning reference H17/0271/91 (hereinafter called "the development")

(4) Although the land is situate in an area where planning permission would not normally be granted for residential development unless it is essential on agricultural grounds the Council is satisfied that subject to restriction of the use of the development in the manner hereinafter appearing the development would not contravene local planning policies

(5) The Developers have agreed to enter into this Agreement with the Council pursuant to Section 106 of the Town and Country Planning Act 1990 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 for the purpose of restricting the development or use of the land in the manner hereinafter appearing

NOW THIS DEED WITNESSETH as follows

1. This Agreement is made in pursuance of Section 106 of the Town and Country Planning Act 1990 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982

SIGN) SEALED AND DELIVERED)
by the said LUCY BURRELL)
in the presence of:-)

L Burrell

Witness:

Address:

Occupation:

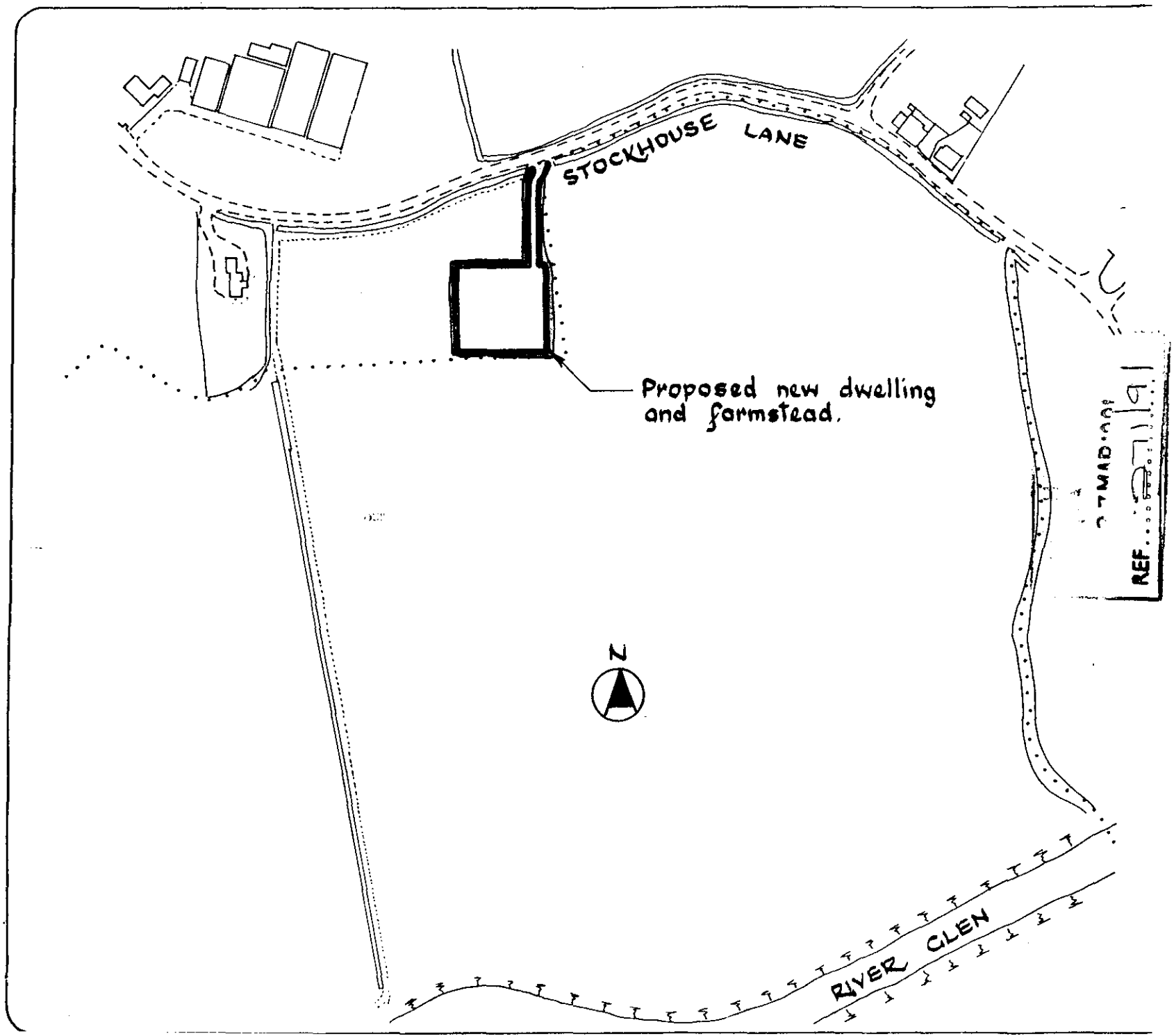
SIGNED SEALED AND DELIVERED)
by the said DIANE HART)
in the presence of:-)

D Hart

Witness: J. M. Boothby.

Address: 85 Sutterest Rd.
Pinchbeck.
Spalding.
Lincs.
PE11 3XY

Occupation: Housewife.



Mr. M.W. BURRELL,
M/S. TEMPLE & BURRELL,
CROSSGATE HOUSE,
CROSSGATE LANE,
PINCHBECK,
SPALDING,
LINCS.

job title
PROP. NEW DWELLING & FARMSTEAD for AGRICULTURAL PURPOSES, STOCKHOUSE LANE SURFLEET, SPALDING, LINCS.

drawing title
SITE PLAN & MEANS of ACCESS

scale
1:2500

drawn
G.U. Petheram
13:3:91

dwg no

ADAS
DESIGN SERVICES
CERES HOUSE,
LINCOLN
0522 529951

MEMORANDUM

From: The District Secretary

To: Planning Officer

Our Ref: PC/LST/PL.502

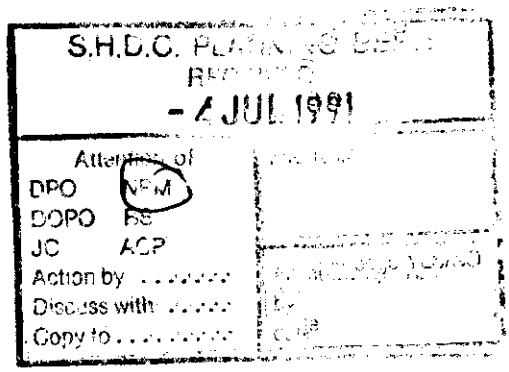
Your Ref: GS/JJ H17/0271/91

Date: 3rd July, 1991

SUBJECT: PLANNING APPLICATION NO. H17/0271/91 : LAND AT CROSSGATE HOUSE, CROSSGATE LANE, PINCHBECK (BURRELL)

Would you please note that the Section 106 Agreement 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.

District Secretary



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: District Secretary **TO:** District Planning Officer

OUR REF: JMB/LDS/PL.502 **YOUR REF:** DJR/CJT/H17/0271/91

DATE: 29th July 1991

SUBJECT: STOCKHOUSE LANE, SURFLEET (BURRELL)
PLANNING APPLICATION REF: H17/0271/91

I refer to your memorandum dated 16th July 1991 relating to the above. Prior to this matter proceeding I should be grateful if you would let me know why Mr. Burrell requires the alteration to the existing wording, and let me know what problems are being experienced to necessitate such a change.

District Secretary

DR

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUL 1991

Attention of
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: District Secretary **TO:** Planning Officer

OUR REF: REA/MJP/PL.502 **YOUR REF:** DJR/JJ H17/0271/91

DATE: 11th September, 1991

SUBJECT: STOCKHOUSE LANE, SURFLEET (BURRELL)
PLANNING APPLICATION H17/271/91

Referring to your memorandum dated 20th August, 1991 and to Mr Atkins' recent discussion with Mr Roberts I write to confirm that the wording of the section 106 Agreement which has already been completed deliberately restricts the new farmstead and dwelling to the site outlined in red on the submitted plans as it was on that basis that the Planning Committee agreed to grant planning permission for the dwelling. It seems to me that if Mr Burrell wishes to extend the site then he should be required to submit an amended plan to indicate clearly the site of the new farmstead dwelling and, if approved, a copy can be attached to the Agreement in order to allay Mr Burrell's fears.

District Secretary

PJ DJR dealt with this

S.H.D.C. PLANNING DEPT.
RECEIVED
11 SEP 1991
Plan Nos.
Acknowledge required
DPO
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
by
date

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/LDS/PL.502

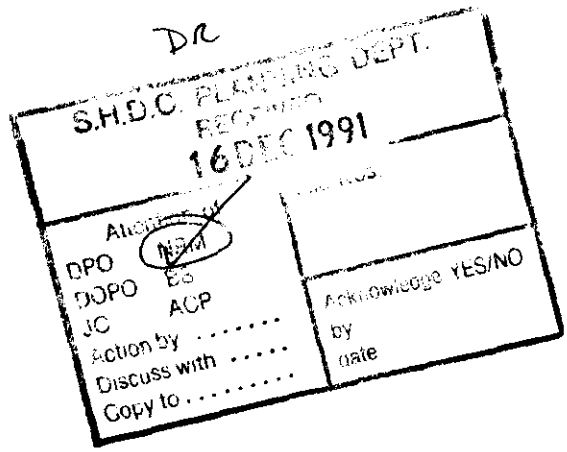
YOUR REF: DJR/JJ H17/0271/91

DATE: 13th December 1991

SUBJECT: STOCKHOUSE LANE, SURFLEET (BURRELL)
PLANNING APPLICATION H17/0271/91

I refer to my memorandum dated 11th September 1991 relating to the above and should be pleased if you would let me know whether Mr. Burrell intends to submit an amended plan for incorporation within the Section 106 Agreement, to enable me to close my file if necessary.

Director of Administration



Mr M W Burrell.
M/S Temple & Burrell.
Crossgate House,
Crossgate Lane,
Pinchbeck,
Spalding,
Lincs

Mr N Roberts

S/98/91 S17/271/91

23rd December 1991

Dear Sir,

PROPOSED NEW DWELLING AND FARMSTEAD, SURFLEET.

I would be pleased to learn if you are in a position to supply the information requested in my letter dated 2nd October 1991. If you no longer wish to proceed with the proposed Section 106 Agreement please let me have details so that I may close the file on this matter.

Yours faithfully

N Roberts
Principal Planning Officer (DC)

DSR Met MW Burrell 9/1/92.
Applicant does not now wish to amend section 106 agreement.
Permission to be issued as per original.

BRIAN 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: H17/1306/91

Applicant: Mr M W Burrell
M/s Temple & Burrell
Crossgate House
Crossgate Lane
Pinchbeck Spalding Lincs

Agent: J W Barlow
Agricultural Development an
Advisory Service
Ceres House, 2 Searby Road
Lincoln LN2 4DW

Description: Proposed new dwelling for agricultural purposes and farmstead inc. means of access (Registered as H17/0271/91)

Location: Part Field OS. 44
Stockhouse Lane
Surfleet
Spalding Lincs

Type: OUTLINE

Date received: 27-MAR-91

Terminal date: 22-MAY-91

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

APPLICATION REFERENCE: H17/0271/91 DATE RECEIVED: 27 March 1991

APPLICANT: Mr M W Burrell
Temple & Burrell
Crossgate House
Crossgate Lane
Pinchbeck
Spalding
Lincolnshire

AGENT: J W Barlow Esq
Agricultural Development & Advisory
Ceres House
2 Searby Road
Lincoln

TYPE: Outline

DESCRIPTION: Proposed new dwelling for agricultural purposes and farmstead including means of access

LOCATION: Part Field OS 44, Stockhouse Lane, Surfleet

Parish Council: No response.

County Highways: No objection.

ADAS: (summarised) A report and impartial technical appraisal of the existing business, including an assessment of the agricultural need for a dwelling, has been prepared by a land management advisor at the Ministry's Lincoln office, as follows:-

- Main yard and buildings and dwelling on periphery of Pinchbeck; totalling 4.5 ha, which is geographically separate from the main land holding.
- Application as a result of a requirement to relocate the existing farmstead to the main area of open land which is more appropriate to current and future operational needs.
- Business occupies a total of 59.6 ha (149 acres). Majority of which is to the south of this site.
- Part of the land at Pinchbeck is to be sold for development.
- Holding presently served by one main group of farm buildings at Crossgate House, Pinchbeck.
- Applicant works full time; son-in-law part time; with hired gang labour.

Reason for Proposed Development

(i) Relocation of farmstead - It is proposed over time to relocate the farmstead to the site.
(ii) Management - Applicant is responsible for overall management; new farmstead will enable greater flexibility of cropping; and enable greater security than at present.
(iii) Development plans - Existing farm yard and dwelling lie on northern outskirts of Pinchbeck; this is presently outside development boundary, but may be included when local plan is reviewed. Applicant wishes to anticipate this possibility.
(iv) Access - At present excessive travelling is involved between the existing farm and fields and narrow approach roads to Crossgate are difficult. New site will overcome these problems.
(v) Other site constraints - The existing yard may be in close proximity to future residential development; could give rise to complaints; these problems would not occur on a 'green field' site.

Conclusion

There is an agricultural need for a new dwelling based on the applicant's intention to relocate the centre of his farming operations.

PLANNING ISSUES

1 The issues in this case relate to the applicant's needs to relocate the centre of his farming operations in anticipation of the local plan review, which in all probability will identify a need to release further land for housing to meet the development needs for Pinchbeck and Spalding. It is likely that the applicants existing farm holding at Crossgate Lane will be included within any revised development boundary.

2 In this respect I presented a report to Committee on 30.1.91 relating to the Spalding and Pinchbeck local plan review; this identified land around Crossgate, including the applicants present farmstead, as being suitable for inclusion in any revised development boundary.

CONCLUSIONS

1 The circumstances surrounding the applicant's wish to relocate the centre of his farming operations are set out above, and in my opinion represent sufficient justification for permitting this proposal.

2 Any development of the new farmstead, will be carried out over a period of time, but the applicant should be advised that the layout of the proposed farm yard and buildings, should be such as to minimise the effect on the amenities of an existing dwelling 100m to the west of the present site.

PLANNING OFFICER'S RECOMMENDATION

A That the applicant be invited to enter into a Section 106 Agreement with the Council agreeing to restrict the ownership of the dwelling in connection with the proposed farm buildings.

B That upon completion of the Agreement the District Planning Officer be authorised to grant permission subject to the following conditions:-

1 SC8 - (details) ... (omit means of access)

2 SC27 - (implementation of planting)

3 SC39 - (agricultural habitation)

4 Concurrent with the reserved matters application the applicant shall submit for approval details of the siting, design and external appearance of the proposed farm buildings, including details of phasing of such buildings unless all buildings are to be erected in one operation. The farm buildings (or the first phase of such buildings (if applicable) shall be erected in accordance with the approved details concurrently with the erection of the dwelling hereby permitted and shall be ready for use upon occupation of the dwelling.

Reasons

1 Standard.

2 Standard.

3 Standard.

4 Permission has been granted only because of the applicants stated intention to establish a new farm yard and centre for his farming operations. This condition is imposed in recognition of this.

NOTE

The applicant is advised that the proposed farm yard and buildings should be laid out so as to minimise the effect of the development on the amenities of nearby dwellings.

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

FILE COPY

Reference: H17/1306/91 Received:27-MAR-91 Type:OUTLINE

Name: Mr M W Burrell
M/s Temple & Burrell
Crossgate House
Crossgate Lane
Pinchbeck Spalding Lincs

Agent: J W Barlow
Agricultural Development and
Advisory Service
Ceres House, 2 Searby Road
Lincoln LN2 4DW

Description: Proposed new dwelling for agricultural purposes and farmstead inc. means of access (Registered as H17/0271/91)
Location : Part Field OS. 44 Stockhouse Lane
Surfleet Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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.

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)

7/2

SOUTH HOLLAND DISTRICT COUNCIL

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

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 Concurrent with the reserved matters application the applicant shall submit for approval details of the siting, design and external appearance of the proposed farm buildings, including details of phasing of such buildings unless all buildings are to be erected in one operation. The farm buildings (or the first phase of such buildings (if applicable) shall be erected in accordance with the approved details concurrently with the erection of the dwelling hereby permitted and shall be ready for use upon occupation of the dwelling.

Reason: Permission has been granted only because of the applicants stated intention to establish a new farm yard and centre for his farming operations. This condition is imposed in recognition of this.

Notes to Applicant:

The applicant is advised that the proposed farm yard and buildings should be laid out so as to minimise the effect of the development on the amenities of nearby dwellings.

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

B Smith

Director of Planning and Building Control Services
04-FEB-92 H17/1306/91

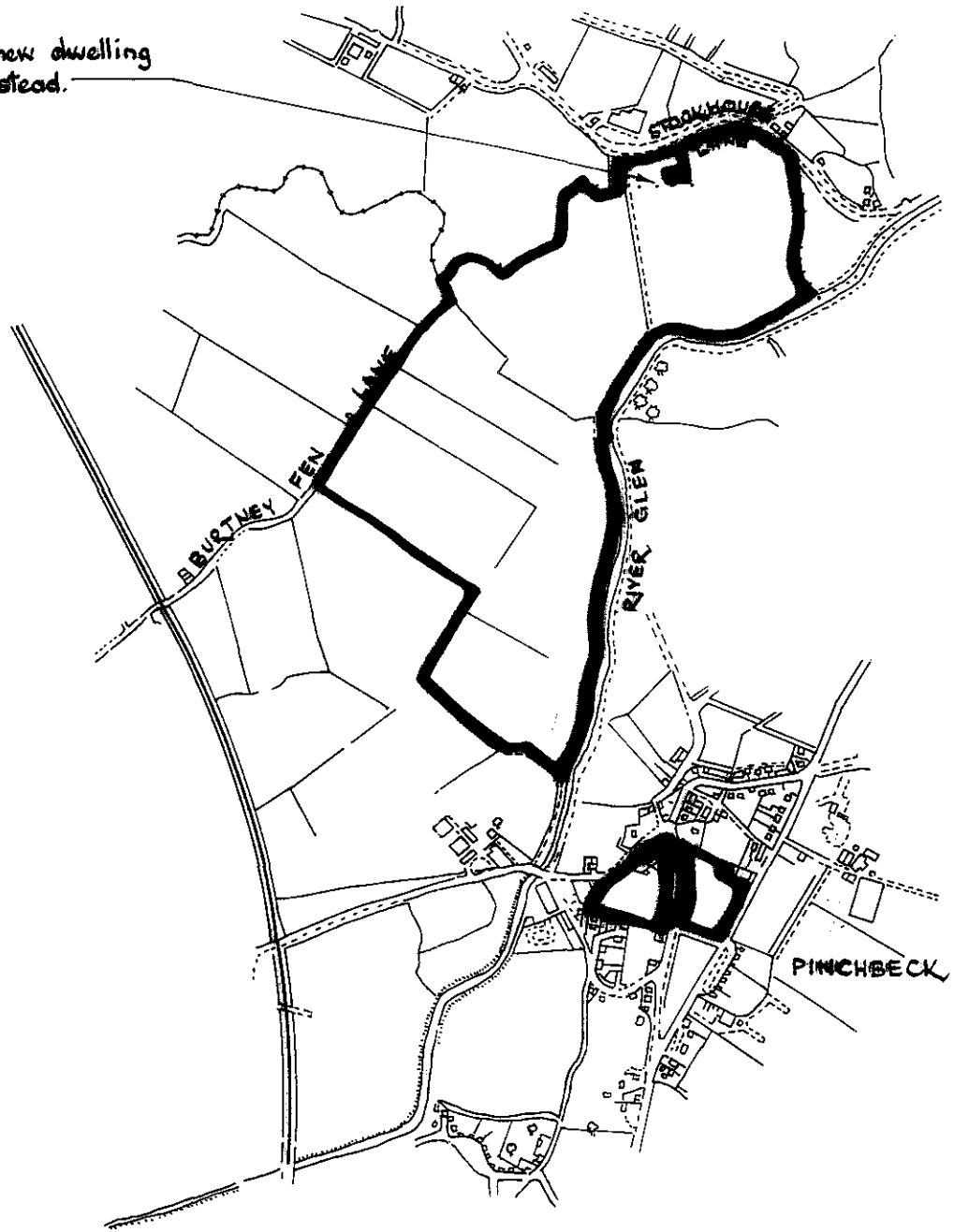
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

H08/271/91

Proposed new dwelling and farmstead.



SOUTH KESTEVEN
PLANNING DEPARTMENT
271/91

Mr. M.W. BURRELL
M/S TEMPLE & BURRELL
CROSSGATE HOUSE,
CROSSGATE LANE,
PINCHBECK,
SPALDING,
LINCS.

job title
PROPOSED NEW DWELLING and FARMSTEAD for AGRICULTURAL PURPOSES.
STOCKHOUSE LANE,
SURFLEET, SPALDING, LINCS.

drawing title
PLAN SHOWING LAND OWNED & OCCUPIED BY M/S TEMPLE & BURRELL

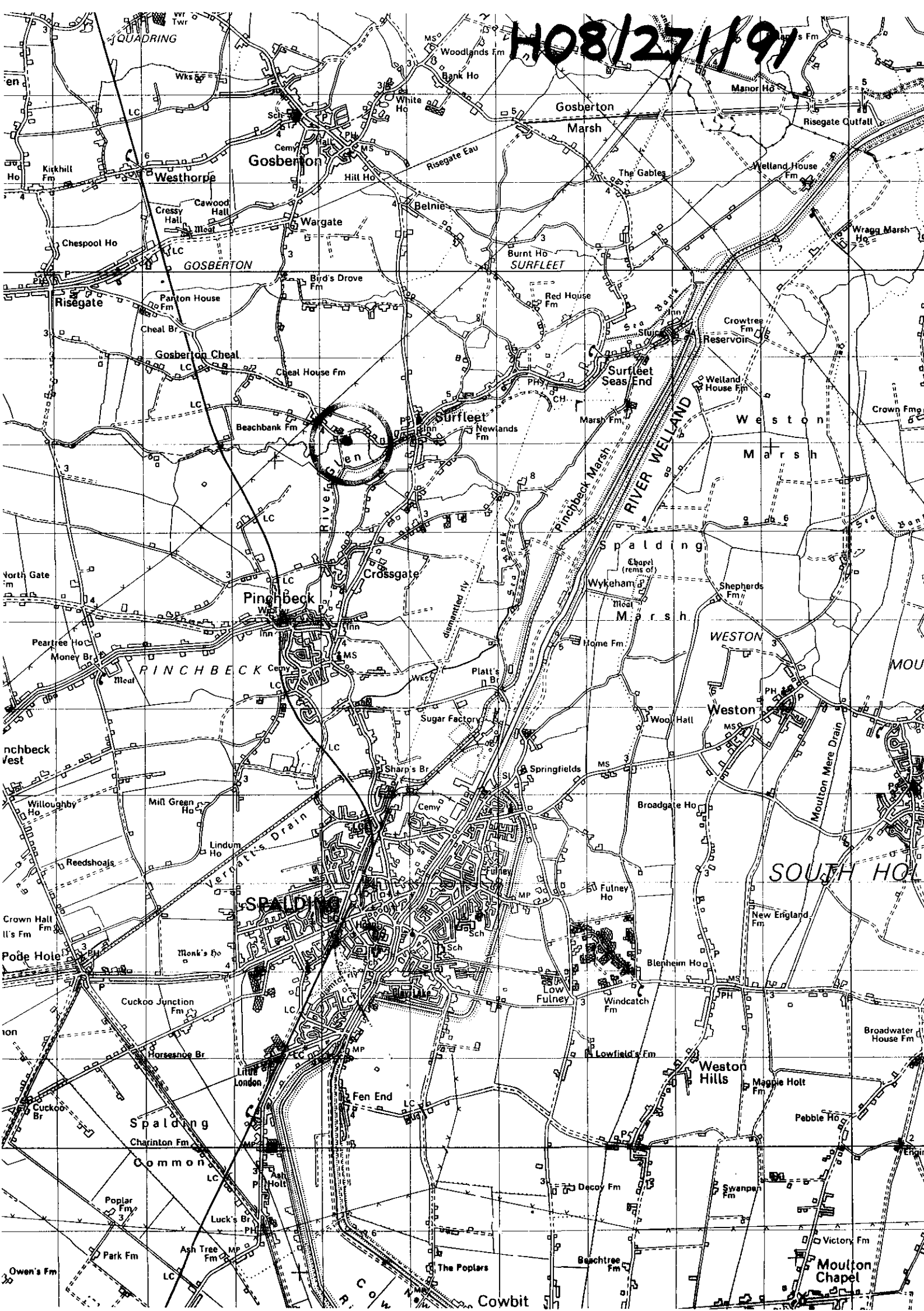
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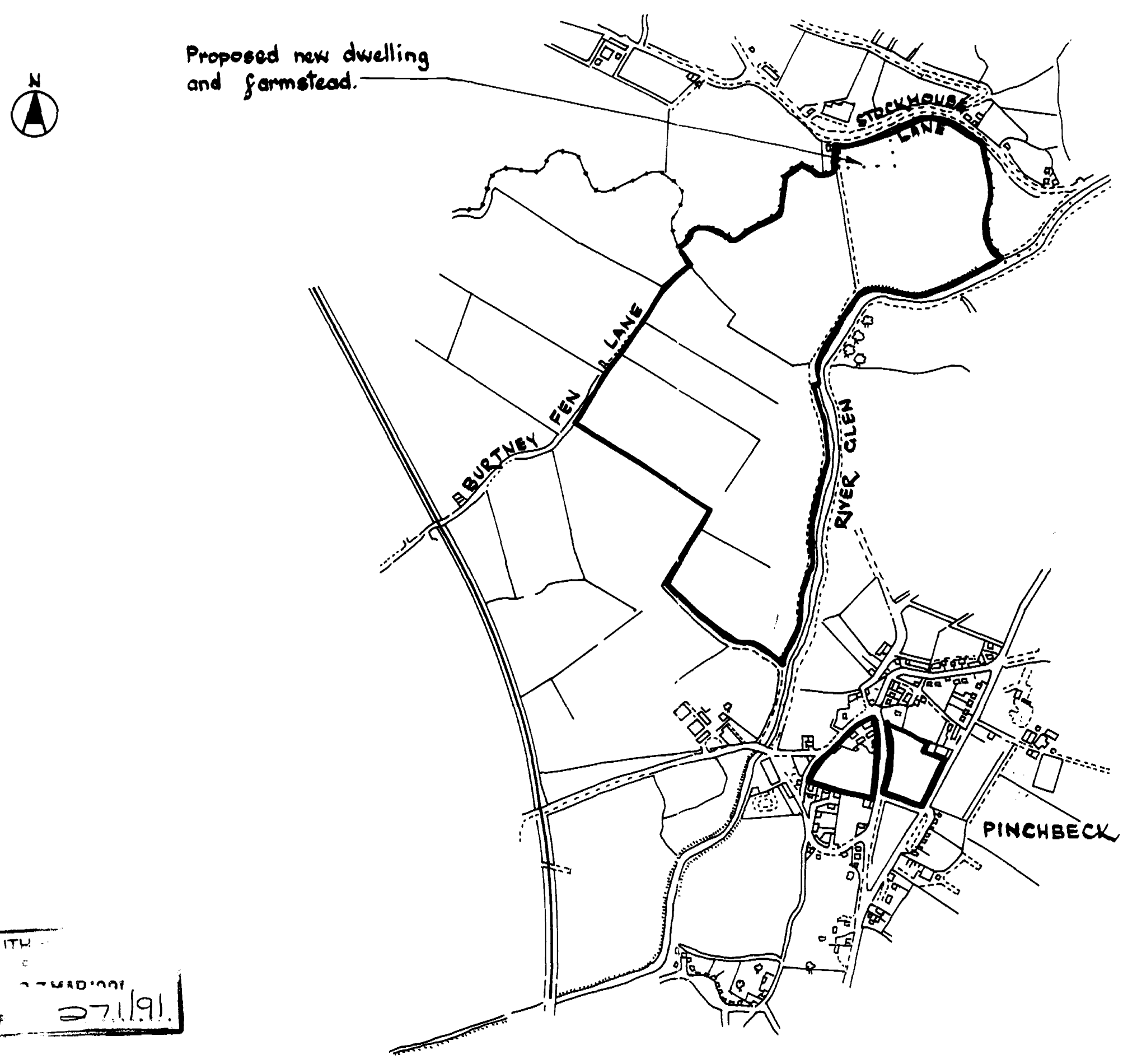
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ADAS
DESIGN SERVICES
CERES HOUSE,
LINCOLN,
0522 529951

ADS 5556. 8/87. 8017373.


H08/271/91
SQUADRING
Woodlands Fm
Bank Ho
White Ho
Gosberton Marsh
Manor Ho
Risegate Outfall
Gosberton
Westhorpe
Kirkhill Fm
Hill Ho
Risegate Eau
The Gables
Welland House Fm
Cressy Hall
Cawood Hall
Belnie
Wargate
Chespool Ho
GOSBERTON
Burnt Ho
SURFLEET
Wragg Marsh Ho
Bird's Drove Fm
Risegate
Panton House Fm
Red House Fm
Cheal Br
Crowtree Fm
Sea Bank
Sluice
Reservoir
Gosberton Cheal
Cheal House Fm
Surfleet Seas End
Welland House Fm
Surfleet
Beachbank Fm
Newlands Fm
Marsh Fm
Crown Fms
River Glen
RIVER WELLAND
Pinchbeck Marsh
Spalding
Crossgate
Chapel (rems of)
Wykeham
Shepherds Fm
Pinchbeck
North Gate
Peartree Ho
Money Br
Home Fm
WESTON
PINCHBECK
Platt's Br
Sugar Factory
Wool Hall
Weston
Springfields
Sharp's Br
Willoughby Ho
Mill Green Ho
Broadgate Ho
Moulton Mere Drain
Lindum Ho
Reedshoals
Vernatt's Drain
Fulney
Fulney Ho
SPALDING
SOUTH HOL
Crown Hall Fm
New England Fm
Pode Hole
Monk's Ho
Blenheim Ho
Cuckoo Junction Fm
Low Fulney
Windcatch Fm
Broadwater House Fm
Horseshoe Br
Lowfield's Fm
Weston Hills
Little London
Fen End
Magpie Holt Fm
Cuckoo Br
Spalding Common
Charlton Fm
Pebble Ho
Ash Holt
Decoy Fm
Swanpen Fm
Poplar Fm
Luck's Br
Victory Fm
Park Fm
Ash Tree Fm
Beechtree Fm
Owen's Fm
The Poplars
Moulton Chapel
Cowbit

HOBLEY HALL



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drawn
14:3691

dwg. no.

SOUTH
27/1/91.

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LINCOLN,
0522 529951

ADS 5555. 8/87. 8017373.