FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H18/1377/91 Received:31-DEC-91 Type:FULL

Name: S A Kenny
Avenue Farmhouse
Woad Lane
Sutton Bridge
Spalding Lincs PE12 9QF

Agent: R H & R W Clutton
The Estate Office
Peterspoint
Sutton Bridge
Spalding Lincs PE12 9QS

Description: Change of use from agricultural barn to domestic dwelling
Location : Avenue Farmhouse Woad Lane
Sutton Bridge Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is located in open countryside in an area which is essentially characterised by agricultural type dwellings on relatively spacious plots and with associated outbuildings. Avenue Farmhouse is considered to be such an example and it is consequently the opinion of the Local Planning Authority that the conversion of the outbuildings in question to residential use would be detrimental to the established character of this rural area. It would also lead to further applications of a similar nature which would result in the gradual "domestication" of agricultural holdings and combine to irrevocably alter the character of the area.

2 In the opinion of the Local Planning Authority, the development proposed is a form of "tandem" development which would, if permitted, adversely affect the residential amenity of occupiers of Avenyue Farmhouse. As such, the proposal is considered to be contrary to Department of the Environment advice contained within Development Control Policy Note 2.

Director of Planning and Building Control Services
25-FEB-92 H18/1377/91

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H18/1377/91 Received:31-DEC-91 Type:FULL

Name: S A Kenny
Avenue Farmhouse
Woad Lane
Sutton Bridge
Spalding Lincs PE12 9QF

Agent: R H & R W Clutton
The Estate Office
Peterspoint
Sutton Bridge
Spalding Lincs PE12 9QS

Description: Change of use from agricultural barn to domestic dwelling
Location : Avenue Farmhouse Woad Lane
Sutton Bridge Spalding Lincs

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

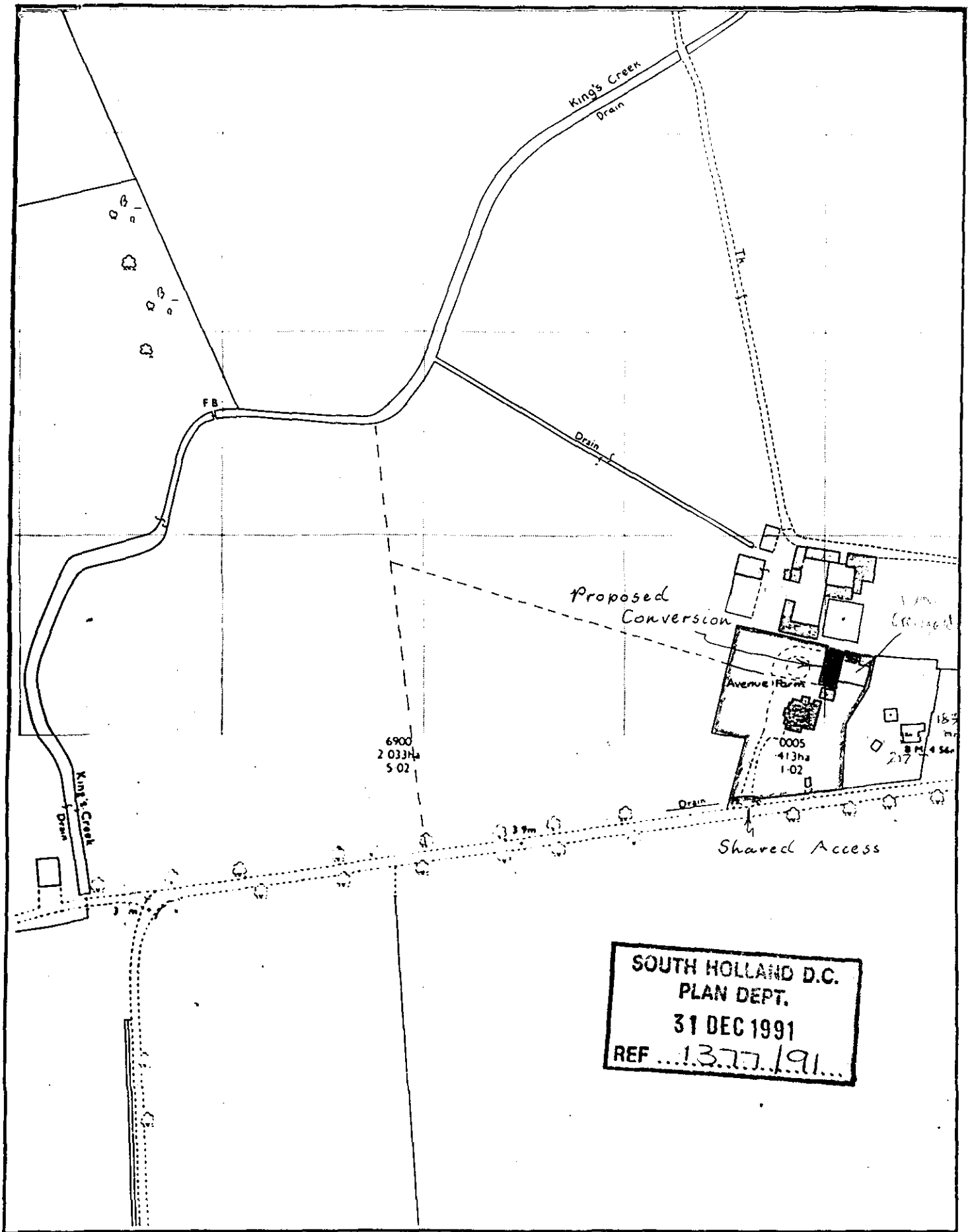
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Authorised to issue:

25-FEB-92 H18/1377/91 AD..AV.....DC.....AV..

25/2



SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1991
REF ...H377/91...

Drawing No. AVENUE FARM SITE PLAN	Drawn S.A.K.	R.H. & R.W. CLUTTON	CHARTERED SURVEYORS
	Scale 1:2500	92 HIGH STREET, EAST GRINSTEAD	
	Date 13.6.89	WEST SUSSEX RH19 3DF	(0342) 28444
Title SIMON KENNY		This Plan is prepared from the Ordnance Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright Reserved.	

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H18/1377/91

Date Registered 31 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S A. KENNY
AVENUE FARMHOUSE
WOAD LANE
SUTTON BRIDGE
SPALDING, LINCS PE12 9QF
Tel. No. 0406 351223

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

RH + RW CLUTTON
THE ESTATE OFFICE
PETERSPOINT,
SUTTON BRIDGE, SPALDING
LINCS, PE12 9QS
Tel. No. 0406 350493
(Personal contact name) SIMON KENNY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AVENUE FARMHOUSE, WOAD LANE, SUTTON BRIDGE
SPALDING, LINCS PE12 9QF

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM AGRICULTURAL BARN TO DOMESTIC DWELLING.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92

Signed. Date. 31.12.91

(If you consider no fee is payable include a written explanation instead)

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 [FULL] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

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

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

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

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 ✓

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:

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

Mains sewer ☐ Cesspool ☐ Septic tank ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	➡ 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 for industrial, warehousing, offices or shopping purposes	No	➡ If so, **please complete Part 7**

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

Continue on separate sheet if necessary.

See accompanying letter.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. OWNERSHIP OF THE SITE

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

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

Certificate A

No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

Signed ..... (Applicant/Agent) Date 31/12/91

Certificate B

The applicant has given the requisite notice to all persons other than the applicant who were owners of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

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

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

3. 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 the tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant).

Certificate 1

None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed ..... Applicant/Agent) Date 31/12/91

Certificate 2

The applicant has given the requisite notice to any other person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates.

State Name and address of tenant: 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 not later than 20 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 9.2...

Receipt Issued ..... No. P438

Date First Received 31 DEC 1991

REGISTRATION

REFERENCE ...H18/1377/91.....

Cross-Ref ..... MC

Date 3/1/92

VALIDATION Date 3/1/92

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

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date 7.1.92

Index Sheets 175 OS Nos ..... Grid Ref 546110 394030

Ward ...✓... Parish ...BRIDGE TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD .NO Inside LP Area.NO Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..92/79136

Planning Records:
Earlier apps 89/53

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

Inputs completed. 9.1.92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Possibly stables. Part asbestos, part slate roof. Within present curtilage of farmhouse. Farm buildings to rear.

Inspected by: DMG
date: 20/1.

Residents notified on site visit:

Case Officer Conclusions (issues)

Dwelling to east - [redacted] (217) Hand
Owner of farm to rear - [redacted] (183) Hand

Case Officer Recommendations (summary).
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer: DMG 29/1

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection

Any objection received? No
If yes, is any obj. material? No ____
Yes No
Yes ____

[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer
Signed .....
No ____

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on these applic

No ____ All tests (met these Submission)
Yes ____

ANY ONE OF ABOVE Other info. met
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Ref/Int. recommended .....

Delegation confirmed by Senior Officer
.....

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

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

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

COM

Application no: H18/1377/91 Type: FULL

Applicant: S A Kenny
Tel: 0406 351223

Agent: R H & R W Clutton
0406 350493

Description: Change of use from agricultural barn to domestic dwelling

Location: Avenue Farmhouse
Woad Lane
Sutton Bridge
Spalding Lincs

Valid date: 31-DEC-91
Target dates:
To case officer 05-JAN-92
Inspected by 10-JAN-92
Extra contacts 15-JAN-92
Report if not clear by 04-FEB-92

Terminal date: 25-FEB-92
Target Committee: 12-FEB-92
Report deadline: 29-JAN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Convert to dwellings
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Sutton Brid		08-JAN-92	22-JAN-92	
Cllr C J T H Brewis	0406 350818	08-JAN-92	22-JAN-92	
Cllr D Dewsberry	0406 350947 (Of	08-JAN-92	22-JAN-92	Comments

L C C - No objections to 05 9/1/92.
183 Woad Lane, Sutton Bridge 21-JAN-92 04-FEB-92.
217 " " " " "

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H18/0088/83 6 : 21 DATE RECEIVED: 07/02/83

APPLICANT: J Stratton Esq
185 Avenue Farm
SUTTON BRIDGE
Lincs

AGENT: Loveth Cowling Design
3 Victoria Street
HOLBEACH
Spalding
Lincs

TYPE: Full GRID REF: 546890 324010

DESCRIPTION: Proposed extension to rear of dwelling

LOCATION: 185 Avenue Farm, Sutton Bridge

The South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
Reason: As required by Section 41 of the Town and Country Planning Act 1971.

B. Smith

District Planning Officer
1st March 1983

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
12 MARKET PLACE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 3272

new closely-targeted controls over agricultural development where necessary to deal with specific problems.

AGRICULTURE is defined by section 336(1) of the Town and Country Planning Act 1990 as including:–

> *horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.*

2.10 The use of land for the purposes of agriculture, and the use for those purposes of existing buildings on the land, do not constitute 'development' under section 55 of the Town and County Planning Act 1990 and so do not require planning permission. The construction, extension or alteration of a building, and the carrying out of excavations or engineering operations, do constitute 'development'. If this development is 'reasonably necessary for the purposes of agriculture'; however, it may qualify as permitted development under the Town and Country Planning General Development Order and so not require specific planning permission. These permitted development rights are subject to various conditions. Developments that do not meet these conditions require planning permission in the usual way. Further guidance on planning controls over agricultural development is given in Annex B.

2.11 Under the Order, local planning authorities are able to regulate certain aspects of agricultural (and forestry) development for which full planning permission is not required. Where necessary, they may require details of new farm buildings, significant extensions and alterations (in National Parks, all extensions and alterations), farm roads, and certain excavations and waste deposits to be submitted for approval before work starts. Annex C provides guidance on these controls.

Rural businesses

2.12 The range of industries that can be successfully located in rural areas is expanding. Many commercial and light manufacturing activities can be carried on in rural areas without causing unacceptable disturbance. There are attractions to the firms and their staff in a clean and healthy environment, and there are benefits to the local economy and employment. These firms also help to bring new life and activity to rural communities, and so are generally welcomed and quickly assimilated. Local planning authorities should bear in mind the vital role of small scale enterprises in promoting a healthy rural economy. They should make provision in development plans, appropriate to the needs of the area, for commercial and industrial development which can be accommodated without serious planning problems. Among the issues which authorities may wish to address in local plans is their policy towards the future expansion of business premises in the countryside.

2.13 In many rural areas, a lack of suitable workspace at affordable rent is holding back economic development. Re-use and adaptation of existing buildings (see paragraph 2.15) have an important role to play in meeting the demand for workspace. But provision needs to be made for new development as well. Sensitive, small-scale new development can be accommodated in and around many settlements. Structure plans should set out the overall strategy for such development. Local plans should provide a guide to the scale of allowable development and the criteria against which planning applications will be considered. In some villages, the pressure to convert existing buildings to dwellings is great, and applications for a change of use may, if granted, lead to adverse affects on the local rural economy. The need to accommodate local commerce and industry may well be a material consideration when deciding such applications.

Tourism, sport and recreation

2.14 Tourism plays an important part in the development and diversification of the rural economy, but can also damage the landscape and heritage on which it depends. Its growth needs to be reconciled with a full regard for the environment. A Planning Policy Guidance Note on tourism will be issued shortly. Advice on sport and recreation in the countryside is given in PPG17. When deciding planning applications authorities should take account of the effect of the proposed development on public rights of way. Footpaths and bridleways increase opportunities to enjoy the countryside.

Re-use and adaptation of rural buildings

2.15 There are often opportunities for re-using or adapting existing rural buildings for new commercial, industrial, or recreational uses. Such re-use or adaptation can help to reduce demands for new building in the countryside, can encourage new enterprises, and can provide jobs needed in rural areas. There should generally be no reason for preventing the re-use or adaptation of agricultural and other rural buildings for new uses, provided their form, bulk and general design are in keeping with their surroundings. Proposals for conversion of existing buildings may be more acceptable if they respect local building styles and materials.[1] Not all proposals will be acceptable since in some cases there may be legitimate objections, for example on environmental or traffic grounds, that outweigh the advantages of re-use. However, proposals for the re-use of such buildings should not be rejected unless there are specific and convincing planning reasons that cannot be overcome by attaching reasonable conditions to the planning permission. Planning authorities should bear in mind that the alternative to re-use

may be a building that is left vacant and prone to vandalism and dereliction. Additional guidance on re-use and conversion is provided in Annex D.

(1) In accordance with Article 30 of the Treaty of Rome, conditions should not rule out the use of equivalent natural materials that are not local.

Housing

2.16 New housing will continue to be required in rural areas, to sustain the health of the rural economy and the viability of village communities. In many villages provision can be made for modest development without damage to the character of the village or to the countryside. New housing can help to sustain villages by providing the basis for maintaining local services, schools, shops, pubs and other features of community life.

2.17 Changes in the area of land devoted to farming mean that it should be possible to accommodate small-scale new housing development more readily in rural areas, and to secure more generous and imaginative standards of lay-out and landscape design. It is nevertheless still important that the pattern of new development should be determined through the development plan process, and should be well related in scale and location to existing development. Expansion of villages and towns must avoid creating ribbon development or a fragmented pattern of development.

2.18 New housebuilding and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be unobtrusive is not by itself a good argument; it could be repeated too often. Isolated new houses in the countryside require special justification – for example, where they are essential to enable farm or forestry workers to live at or near their place of work. Advice on the special considerations which may arise in relation to agricultural and forestry dwellings is given in Annex E. Infilling (the filling of small gaps within small groups of houses) or minor extensions to groups may be acceptable. Much would depend on the character of the surroundings and the number of such groups in the area.

2.19 In an increasing number of rural areas there are pressures on the limited housing stock from people outside the local community. Some will bring new businesses and skills to rural areas but others will include retired people and long-distance commuters. Many can afford to pay more for their housing than local people. The result can be a serious shortage of affordable housing for those with modest incomes who already live and work in the area. Advice on the provision of land to meet local needs for affordable housing (in areas where new housing would normally be permitted and elsewhere) and on arrangements for ensuring that the benefits are passed to successive occupants, is given in DOE Circular 7/91 (Welsh Office 31/91).

2.20 Planning Policy Guidance Note 3 provides advice on the identification and allocation of land for housing in England. Advice on the provision of land for housing in Wales is given in Welsh Office Circular 47/84.

Horses

2.21 The keeping and riding of horses for recreational purposes or as part of commercially-based equestrian activities is increasingly popular in many parts of the countryside, not least those close to urban areas. Such activities can help provide new opportunities for employment and land use. Guidance on development involving horses is provided in Annex F.

3. Special considerations in designated areas

Introduction

3.1 In those parts of the countryside where special statutory designations apply planning policies and development control decisions should take full account of the specific features or qualities which justified designation of the area, and sustain or further the purposes of that designation. In some designated areas additional statutory planning controls or procedures apply, for example through tighter controls over permitted development. Other designations have statutory implications beyond the planning system, but the factors that led to the designation may also be material to planning decisions.

Permitted development rights in designated areas

Permitted development rights allow a range of minor developments to take place without the need for a full planning permission requiring a planning application.

In National Parks and the Broads, AONBs and conservation areas some permitted development right are reduced, and others withdrawn entirely, so that some types of normally minor development remain subject to scrutiny by the planning system. There are lower volume limits for the extension of dwellinghouses, and for the erection of buildings within the curtilage of dwellinghouses. Extensions to industrial buildings and warehouses that can be undertaken without specific planning permission are subject to lower volume and floorspace allowances. Permitted development rights are not available at all for:

- roof extensions to dwellinghouses;
- the application of stone and some other forms of cladding to the outside of a dwellinghouse;
- the installation of a satellite dish on chimney stacks and on walls or roof-slopes fronting a highway (or a waterway in the Broads) as well as on buildings over 15 metres in height; or

ANNEX D: RE-USE AND ADAPTATION OF RURAL BUILDINGS

D1 This guidance supplements that in paragraph 2.15, and should be read in conjunction with it.

D2 When assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building are acceptable in planning terms. It should not normally be necessary to consider whether the building is no longer needed for its present agricultural or other purposes (although, in the case of a tenanted agricultural building, the value in planning terms of the existing use should be taken into consideration). Evidence that a building is not redundant for its present use is not by itself sufficient grounds for refusing permission for a proposed new use. However, in circumstances where planning authorities have reasonable cause to believe that an applicant has attempted to abuse the system by constructing a new farm building with the benefit of permitted development rights, with the intention of early conversion to another use, it will be appropriate to investigate the history of the building to establish whether it was ever used for the purpose for which it was claimed to have been built.

D3 Where there are sound planning reasons for wishing to control the replacement of old farm buildings by new ones, a local planning authority may wish to consider attaching to the grant of planning permission for the use of agricultural buildings for non-agricultural purposes a condition withdrawing permitted development rights for new farm buildings in respect of that particular agricultural unit or holding. This course will generally only be appropriate where proliferation of farm buildings could have a seriously detrimental effect on the landscape. Such a condition should be used with great care, and must fairly and reasonably relate to the proposed development. While a restriction on additions to a particular group of farm buildings without specific permission might be reasonable, a restriction which sought to cover the whole of a large holding in connection with the re-use of a single building might well be unreasonable.

D4 If a planning application is submitted for the re-use of a building which the local planning authority considers has a significant adverse effect on the landscape in terms of visual amenity, it may be appropriate in connection with any proposed structural changes to impose conditions to secure an improvement in the external appearance of the building. Buildings which have become so derelict that they could be brought back into use only by complete or substantial reconstruction do not fall within the scope of the advice in the above paragraphs.

D5 Local planning authorities should examine applications for changes to residential use with particular care. The advice in paragraph D4 is often particularly relevant to such proposals. New housing in the open countryside is subject to strict control (see paragraph 2.18); it may be appropriate to apply similar principles to proposals for the conversion of existing rural buildings to dwellings, especially where such buildings are unsuitable for conversion without extensive alteration, rebuilding and/or extension. Residential conversions can often have detrimental effects on the fabric and character of historic farm buildings. While new uses can frequently be the key to the preservation of historic buildings, it is important to ensure that the new use is sympathetic to the rural character. In addition, the creation of a residential curtilage around a newly converted building can sometimes have a harmful effect on the character of the countryside, especially in areas of high quality landscape, including National Parks and Areas of Outstanding Natural Beauty.

D6 Residential conversions have a minimal impact on the rural economy. However conversions for holiday use can contribute more, and may reduce pressure to use other houses in the area for holiday use. Separate considerations apply to agricultural dwellings (see Annex E).

D7 If a building is listed, listed building consent will be needed for its conversion as well as planning permission.

M.M. RAIKES, F.R.I.C.S.
C.J. SCHOOLING, F.R.I.C.S.
T.J.B. HUTCHINGS, F.R.I.C.S.

G.M. RAIKES, F.R.I.C.S.

E.H.STENHOUSE, F.R.I.C.S.
P.N.M. WILLIAMS, A.R.I.C.S

CONSULTANT:
A.H.C. DUVEEN, F.R.I.C.S.

YOUR REF

OUR REF

SAK

RH & RW CLUTTON

Chartered Surveyors Land Agents

The Estate Office
Peterspoint, Sutton Bridge
Spalding, Lincs PE12 9QS
HOLBEACH (0406) 350493

In association with
Debenham Tewson & Chinnocks
44 Brook Street, W1 and City of London

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92 HIGH STREET, EAST GRINSTEAD
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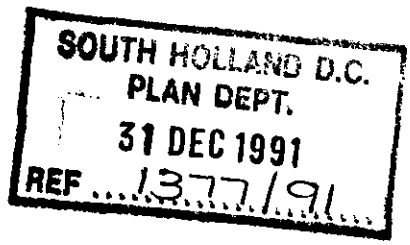
MALVERN OFFICE
P.W.A. HUGHES, A.R.I.C.S.
TEL MALVERN (0684) 573614

BEDFORD OFFICE
P.J. MAVROGORDATO, F.R.I.C.S.
TEL OAKLEY (023 02) 3661

LINCOLNSHIRE OFFICE
S.A. KENNY, B.Sc.,T.ENG, (C.E.I.) M.I.Agr.E.

December 31, 1992

The Planning Department
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE



For the attention of Mr David Gedney

Dear Sirs

Avenue Farmhouse
Change of Use from Agricultural Barn
to Domestic Dwelling

Please find enclosed a completed planning application for change of use for the Agricultural Barn at Avenue Farmhouse to a Domestic Dwelling, an similar application was submitted by Thomas Hall your ref H18/0115/88 in January 1988 and was refused.

We feel that as a result of the Planning Inspectorate decision that the conversion of barns to 3 dwellings at Postland House Farm, Postland should be permitted, (ref T/APP/A2525/A/90/157624/P2 dated 22 November 1990, copy enclosed) and the main objection to the conversion seems to have been based on Policy 5 that permission in this case should now be granted.

We would particularly draw your attention to the fact that Avenue Farmhouse while part of the Mionistry of Agriculture Estate, and then while owned by The Lands Improvement Group was let as two seperate dwellings, and enclosed is a reduced copy of the MAFF plan showing the split of the property in 1960.

The property was sold to Thomas Hall in about 1985, who occupied it as two seperate dwellings, parents living in one part, and sons seperately in another, and there were upto 1989 two seperate electricity supplies.

Since 1989 the house has been subject to single occupancy.

Also enclosed is a site plan showing the original approximate split of Avenue Farmhouse, showing two seperate garages, and entrances onto Woad Lane.

The buildings are structurally sound, and part has recently been reroofed using Redland Cambrian interlocking slate.

We enclose a plan showing the buildings as there are at present, and as can be seen they could be converted, with out in our view substantially altering their appearance. Should you require any further information please do not hesitate to contact us.

Yours faithfully

Simon Kenny
enc.

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 1374

SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1991
REF 1377/91

D B Lawrence & Associates
Cammack House
30 Handley Street
SLEAFORD
Lincolnshire
NG34 7TH

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1990

Your Reference:
W72
Our Reference:
T/APP/A2525/A/90/157624/P2

Date: 22 NOV 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY THE TRUSTEES OF THE 1983 PARENTE CHILDREN'S SETTLEMENT
APPLICATION NO: H02/1540/89

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the South Holland District Council to refuse planning permission for the conversion of barns to 3 dwellings at Postland House Farm, Postland. I have considered the written representations made by you, by the Council, the Crowland Parish Council and those made by interested persons, including those made directly to the Council which have been forwarded to me. I inspected the site on 29 October 1990.

2. From my consideration of the written representations made, and having inspected the site and its surroundings, it is my opinion that the principal issue in this case is whether the proposal would maintain the character of the countryside surrounding the appeal site.

3. One of the objectives of policy 5 of the Lincolnshire Structure Plan is to maintain the character of the countryside. The appeal site is situated in flat, open Fenland. It contains a group of four barns which adjoin the garden of a large house, Postland Farmhouse. Trees and hedgerows around the buildings result in them either being screened or blending into the landscape from all viewpoints. In my opinion the group is less obtrusive than most of the other dwellings and farm buildings which can be seen scattered across the surrounding landscape. The barns are of traditional brick construction with slate roofs. I consider that, if converted as your client proposes, they would continue to make a subtle but positive contribution to the agricultural character of the area. Bearing in mind the amount of nearby screening I do not believe that the domestic activities which would be associated with them would detract significantly from that contribution.

4. Some of the existing buildings have been damaged by fire. However, the proposal would result in the removal of those buildings, together with a number of lean-to structures attached to the barns. The remaining buildings appear to be structurally sound.

5. A further objective of Structure Plan policy 5 is to conserve agricultural land. The Plan was approved in 1980. Planning Policy Guidance Note 7, which was published in 1988, points out that, at a time of surpluses in

agricultural production, it is no longer necessary to retain as much land as possible in agricultural use. The Council does not dispute that the barns are redundant. In addition, only a modest area of land would be attached to them if they were converted. For these reasons I do not consider that the limited loss of agricultural land which the proposal would result in would cause any significant harm.

6. The other objective of policy 5 is to secure economy in the provision of services. There is no evidence that providing services to the appeal site would present serious problems. PPG 7 points out that the re-use of redundant rural buildings can help to reduce demands for new development in the countryside. It also points out that proposals for such re-use should not be rejected unless there are specific and convincing planning reasons. I do not consider the fact that it is generally less economic to provide services in rural areas is such a reason for refusing to permit the proposal.

7. Concern has been expressed that people living in the converted dwellings would experience undue noise and disturbance from nearby domestic, agricultural and engineering activities. In my opinion the layout and fenestration proposed would prevent such problems occurring to any significant extent. It is also my opinion that the dwellings would be far enough from Postland Farmhouse to prevent the privacy enjoyed by the occupiers of that property being reduced to an unacceptable extent.

8. Access to the dwellings is proposed from two existing accesses onto the B1166. This road is subject only to the National 60mph maximum speed limit. In the light of the advice in PPG13 I consider that visibility of 215m at a point 2.4m back from the carriageway edge is necessary in both directions from both accesses. I am satisfied that this can be achieved. However, in view of the importance of the trees and hedgerows on the site, I do not consider that the extensive cutting back required by the Council's suggested condition 4 would be appropriate. I do however consider that radii and gradients similar to those suggested should be provided. In my view a landscaping condition together with one requiring the Council's prior approval to details of the accesses and visibility splays would enable the accesses to be improved to an adequate standard without unduly harming the existing trees and hedgerows along the frontage of the site.

9. The Council is concerned that allowing this appeal would make it difficult to resist other proposals for the conversion of redundant agricultural buildings to dwellings. This particular proposal would not result in traffic hazards. It would maintain the character of the countryside whilst making use of sound and attractive redundant buildings. I do not believe that permitting it would create difficulties for the Council in resisting proposals which did harm these or other interests of acknowledged importance. I shall therefore allow the appeal subject to conditions relating to landscaping, visibility splays and details of the accesses. I have also taken into account all the other matters raised in the representations, including the fact that the barns provide a habitat for wildlife. However neither that, nor any other matter raised, outweighs those which I have referred to.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the conversion of barns to 3 dwellings at Postland House Farm, Postland in accordance with the terms of the application (No H02/1540/89) dated 20 November 1989 and the plans submitted therewith, subject to the following conditions;

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

2. none of the development hereby permitted shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;

3. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;

4. development shall not begin until details of the junctions between the proposed service roads and the highway, including visibility splays, have been approved by the local planning authority; and the dwellings shall not be occupied until that junction has been constructed in accordance with the approved details;

5. no structure or erection exceeding 1.05m in height shall be placed within the area of the approved visibility splays.

11. Attention is drawn to the fact that an applicant for any consent, agreement, or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused, or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

12. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

I am Gentlemen
Your obedient Servant

W J WEEKS ARICS
Inspector

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: H18/1377/91

Applicant: S A Kenny
Avenue Farmhouse
Woad Lane
Sutton Bridge
Spalding Lincs PE12 9QF

Agent: R H & R W Clutton
The Estate Office
Peterspoint
Sutton Bridge
Spalding Lincs PE12 9QS

Description: Change of use from agricultural barn to domestic dwelling

Location: Avenue Farmhouse Woad Lane
Sutton Bridge Spalding Lincs

Type: FULL

Date received: 31-DEC-91

08-JAN-92

Dear Cllr D Dewsberry

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 18-JAN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D Dewsberry
248 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SH

I request that this application be considered by Planning Committee, ~~because~~ for a site visit.

Signed:

13th January 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JAN 1992 DG

Attention of
DPO NSM
SDPO BS
DC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

DMG 4/2

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

S.H.D.C. PLANNING DEPT. RECEIVED 31 JAN 1992 DG

NRA

National Rivers Authority
Anglian Region

29 January 1992

Our ref.GT/92/1/SH/0016

Dear Sir

PLANNING APPLICATION NO. H18/1377/91
PROPOSED CHANGE OF USE FROM AGRICULTURAL BARN TO DWELLING
AT AVENUE FARMHOUSE, WOAD LANE, SUTTON BRIDGE, BY S.A. KENNY.

With regard to the above-mentioned application received on 14 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

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

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

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

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Yours faithfully

G F Morgan
Planning Engineer

cc R.H. & R.W. Clutton
Estate Office, Peterspoint
Sutton Bridge, Spalding PE12 9QS

VJC

DR. KEVIN BOND
Regional General Manager

Aquc House
Horvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

BRIAN SMITH DipTP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
RECEIVED
-3FEB 1992
File No.

DMG 4/3

Application no: H18/1377/91

Applicant: S A Kenny
Avenue Farmhouse
Woad Lane
Sutton Bridge
Spalding Lincs PE12 9QF

Agent: R H & R W Clutton
The Estate Office
Peterspoint
Sutton Bridge
Spalding Lincs PE12 9QS

Description: Change of use from agricultural barn to domestic dwelling

Location: Avenue Farmhouse Woad Lane
Sutton Bridge Spalding Lincs

Type: FULL

Date received: 31-DEC-91

08-JAN-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 23-JAN-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton Bridge PC
64 Lowgate
Lutton
Spalding, Lincs

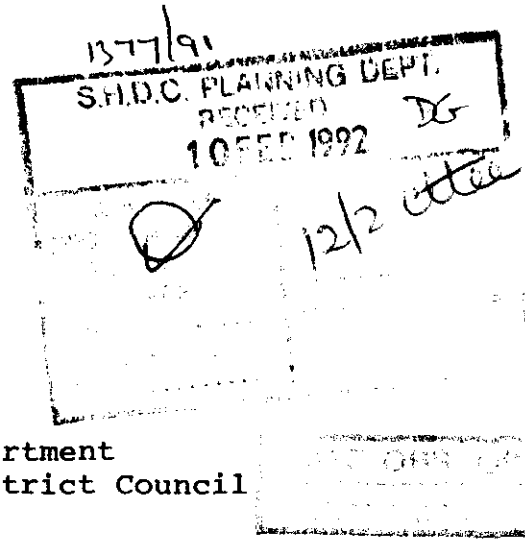
FOR PARISH COUNCIL USE ONLY

Comments: The Parish Council do not object to the application but recommend a site visit for the members better to acquaint themselves with the site characteristics.

Signed:

Telephone: (0406) 351223

Avenue Farmhouse,
Woad Lane,
Sutton Bridge,
Nr. Spalding,
South Lincolnshire
PE12 9QF



H18/1377/91

SAK

February 5, 1992

The Planning Department
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mr David Gedney

Dear Sirs

Avenue Farmhouse
Change of Use from Agricultural Barn
to Domestic Dwelling

I understand that the above application has been recommended for refusal when it goes before the Planning Committee on the 12 February.

Your attention is drawn to the following recent changes of use that have been granted within one mile and one and half miles respectively of the site:-

Curlew Lodge Farm Buildings
Barn at Lutton Marsh

It is accepted that the permission at Curlew Lodge was tied to a Section 52 agreement that the Managers flat would always be occupied in connection with the adjoining business.

The barn at Lutton Marsh was previously used for industrial purposes I believe.

Your attention is also drawn to a site meeting with a Planning Officer of your department at Postaland where it was indicated that while an application for the Bank House Farm buildings would be likely to meet opposition because of the structural condition of the buildings the conversion of the Queens Bank Farm buildings to three dwellings would be likely to be acceptable.

The original application was accompanied by the appeal decision at Crowland to which I refer you again in particularly paragraphs 2,3 and 9.

Yours faithfully

APPLICATION REFERENCE: H18/1377/91 DATE RECEIVED: 31 December 1991

APPLICANT: S A Kenny
Avenue Farmhouse
Woad Lane
Sutton Bridge
Spalding
Lincolnshire

AGENT: R H & R W Clutton
The Estate Office
Peterspoint
Sutton Bridge
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Change of use from agricultural barn to domestic dwelling

LOCATION: Avenue Farmhouse, Woad Lane, Sutton Bridge

Parish Council: Response awaited.

Ward Member: Request site visit.

County Highways: No objections.

Information From Applicant:
(summarised)

- Feel as result of an inspectorate decision for conversion of barns to three dwellings at Postland House Farm, Postland (objection was based on Structure Plan Policy 5) that permission should also be granted in this case.
- Draw your attention to the fact that Avenue Farmhouse has previously been occupied as two separate dwellings. Properties split in 1960 and there were two separate electricity supplies up to 1989. Plan enclosed showing this. House has been subject to single occupancy since 1989.
- Buildings are structurally sound. Could be converted without substantially altering their appearance.

PLANNING POLICIES/DOE ADVICE
Outside IBD.
Structure Plan Policy 7A.
Development Control Policy Note No 4.
PPG7, 1992 "The Countryside And the Rural Economy."

PREVIOUS DECISIONS
H18/0115/88 - Change of use from agricultural barn to domestic dwelling, Avenue Farm - Refused.

Reason: Contrary to Structure Plan Policy 5.

PLANNING ISSUES

1 The main issues in this case are:-
(A) Whether the proposal is contrary to policy.
(B) Will the conversion of the building to residential use adversely affect the amenities of occupiers of Avenue Farmhouse?

2 The building is located to the rear of Avenue Farmhouse, with present access to it alongside the former. It is constructed in traditional brick with a combination of asbestos and artificial slate for the roof. Although the applicants have described it as agricultural barn, its present use is stables/outbuildings associated with Avenue Farmhouse. It should be noted that it is in separate ownership to the agricultural buildings at the rear.

3 Planning permission has previously been refused on policy grounds (H18/0115/88). However, the applicants have resubmitted on the strength of an appeal decision elsewhere in the district.

4 Recent advice contained within PPG7, 1992 (The Countryside And The Rural Economy) states that:-
"There should generally be no reason for preventing the reuse or adaptation of agricultural and other rural buildings for new uses, providing their form, bulk and general design are in keeping with their surroundings."
It also stresses, however, that "not all proposals would be acceptable since in some cases there may be legitimate objections." Further Annexe D states that new housing in the open countryside is subject to strict control and that it may be appropriate to apply similar principles to proposals for the conversion of existing rural buildings to dwellings since residential conversions often have detrimental effects on the fabric and character of historic farm buildings.

CONCLUSIONS

1 Although Structure Plan Policy 7A relates to new residential development in the open countryside, the explanation stresses that this policy applies only to the building of new residential development as opposed to the conversion of suitable farm buildings into dwellings. Given this fact, the application should be assessed on the basis of whether the development would cause demonstrable harm to interests of acknowledged importance.

2 The site is located in open countryside in an area which is essentially characterised by farmhouses set in spacious grounds with associated outbuildings. Avenue Farmhouse is such an example and it is my opinion that a conversion of outbuildings to residential use such as that proposed would be detrimental to the established character of this rural area. This would especially be the case if the building were to be unsympathetically converted.

3 Further, the proposal is in my view a form of "tandem" development. Advice contained within Development Control Policy Note 2 in respect of such development stresses that it is generally unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the house in front.

RECOMMENDATION - Refuse Permission.

1 The site is located in open countryside in an area which is essentially characterised by agricultural type dwellings on relatively spacious plots and with associated outbuildings. Avenue Farmhouse is considered to be such an example and it is consequently the opinion of the Local Planning Authority that the conversion of the outbuildings in question to residential use would be detrimental to the established character of this rural area. It would also lead to further applications of a similar nature which would result in the gradual "domestication" of agricultural holdings and combine to irrevocably alter the character of the area.

2 In the opinion of the Local Planning Authority, the development proposed is a form of "tandem" development which would, if permitted, adversely affect the residential amenity of occupiers of Avenue Farmhouse. As such, the proposal is considered to be contrary to Department of the Environment advice contained within Development Control Policy Note 2.

105. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H14/1144/91 Trademaster Construction		Bungalow and garage to include non compliance with Condition 5 of outline approval at John's Patch, Six House Bank, West Pinchbeck.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

H16/1225/91 Spalding Services & Social Club Ltd		Single sided sign on posts on riverside opposite 24 High Street, Spalding.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

(The Deputy Director of Planning and Building Control Services declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H13/1309/91 DGM Properties Ltd	O.A.	2 residential building plots and extension of access road at Station Yard, Off Station Road, Moulton.

(To enable the applicant to submit details of further noise amelioration measures to be undertaken to protect the proposed dwellings from noise from the adjoining potato storage building.)

H16/1328/91 Broadgate Homes	Residential development - Plots 48-63 - Detached bungalows at Daniels Acre, Lilburn Drive, Spalding.

(To enable the applicants to submit an overall development strategy in respect of the area.)

H10/1336/91 Haywards Foods Ltd	Panel sign at Haywards Foods Limited, Bridge Road, Long Sutton.

(Pending receipt of observations from the Department of Transport.)

H18/1377/91 S A Kenny	Change of use from agricultural barn to domestic dwelling at Avenue Farmhouse, Woad Lane, Sutton Bridge.

(Pending a site inspection to enable Members to assess the suitability of the site for the proposed development.)

H11/0408/88/C1 T W Suiter & Son Ltd	Screen fence details at Lime Walk, Long Sutton.

(Pending a site inspection to enable Members to assess whether the proposed development would result in adequate noise reduction.)

150. PLANNING APPLICATIONS (Continued)

Plan No. and applicant		Proposal
H02/0999/91 Burmor Construction		Conversion of dwelling to two flats at 18 Reform Street, Crowland.

RESOLVED: Subject to his first negotiating amended parking arrangements to serve the proposed development, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.

(It was also agreed that the Director of Planning and Building Control Services inform Lincolnshire County Council of this Council's support for the Parish Council's suggestion that Reform Street be made a one way street.)

H20/1121/91 Mr J P Strahan		Siting of additional 10 static caravans plus winter storage of touring caravans, construction of bottled gas store compound at Ambridge, Foremans Bridge, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendations of the Director of Planning and Building Control Services, subject to conditions requiring the provision of additional landscaping and the improvement of the access arrangements by raising the land so that it is level for a minimum distance of 15 feet back from the highway boundary.

H05/1132/91 R Proctor	O.A.	Residential building plot (renewal of outline planning permission H05/1643/88) at Part OS 7600 Fleet Road, Fleet.

RESOLVED: Planning permission be granted for the above development contrary to the recommendations of the Director of Planning and Building Control Services having regard to the circumstances of the application including the further information contained in correspondence and on the accompanying plans dated 20th February, 1992.

H14/1144/91 Trademaster Construction		Bungalow and garage to include non compliance with Condition 5 of outline approval at John's Patch, Six House Bank, West Pinchbeck.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

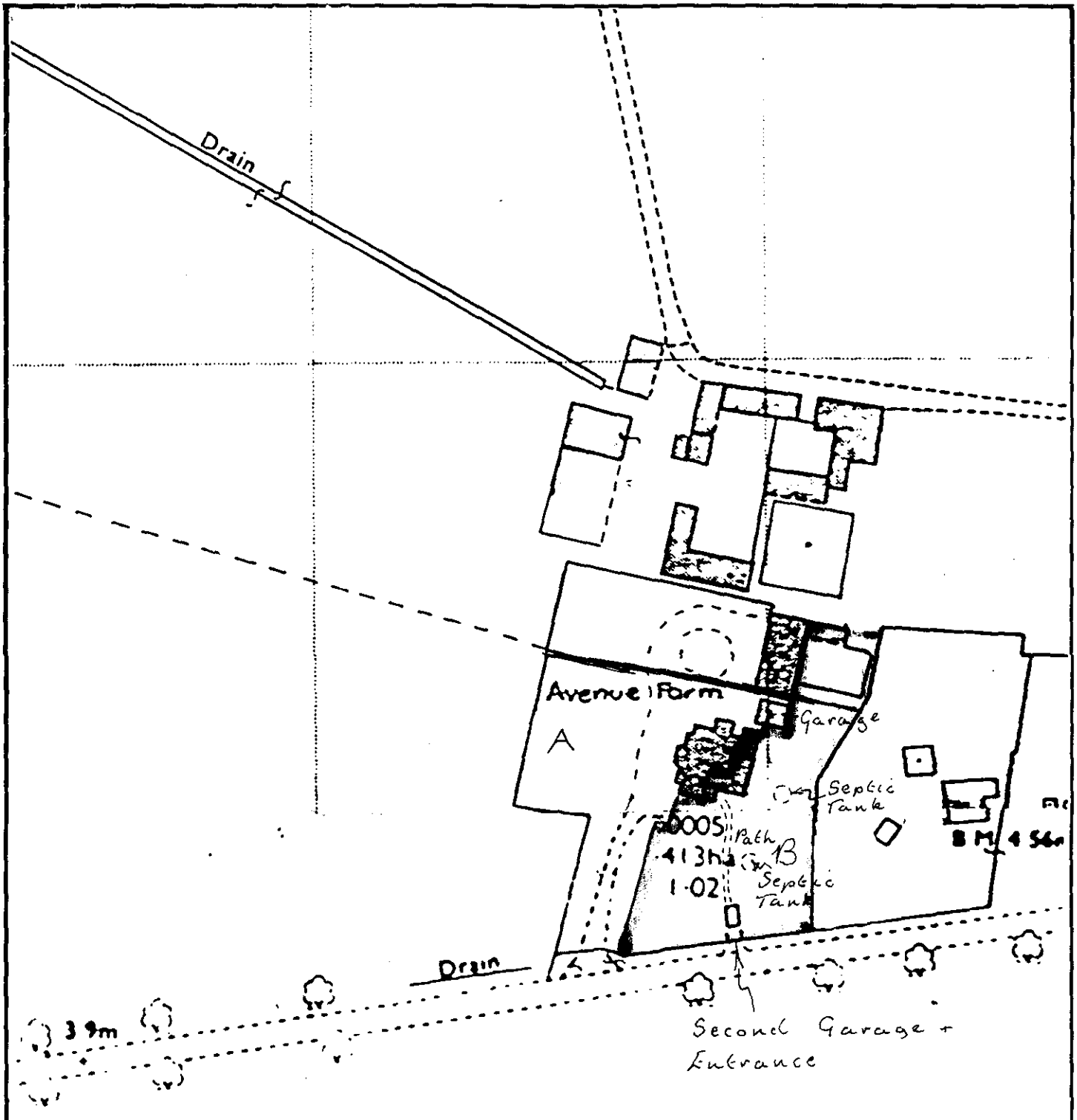
H16/1225/91 Spalding Services & Social Club Limited		Single sided sign on posts on riverside opposite 24 High Street, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to enable Members to assess the suitability of the site for the proposed development.

H18/1377/91 S A Kenny		Change of use from agricultural barn to domestic dwelling at Avenue Farmhouse, Woad Lane, Sutton Bridge.

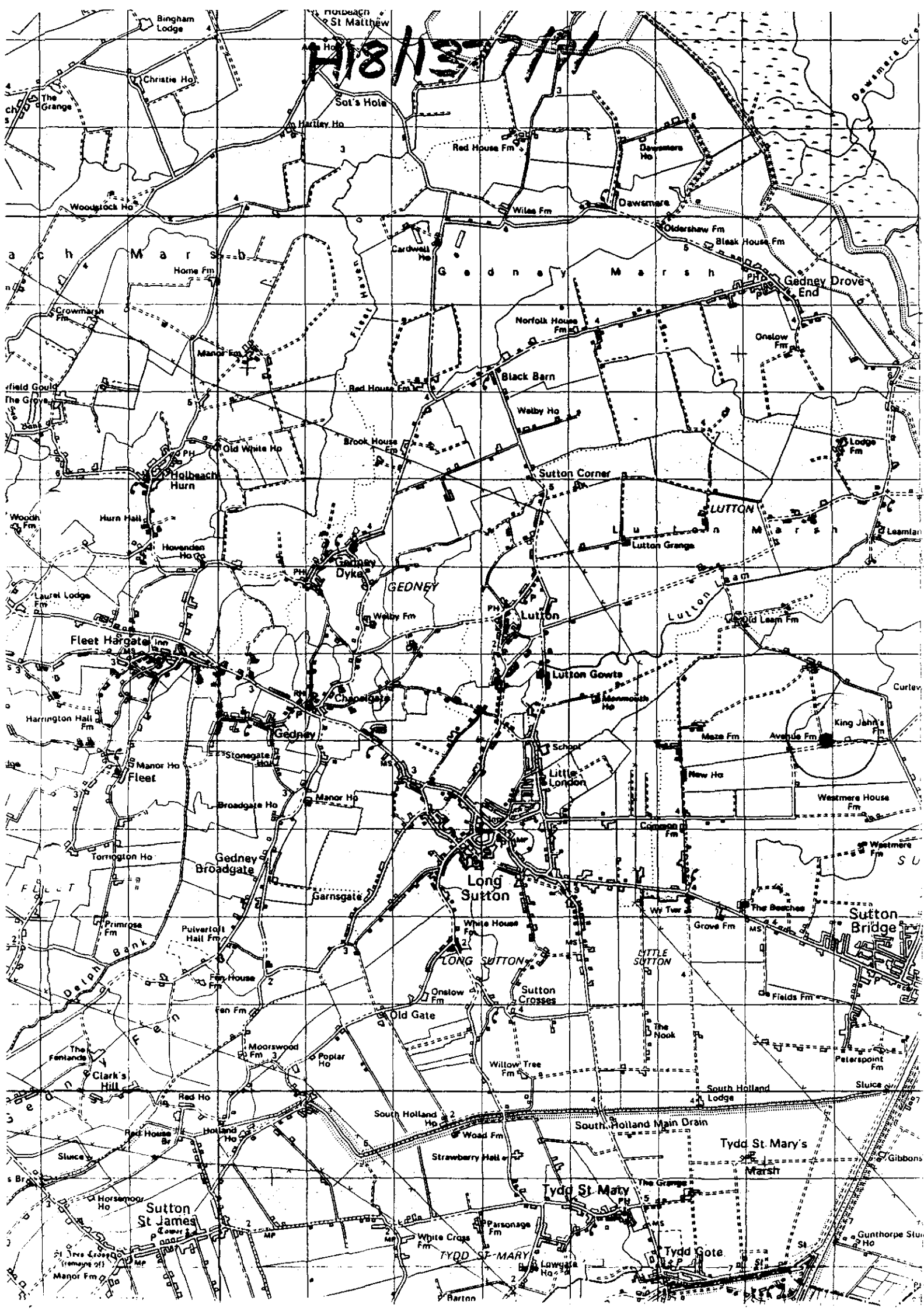
RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

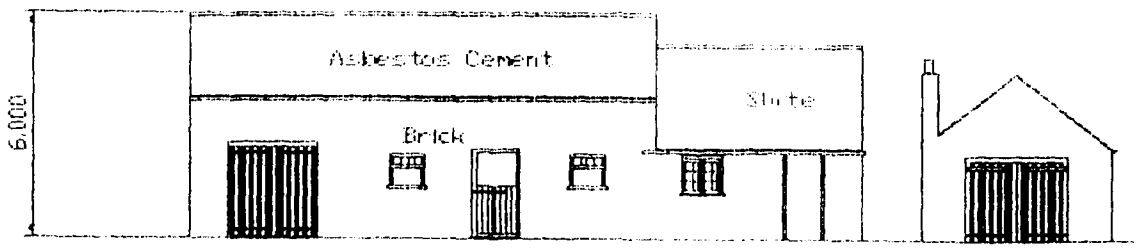
Plan A.



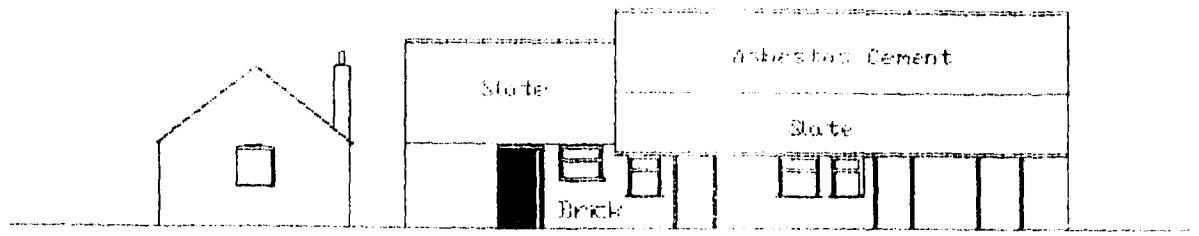
SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 1991
REF 1377/91

Drawing No. AVENUE FARM SITE PLAN	Drawn S.A.K.	R.H. & R.W. CLUTTON CHARTERED SURVEYORS
	Scale N.T.S.	92 HIGH STREET, EAST GRINSTEAD
	Date 30.12.91	WEST SUSSEX RH19 3DF (0342) 28444
Title SIMON KENNY		This Plan is prepared from the Ordnance Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright Reserved.

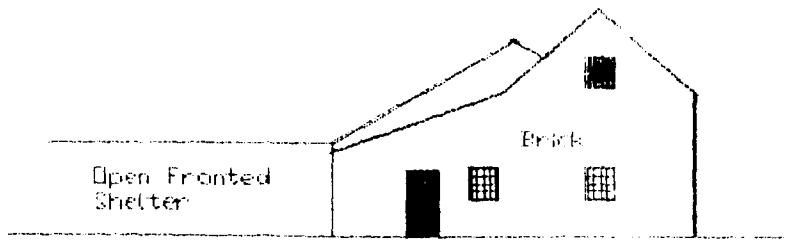

H18/13-771
Holbeach St Matthew
Bingham Lodge
Christie Ho
The Grange
Sot's Hole
Hartley Ho
Red House Fm
Dawsmere Ho
Dawsmere
Woodstock Ho
Wiles Fm
Oldershaw Fm
Bleak House Fm
Cardwell Ho
Home Fm
Gedney Marsh
Gedney Drove End
Crowmarsh Fm
Norfolk House Fm
Onslow Fm
Manor Fm
Black Barn
Red House Fm
Welby Ho
Brook House Fm
Lodge Fm
Old White Ho
Holbeach Hurn
Sutton Corner
Hurn Hall
Howardian Ho
LUTTON
Lutton Marsh
Lutton Grange
Gedney Dyke
GEDNEY
Laurel Lodge Fm
Welby Fm
Lutton
Lutton Leam
Old Leam Fm
Fleet Hargate
Lutton Gowts
Chapel Gate
Harrington Hall Fm
Gedney
Meze Fm
Avenue Fm
King John's Fm
School
Manor Ho
Fleet
Stonegate Hall
Little London
New Ho
Broadgate Ho
Manor Ho
Westmere House Fm
Common Fm
Torrington Ho
Gedney Broadgate
Westmere Fm
Long Sutton
Garnsgate
Wr Twr
The Beeches
Sutton Bridge
Primrose Fm
Pulvertoft Hall Fm
White House Fm
Grove Fm
LONG SUTTON
LITTLE SUTTON
Delph Bank
Fen House Fm
Onslow Fm
Sutton Crosses
Fields Fm
Fen Fm
Old Gate
The Nook
The Fenlands
Moorswood Fm
Poplar Ho
Peterspoint Fm
Clark's Hill
Willow Tree Fm
Red Ho
South Holland Lodge
Sluice
South Holland Ho
South Holland Main Drain
Red House Br
Holland Ho
Woad Fm
Tydd St Mary's Marsh
Strawberry Hall
Gibbons
Tydd St Mary
The Grange
Horsemoor Ho
Sutton St James
Parsonage Fm
White Cross Fm
TYDD ST MARY
Tydd Gote
Gunthorpe Sluice Ho
Lawyate Ho
Manor Fm
Barton



WEST ELEVATION



EAST ELEVATION

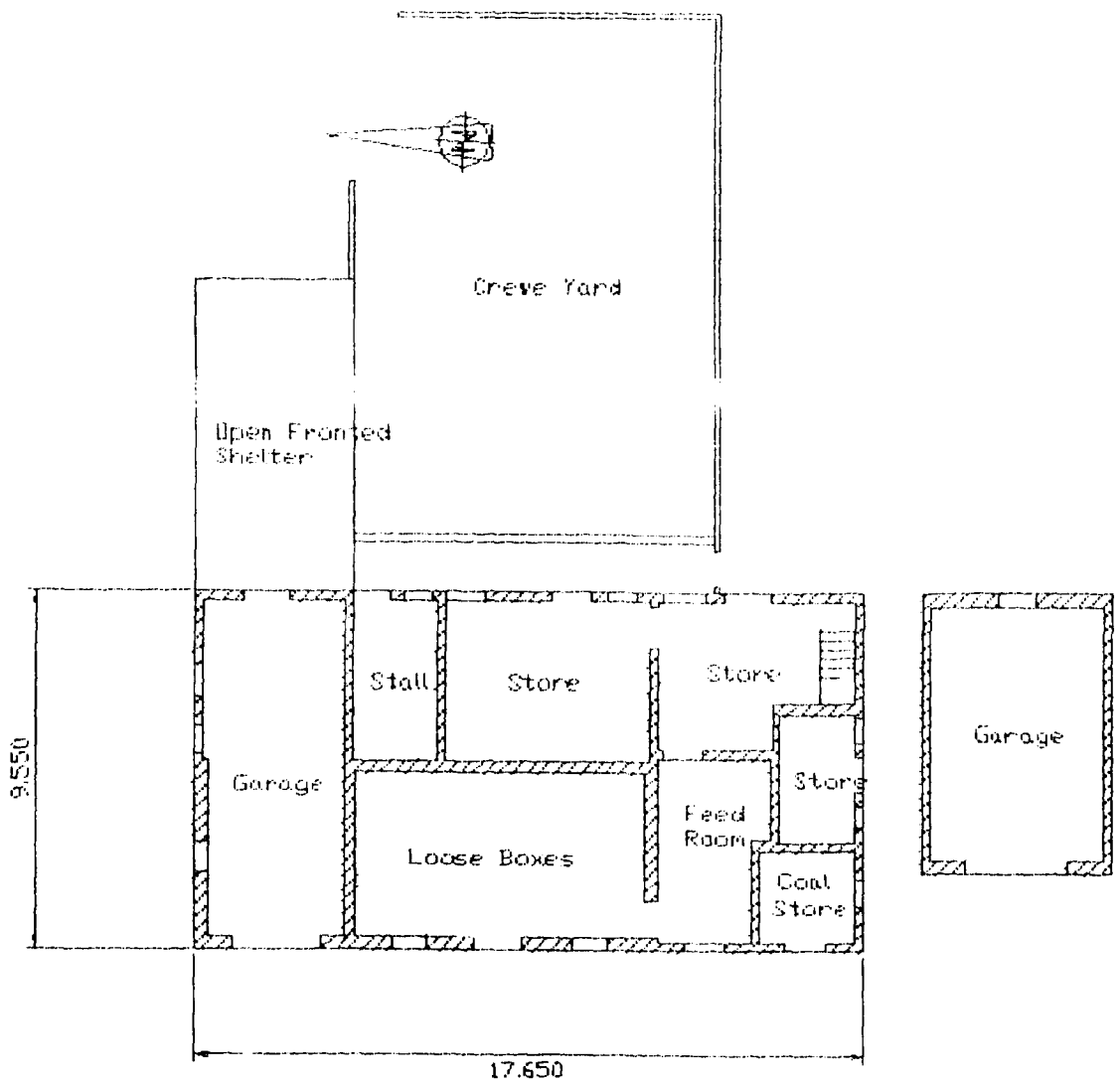


NORTH ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT.
31 DEC 19
REF 1377/91



SOUTH ELEVATION



PLAN

Revision	Date	Description	

CLIENT
Simon Kenny

Avenue Farmhouse
Wood Lane, Sutton Bridge
Spalding, Lincs.

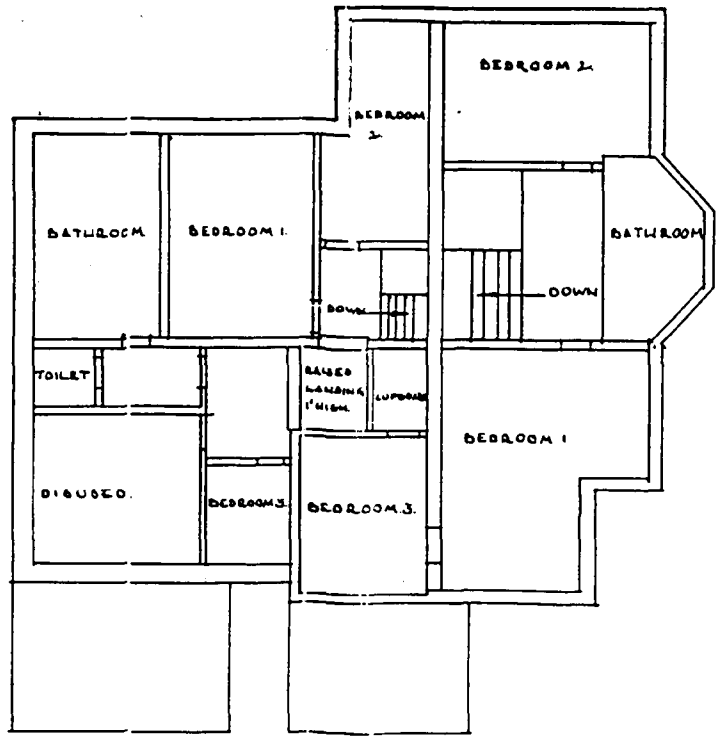
TITLE
Stable Block
As Existing

RH & RW CLUTTON
Chartered Surveyors Land Agents
92 HIGH STREET, EAST GRINSTEAD
WEST SUSSEX RH19 3DF
Telephone: (0342) 410122

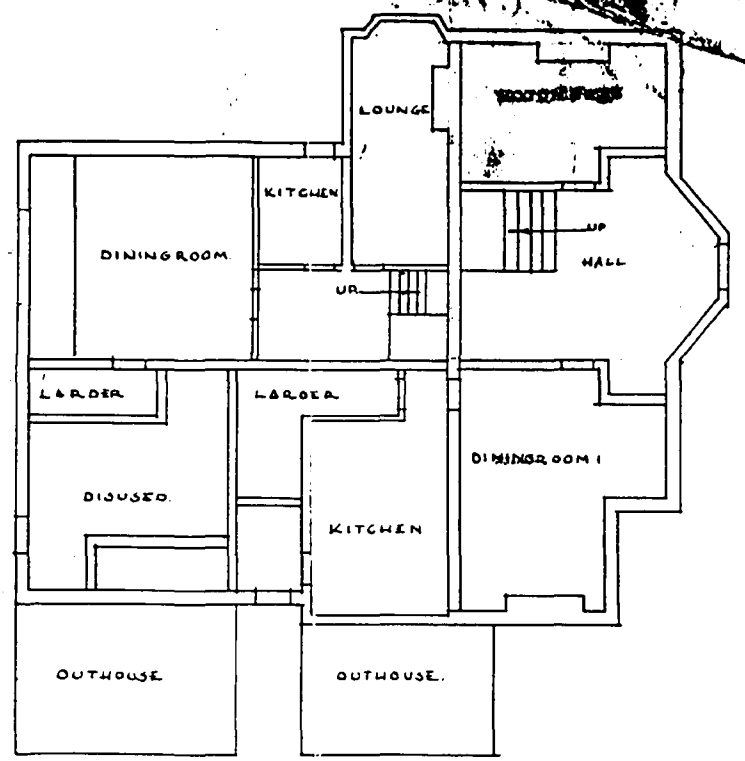
Contractors are to check all dimensions on site before work commences.
Figured dimensions are to be followed in preference to any scaled dimensions.
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Drawn	S.A.K.	Drawing No.
Scale	1 : 200	SAK/91/001
Date	30-12-91	

SOUTH [illegible]
FLAT [illegible]
31 DEC 199[illegible]
REF ...13.77./91



FIRST FLOOR



GROUND FLOOR.

N



EAST ELEVATION.



NORTH ELEVATION.

MINISTRY OF AGRICULTURE FISHERIES AND FOOD	AVENUE FARM, SUTTON BRIDGE ESTATE.	SCALE 4:1	NOVEMBER 1960