APPLICATION FOR AGRICULTURAL DETERMINATION

For Office use only
Application No. H18/0066/93
Date registered 28 JAN 1993
Grid reference .....

Please complete in block letters
NAME AND ADDRESS OF APPLICANT
E.W. Bell & Co.
Wingland Grange
Terrington St. Clement
Norfolk.
Tel No:

NAME AND ADDRESS OF AGENT
(if form completed by agent)
Fenland Design Consultancy Rd
Walpole Cross Keys.
Tel No: 0553 828852
Contact Name: Barry Judd

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
Bleak House Farm
Wingland
Terrington St. Clement

Please complete in block letters
FULL DESCRIPTION OF AGRICULTURAL BUILDING (OR PRIVATE WAY)
Excavate & Construct embankments to form an irrigation reservoir for Agricultural purposes.

Please complete
I attach the necessary plans and apply for a determination as to whether approval of details is required.
Signed ..... (~~Applicant~~/Agent) Date 1st Feb. '93

Please complete
Describe the materials to be used, including colour, and any other details to describe the building.

Soil embankments.

NOTES

One copy of the application form is required, together with one copy of a site plan to identify the land (preferably at a scale of 1/2500 and with the site edged red).

A fee is required with this application.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Currently agricultural land. Hawthorn hedge along eastern boundary. Also along frontage with road. Farm building to SW and associated house.

Inspected by DMG
Date 16/2

Notice posted by ~~DMG~~
Date ~~N/A~~ N/A

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 17/2.

Further information required to ~~assess~~ ascertain whether the proposal would have a significant impact on its surroundings.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer .....

Case Officer Recommendation

~~Approve~~ | Refuse

Signed DM Gedy.

~~Conditions/Reasons~~ (continue overleaf)

Application for agricultural approval required, which should include landscaping details

~~Landscaping scheme~~

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

PD outside Determination categories.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DAVID GRANT **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued P2209

Date first Rec'd 28 JAN 1993

Registration

Reference H18/0066/93

Cross-Ref N/A

Date 29/1

Validation

TYPE AG

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 22

Additional Refund 22 22

Receipt Issued P2209 Feb 93

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 2330

OS No's

Grid ref 549600 321930

Ward V

Parish ST BRIDE'S

Inside IBD NO

Inside LP area YES

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

APP SUPERSEDED

Linked to site

Ref 1098

Linked to property

Ref

Planning Records:
Earlier apps 4423/90
1298/89 Enq
3050/88

B Reg Records:
Already submitted – Ref
Request
Requested

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0066/93

Applicant: E W Bell & Co
Wingland Grange
Terrington St Clement
Norfolk

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn Norfolk PE34

Description: Excavate and construct embankments to form an irrigation reservoir for agricultural purposes

Location: Bleak House Farm Wingland
Terrington St Clement

Type: AGRIC DETERMINATION

19-MAR-93

Dear Sir/Madam,

PLANNING APPLICATION

You wrote to the Council concerning the above proposal, and I can now advise you that in this particular case the permission of the Planning Authority is not actually required for the proposal. No further action will therefore be taken on the application. Thank you for your interest.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr B Garner
Middle Crown Farm
Grange Road, Wingland
Terrington St Clement
Kings Lynn. PE34 4HQ

B R Kilbon
East Bank Farm
Garners Lane
Wingland
Sutton Bridge
PE12 9YP.

F Large
5 Nene Crown Farm
Garners Lane
Wingland
Sutton Bridge.
PE12 9YP

A Large
2 Nene Crown Farm
Hospital Road
Wingland
Sutton Bridge
PE12 9YR.

15 2 93.

S.H.D.C. PLANNING DEPT.
RECEIVED
17 FEB 1993 DG/KW
Action by
DPO NGA
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
17/2

DEAD END RD
MOULTON DEAS END
NR SPALDING

OBJECTION

APPLICATION NO 13/1177/

Dear Sir

I have been to see Mr Simpsons new plans what a mess nothing new about it at all.
Plans as shone has been there almost 3 years now, some answers to question asked not true no improvement at all ect ect.
Mr Simpson has had orders to pull every thing down he as built, and clear the land by 24th Oct 1992 he as not got all this work done yet, there is still one Kennel Block to come down to comply with this order. With 8 Greyhound bitches this could easly be 80 dogs in a year knowing Mr Simpson theese would not be dogs but called pups like has everyone plans as PRIVATE HOBBY
the barking and smell from the dogs he has here now is very bad every night this is not very nice against our bedroom window.
I cannot see where Mr Simpson can apply with these plans whilst all his Enforcement Notices is carried out I think it is time the Council put a stop to this now, wasting time and money he has now had 5 years fooling everybody.
I am enclosing in my letter all the rules as I understand Mr Simpson should carry out to comply with this order.
I object very strongly to these plans

Yours faithfully
Y Smith

The Planning Inspectorate
Department of the Environment
Room 1404
Tollgate House, Houlton Street, BRISTOL BS2 9DJ
Facsimile: 0272-218782
Direct Line: 0272-218927
Enquiries : 0272-218075
GTN: 1374

Fraser Southwell
Solicitors
29 Old Market
WISBECH
Cambs
PE13 1ND

Your Ref:
SJM /JB/Simpson
Our Ref:
APP/C/91/A2525/614165,
614166,614167,614168
APP/A2525/A/91/188799/P6

24 APR 1992

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990 SECTIONS 174 AND 78 AND SCHEDULE 6
PLANNING AND COMPENSATION ACT 1991
APPEALS BY: MR AND MRS D E SIMPSON
LAND AND BUILDINGS AT 94 SEAS END ROAD, MOULTON SEAS END

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals. These appeals are against two enforcement notices issued by the South Holland District Council and against a refusal of planning permission by that Council concerning the above-mentioned land and buildings. I have considered the written representations made by you, by the Council and also those made by interested persons. I inspected the site on 21 January 1992.

NOTICE A

2. a. The notice was issued on 16 August 1991.

b. The breach of planning control alleged in the notice is the making of a material change in the use of land and premises to use as a schooling track and exercise/training ring for dogs, and for the keeping of dogs in connection with the use, without the grant of planning permission.

c. The requirements of the notice are to discontinue the use of the land and premises as a schooling track and exercise/training ring for dogs, and for the keeping of dogs.

d. The period for compliance with the notice is 3 calendar months.

e. The appeal was made on the grounds set out in S.174(2)(a) of the 1990 Act.

NOTICE B

2. a. The date of the notice is 16 August 1991.

b. The breach of planning control alleged in the notice is the construction of: 1. a schooling track for dogs by the laying of sand and the erection of 900 mm high perimeter fencing, control tower, central fencing containing electronic hare chasing equipment, and dog cages. 2. the construction of an exercise/training ring for dogs by the erection of perimeter fencing and a central training pole. 3. the erection of two kennel blocks together with associated pens and fencing.

c. The requirements of the notice are: 1. to remove the sand, 900 mm high perimeter fencing, control tower, central fencing and associated electronic hare chasing equipment and dog cages forming the schooling track for dogs and reinstate the land to its condition before the unauthorised development took place. 2. to remove the perimeter fencing and central pole forming the exercise/training ring for dogs and reinstate the land to its condition before the unauthorised development took place. 3. to remove the two kennel blocks and associated pens and fencing and reinstate the land to its condition before the unauthorised development took place.

d. The period for compliance with the notice is 6 calendar months.

e. The appeal was made on the grounds set out in S.174(2)(a) of the 1990 Act.

3. The development for which planning permission was refused is the erection of 2 kennel blocks and a schooling track.

THE SITE AND ITS SURROUNDINGS AND POLICY BACKGROUND

4. The appeal site lies some 500 metres south of the small rural settlement of Moulton Seas End and comprises a dwellinghouse and adjacent land amounting to 2.2 hectares in area. The surrounding land is predominantly open flat countryside with scattered dwellings strung out along the second class road. The nearest dwellings to the appeal site are at No 121 on the opposite side of the road, Ashleigh Villa to the south and Sycamore House to the north. There is also a pair of semi-detached houses on the east side of Seas End Road opposite Ashleigh Villa. This area is outside the defined boundary for development in Moulton Seas End in open countryside where Policy 97 of the approved Lincolnshire Structure Plan states a presumption against all forms of development other than those permitted in policies specified in the plan.

THE ALLEGED BREACH OF PLANNING CONTROL

5. Two notices have been issued which appear to me to cover the same ground contained in the allegation of unauthorised development. Notice A refers to an unauthorised change of use of land whilst notice B describes the alleged breach as operational development. The Section 78 appeal is also for operational development. An unauthorised development can be both a building or engineering operation as well as a material change of use but in the present case I consider the alleged breach is properly described in Notice B. The removal of buildings and associated operational development as required by that notice would, in my view ensure the cessation of the alleged unauthorised use of land. I therefore regard the notices as having effectively been issued in the alternative and I consider the second notice to be superfluous. I shall not refer further to Notice A, other than to direct that it be quashed.

THE APPEAL ON GROUND (A), THE DEEMED APPLICATION AND THE SECTION 78 APPEAL

6. The development which is the subject of the planning application has clearly been in operation for some time. I therefore consider this to be an application under Section 63 of the 1990 Act for the retention of buildings constructed or works carried out without planning permission.

7. The appeal on ground (a) is that planning permission should be granted for the retention of the schooling track, training ring, 2 kennel blocks and associated pens and fencing. From my inspection of the site and its surroundings and from the representations made I consider the main issure is the effect of the development on the living conditions of neighbouring residents in particular through nuisance from noise.

8. You say that although Mr Simpson holds a training licence from the National Greyhound Racing Club he is not a professional trainer. He races his own greyhounds as a hobby and does not carry on a commercial undertaking from the site. You accept that there have been complaints regarding noise and smell from activities on the site but in your view these objections do not reflect the views of the community as a whole.

9. It was clear from my site visit that the buildings and works undertaken by your clients have resulted in a marked change to the appearance of the field to the rear of the dwellinghouse. The enclosed schooling track and control tower are clearly visible from the highway and neighbouring houses and I have no doubt that the sound of dogs barking in this area could be heard over a considerable distance. I note the

evidence of complaints to the Environmental Health Officer on disturbance from noise, often at unsocial hours, which you do not dispute. It appears to me that the present undertaking goes far beyond what could be considered an acceptable "hobby activity" which could be undertaken so close to dwellings. Whilst I am satisfied that animals inside the kennels would be unlikely to create high levels of noise, the training and schooling areas and external pens would, in my view, remain a likely source of nuisance to residents. I therefore come to the conclusion that these amenity considerations justify withholding planning permission in this case.

10. In reaching my decision on these appeals I have given careful consideration as to whether the planning objections could be overcome by the imposition of suitable conditions. However, for the reasons outlined above I have not found it possible to overcome the fundamental problem of noise from the barking of dogs in the open areas. I have had regard to all other matters raised in the representations including the views of those residents in support and those opposing your clients and the comments of the parish council. None of these additional matters are sufficient to alter my conclusion on those considerations I found to be material. Accordingly your clients appeal on ground (a) fails and I no not intend to grant permission for the deemed application and the application for planning permission.

FORMAL DECISIONS

11. For the above reasons, and in exercise of the powers transferred to me, I hereby determine these appeals as follows:

Enforcement Notice A (T/APP/C/91/A2525/614165 and 614167)

12. I direct that the notice be quashed.

Enforcement Notice B (T/APP/C/91/A2525/614166 and 614168)

13. I dismiss the appeal and uphold the enforcement notice. I refuse to grant planning permission on the application deemed to have been made under Section 177(5) of the 1990 Act.

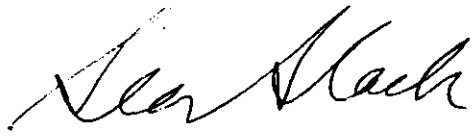
Section 78 Appeal (T/APP/A2525/A/91/188799/P6)

14. I dismiss the appeal.

RIGHT OF APPEAL AGAINST THE DECISIONS

15. This letter is issued as the determination of the appeals before me. Particulars of the rights of appeal against the decision to the High Court are enclosed for those concerned.

I am Gentlemen
Your obedient Servant



SEAN SLACK BA LLB Dip TP MRTPI
Inspector

ENC

OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
16 FEB 1993 DG

2, Nene Crown Farm,
Hospital Road,
Wingland,
SUTTON BRIDGE,
Spalding,
Lincs.
PE12 9YR.

14th February 1993.

Dear Sir,

I would like to express my opposition to the proposed Resevoir at Bleak House Farm, Winland by Messrs. E. W. Bell and Company.

As a neighbouring farmer, I have suffered from two years of drought resulting in poor crops.

I am concerned that the abstraction of water to fill the Resevoir would lower the water table even further during dry years. I would also like to know, bearing in mind the proximity of the Resevoir to the river, if there will be any effect on the salinity of the underground water.

I await your reply in anticipation.

Yours faithfully,

A. J. LARGE.

Planning & Building Control Dept.
Council Offices,
Priory Road,
Spalding,
PE11 2XB

East Bank Farm,
Garners Lane,
Wingland,
Sutton Bridge,
Spalding,
Lincs. PE12 9YP

9th February 1993.

OBJECTION

Dear Sirs,

Ref. No. H18/0066/93.

With reference to the above planning application for an irrigation reservoir by E.W.Bell & Co. at Bleak House Farm, Garners Lane, Wingland Sutton Bridge, I feel I must put in an objection on the grounds that I do not know how the abstraction of water to fill the reservoir will effect the water table.

I have enclosed a copy of a letter I have sent to N.R.A. viewing my concerns on this matter. I am presently waiting for a reply from them.

Yours faithfully,

B Kilbon

B.R. Kilbon.

S.H.D.C. PLANNING DEPT.
RECEIVED DG
11 FEB 1993

Mr. A Court,
National Rivers Authority,
Harvey Street,
Lincoln.
LN1 1TF

East Bank Farm,
Garners Lane,
Wingland,
Sutton Bridge,
Spalding,
Lincs. PE12 9YP

9th February, 1993.

Dear Sir,

I am writing to you with concern about the abstraction of water by E.W. Bell & Co. at Bleak House Farm, Garners Lane, Wingland, Sutton Bridge. Could you please tell me how much water they will be allowed to abstract in the course of a year, and how much will the water table drop ? I am very concerned about this as I farm right up to the bank of the River Nene and also the furthest away from Wingland Internal Drainage Boards outlet into the River, therefor at the driest point. In 1990 - 91 we had two very dry years and my crops were very disappointing so would like to keep the water table as high as possible.

If the water table does drop, would salt water rise in the sub soil causing the land to become saline. We are now finding Marine grass growing on the land side of the river bank. If salt does penetrate from the Nene who is responsible for compensation, Anglian Water, N.R.A or E.W. Bell & Co. ?

Please could you try to answer my queries. I would be pleased to meet any of your representative to discuss this matter further.

Ple ase take this as a formal objection to the abstraction of water, which can be withdrawn if satisfactory answers can be given.

Yours faithfully,

B Kilbon

B.R. Kilbon.

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

L&BC

Keith Stevens
Dipl Arch RIBA
General Manager

Cond. mtce & Fax

S.H.D.C. PLANNING DEPT.
RECEIVED
17 FEB 1993
DG
Area Office
DPO
DOPO
JO ACP
File Nos.
New Dwgs YES/NO

When calling please ask for
V J HUNTER
Direct Line (0522) 552687

Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

MY REF: A.40/AJW/VJH/LMW

16 February 1993

Dear Sir

BLEAK HOUSE FARM, GARNERS HOUSE, WINGLAND
E W BELL & CO LTD - APPLICATION FOR RESERVOIR
1.8M GALLONS EXTRACTION

Further to the recent advertisement in the Eastern Daily Press concerning the above application, as Agent for the County Council (tenants of the Crown Estate Commissioners at Wingland), I wish to comment on the proposal.

Although I am not against the principle of storing water for irrigation purposes, some of the Council's tenants on the Wingland Estate are concerned that any lowering of the water table may affect the productive capacity of their holdings. The Wingland Estate is a notoriously dry area as the soils do not retain moisture to the same extent as land West of the Nene.

Messrs Bell have assured me that their proposed abstraction will have only a marginal effect on the water table and that any temporary cone of depression will quickly level out.

The long term solution may well be for the NRA to provide a supply of fresh water into the Wingland area that will enable the drains to be filled to a suitable summer retention level that will allow irrigation directly from the farm drains. I realise that this may involve the provision of a pump to manage and control the retention level in periods of heavy rainfall.

Whilst this proposal is being considered by the Wingland IDB and the NRA, there is a need to strictly control the abstraction and storage of what little volume of fresh water that is available from the ground water aquifer.

I trust that you will consider these comments and satisfy yourself that the proposed pumping operations will not adversely affect the profitability of surrounding farms before you approve the Application.

Yours faithfully

V. J. Hunter

for General Manager

A. M. Hey FRICS
Head of Practice
Estate Services

J. D. Trafford FRICS
Head of Practice
Design Services

J. L. Wilcox BSc CEng FIEE FCIBSE
Head of Practice
Building Services

S. J. Parkinson MAAT
Business Manager

S.H.D.C. PLANNING DEPT.
RECEIVED
16 FEB 1993

Land and Buildings Consultancy
A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services
County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

L&BC
Keith Stevens
Dipl Arch RIBA
General Manager

When calling please ask for
.....DC HUNTER

FAX NO. 0522 552611

FAX TRANSMISSION SHEET

TO: DAVID GEDNEY SOUTH HOLLAND D.C.	No. of Pages: (includes the cover sheet) 2
FROM: CHIEF LAND AGENT	DATE: 16.2.93
Phone No. 0522 552687	Fax No 0775 710772

Message

WINGLAND APPLICATION
RESERVOIR

For queries concerning this facsimile transmission please ring Lincoln (0522) 552681.

Land and Buildings Consultancy
A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

L&BC
Keith Stevens
Dipl Arch RIBA
General Manager

When calling please ask for
V.J.HUNTER
Direct Line (0522) 552687

Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

MY REF: A.40/AJW/VJH/LMW

16 February 1993

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E W BELL & CO LTD - APPLICATION FOR RESERVOIR
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Yours faithfully

V.J.Hunter

for General Manager

A. M. Hay fRICS — Head of Practice, Estate Services
J. D. Trafford FRICS — Head of Practice, Design Services
J. L. Wilcox BSc CEng FIEE FCIBSE — Head of Practice, Building Services
S. J. Parkinson MAAT — Business Manager

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2209
Date received : 03-FEB-93

Received from

Fenland Design

Address

St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn

Fee paid	£	22.00
VAT	£	0.00
Total received	£	22.00

Cash/Cheque : Cheque

Signed.....K.L.Lowe..
(Authorised Collector)

COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/0066/93

Applicant: E W Bell & Co
Wingland Grange
Terrington St Clement
Norfolk

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn Norfolk PE34

Description: Excavate and construct embankments to form an irrigation reservoir for agricultural purposes

Location: Bleak House Farm
Wingland
Terrington St Clement

Type: AGRIC DETERMINATION

Date received: 28-JAN-93

26-FEB-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1988
PERMITTED DEVELOPMENT - APPLICATION FOR DETERMINATION

It appears that by virtue of the above Order the proposed development is deemed to be permitted. From the information available the proposal is of a category of permitted development where a determination regarding the submission of details is not actually required.

No further action will therefore be taken on your application, and any fee paid will be refunded as soon as possible.

You should be aware however that approval under the Building Regulations may still be required.

Yours faithfully

Director of Planning and Building Control Services

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)

BRIAN S H 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

GM

Application no: H18/66/93 Type: AGRIC DETERMINATION

Applicant: E W Bell & Co
Tel:

Agent: Fenland Design
0553 828852

Description: Excavate and construct embankments to form an irrigation reservoir for agricultural purposes

Location: Bleak House Farm
Wingland
Terrington St Clement

Valid date: 03-FEB-93 Terminal date: 03-MAR-93
Target dates: Target Committee:
To case officer 10-FEB-93 Report deadline:
Inspected by 13-FEB-93
Extra contacts 17-FEB-93 Case Officer:
Report if not clear by 24-FEB-93 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building: Other Constraints: AIR
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
A C C - No objections fr cb	11/2/93	

SITE DETAILS

Grid ref: 549600 321530
OS Sheets: 232 Parcel:

Mr S Garner
Middle Green Farm
Orange Road
Wiggenhall
Terrington St Clements
King's Lynn
Norfolk
PE34 4QQ

Mr J Blackbeck

TTW/LAB
H19/0066/93

10 March 1993

Dear Sir

Irrigation Reservoir - Bleak House Farm, Wiggenhall, Terrington St Clement

Thank you for your letter dated 2 March 1993 in connection with the above.

I note you refer to the application as a planning application but, in fact, the application is not for planning permission but a notification to the authority that it is intended to undertake certain works as Permitted Development i.e. works which ordinarily do not require planning permission.

I say 'ordinarily' because the exercise of permitted development rights, in this context, is lawful only if application has been made to the authority for a determination of whether or proposes to exercise its power of prior approval.

In the present instance the authority advised the applicant that there was no need for prior approval and that, therefore, the permitted development rights could be exercised.

I appreciate you consider there were issues which had a bearing upon the acceptability of the proposed works but I have to advise you that in terms of the legislative provisions they were outside the remit of this authority in the context of the form of determination which had to be made.

Yours faithfully

W B Miller
Principal Planning Officer
Development Control

OBJECTION

Bernard Garner
Middle Crown Farm, Grange Road,
Wingland,
Terrington St: Clement,
King's Lynn,
Norfolk: PE34 4HQ:

Mr D Gedney
Planning Office
South Holland District Council

2nd March 1993

Dear Sir
I wish to bring to question, the planning application submitted by F W Bell & Co: for water extraction and reservoir at Bleak House Farm, Garners Lane, Wingland, Sutton Bridge: for crop irrigation purpose:

The farming company have already in use water extraction and reservoir, constructed last year, at Grange Farm, Wingland, about a mile from the second proposed site at Bleak House Farm:

Farmers in the central Wingland area, have experienced, especially during the last few years of extreme drought conditions, crops suffering stress, through lack of soil moisture:

Its by my own experience, having farmed at Wingland for many years, to form the opinion that central Wingland is over drained, when low rainfall conditions prevail:

The water in the very deep main dykes is flowing constantly and directly through the sluice into the river Nene, at times some lengths of main dykes completely dry up: A reserve of water level is never held back!

Coupled with the other facts explained: Could two water extraction sites in such close proximity have any significant effect in lowering the water table?

I feel before planning approval is granted, the planning committee in their deliberations consider a scientific survey of the water table in this area, and neighbouring farmers consulted:

Yours Faithfully

Bernard Garner.

066/93

DG

8/2/3

fenland design

St. Helens, Sutton Road, Walpole Cross Keys, King's Lynn Norfolk PE34 4HE.

phone & fax 0553 828852

South Holland District Council,
Planning Office,
Spalding, Lincs.

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING
28 JAN 1993
0066/93

15th January, 1993

Dear Sirs,

Agricultural Buildings & Operations - Not Requiring Planning Permission

In accordance with the Town & Country Planning General Development Order 1988 (as amended) I wish on behalf of my client - E.W. Bell & Co. of Wingland Grange, Terrington St Clement to give you prior notification of my clients intention to excavate and construct embankments to form an irrigation reservoir for agricultural purposes at Bleak House Farm, Wingland, Terrington St Clement, all as shown on the attached Drawing No. TSC/1/93-01.

Yours faithfully,

Barry F. Judd
Fenland Design

c.c. E.W.Bell & Co.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1993
File Nos.
Acknowledge YES/NO

Barry F. Judd.

architectural services

RIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H18/66/93

Applicant: E W Bell & Co
Wingland Grange
Terrington St Clement
Norfolk

Agent: Fenland Design
St Helens
Sutton Road
Walpole Cross Keys
Kings Lynn Norfolk PE34 4

SOUTH HOLLAND D.C.
PLAN DEPT
0 9 FEB 1993
REF .....

Description: Excavate and construct embankments to form an irrigation reservoir for agricultural purposes

Location: Bleak House Farm
Wingland
Terrington St Clement

Type: AGRIC DETERMINATION

Date received: 28-JAN-93

29-JAN-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

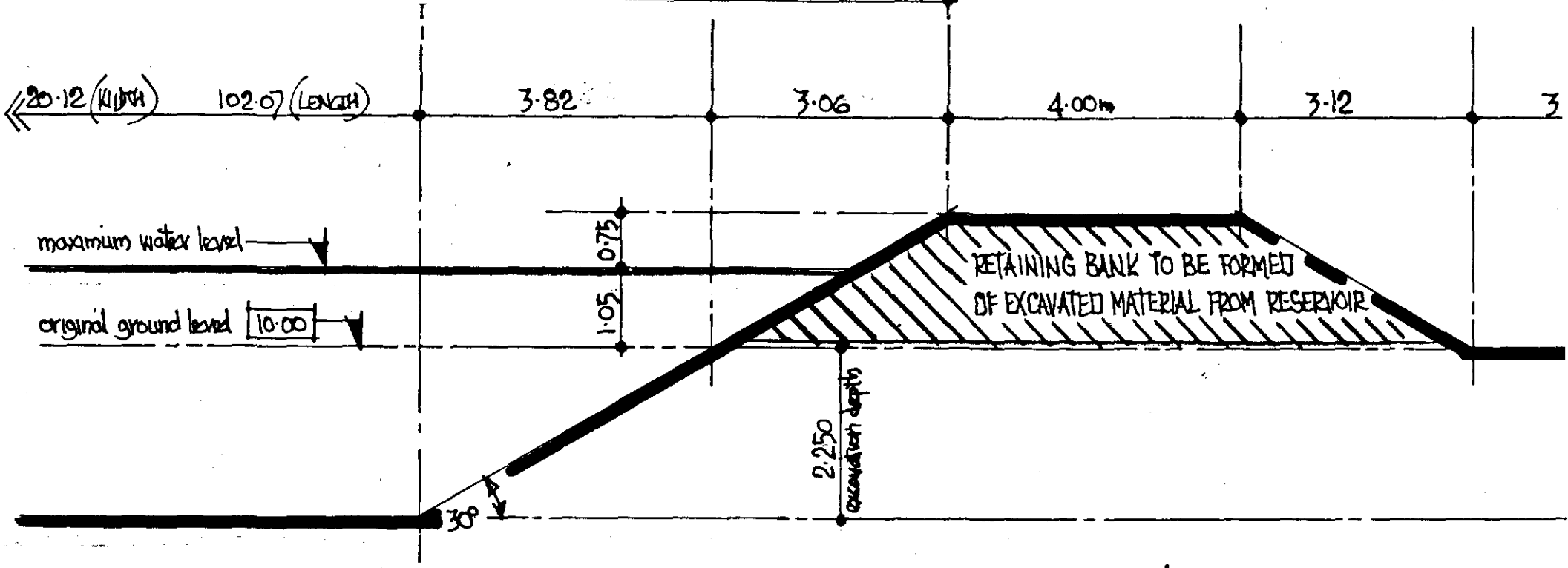
One Agricultural Determination form needs to be completed and returned. (a few sent for future use).
A fee is required of £22.
Any other land in the applicants ownership needs to be outlined in blue on the site location plan and the block plans outlined in red. Two plans returned for your use.

Please return the additional copy of this letter with your reply.

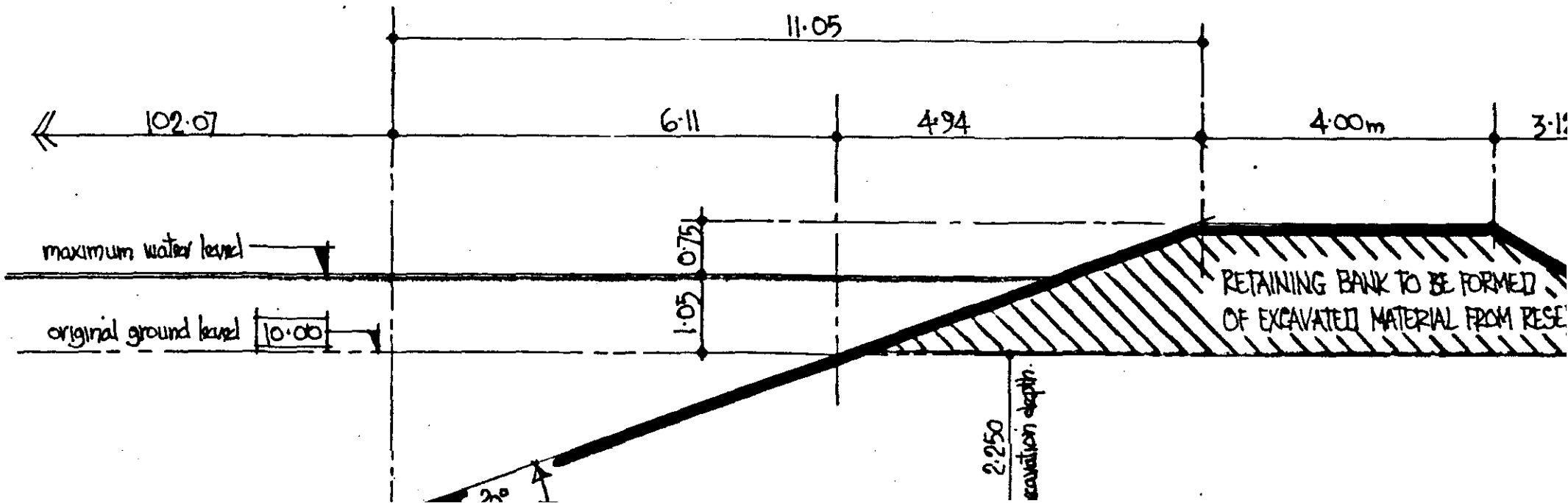
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

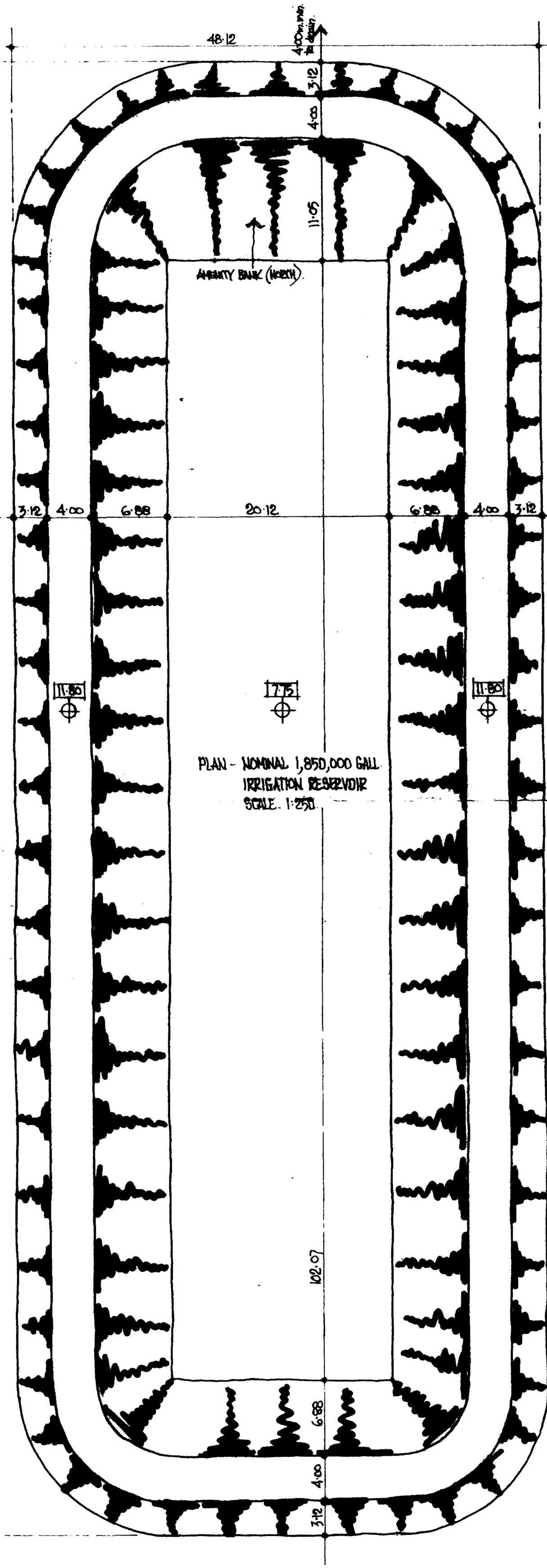
Yours faithfully

pp Principal Administrative Officer



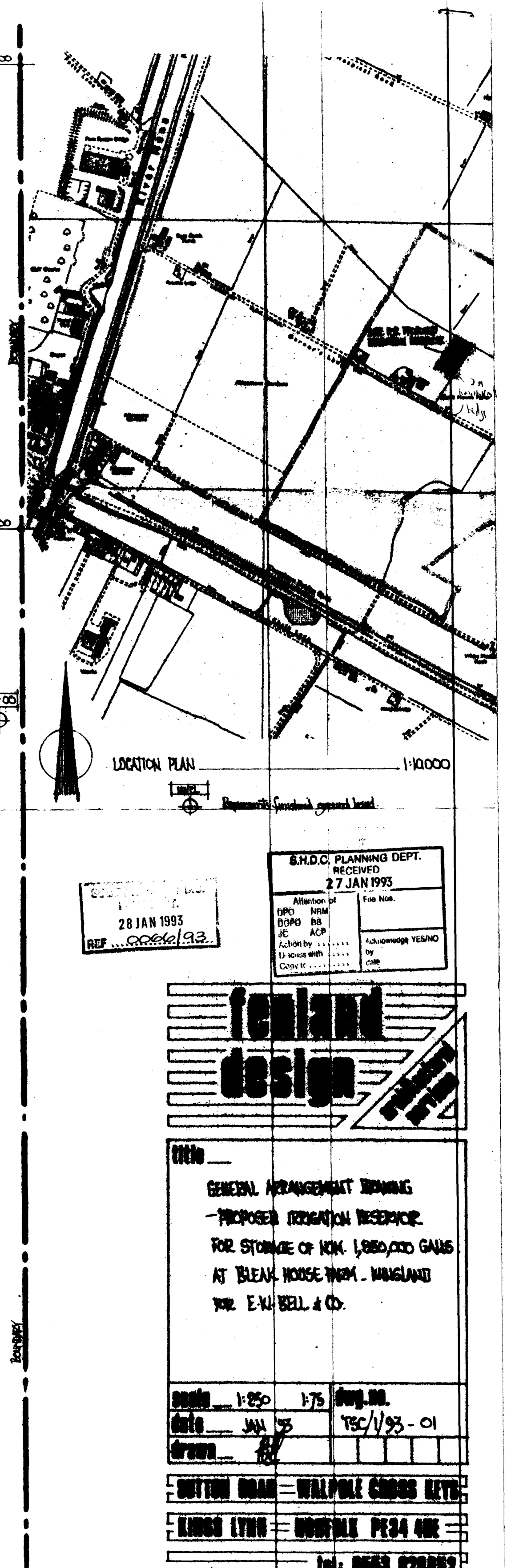
SECTION THRO' RESERVOIR BANK - SOUTH / EAST & WEST





PLAN - NOMINAL 1,850,000 GALL IRRIGATION RESERVOIR
SCALE - 1:250

BLOCK PLAN SCALE 1:250.



LOCATION PLAN 1:10,000

Boundary of land

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1993
Attention of
DPO NRM
DOPO BB
JE ACP
Action by
Discuss with
Copy to
File Nos.
Acknowledge YES/NO
by
date

28 JAN 1993
REF 0066/93

fenland design

title

GENERAL ARRANGEMENT DRAWING
-PROPOSED IRRIGATION RESERVOIR
FOR STORAGE OF NOM. 1,850,000 GALLS
AT BLEAK HOUSE FARM - MARSHLAND
FOR E.W. BELL & CO.

scale 1:250 1:75
date JAN 93
drawn
drwg.no. TSC/1/93-01

SUTTON ROAD = WALPOLE CROSS KEYS
KINGS LYNN = NORFOLK PE34 4HE
tel: 0553 828082