SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0152/93 Received:29-APR-93 Type:FULL

Name: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking, corral, outdoor equestrian centre and paddock
Location : Broadgate Sutton St Edmunds
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

4 The proposed parking area shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority, before the development is brought into use.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.

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)

5 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

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

6 Before the permitted use is commenced the existing southernmost access between the site and Broadgate shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

7 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

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

8 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

9 No floodlighting shall be installed without planning permission.

Reason: In the interest of the amenities of the locality.

10 Notwithstanding the Town and Country Planning (Use Classes) Order 1987, the site shall be used only as an equestrian centre (excluding the breeding of horses and the holding of public events).

Reason: In the interest of the amenities of the locality and also highway safety.

11 The developer shall (i) give a minimum of two weeks notice in writing of commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest and finds.

Reason: The site is of archaeological interest.

This permission is granted in accordance with the application submitted as revised by the letters, dated 22 and 31 March 1993, received by the Local Planning Authority on the 23 March 1993 and 1 April 1993 respectively.

The applicant is informed that planning permission will be required for

SOUTH HOLLAND DISTRICT COUNCIL

any buildings upon the site (including stables), plus any fencing over 2 metres in height.

The applicant is advised that a public footpath runs along the southern boundary of the site. The line of this should be kept free and uninterrupted at all times for public use.

The applicant is advised that the Local Planning Authority would not wish to see the riding of horses upon the public highway, in the interests of highway safety.

Director of Planning and Building Control Services
13-JUL-93 H19/0152/93

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection	Accuracy	Neighbours	Boundaries
Site features	Other		

Inspected by DMG
Date 18/2

Notice posted by DMG
Date 18/2

Resident Notices required

Sent	Delivered

Case Officer Conclusions

DAMD

I'VE HAD PROFESSIONAL DEALINGS ON THIS IN THE PAST — I DON'T WANT TO BE INVOLVED.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve Refuse

Signed .....

Conditions/~~Reasons~~ (continue overleaf)

PTO

~~Notes to applicant~~

~~Disabled~~
~~Outstanding RM~~
~~Amended plans~~

TL1

1 *SC21 (Landscaping scheme).*
2 *SC27 (Implementation of planting).*
3 *The proposed parking area shall be constructed and surfaced in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority, before the development is brought into use.*
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.
4 *B12 (Radii and width of access)... 7.5 metres... 4.5 metres.*
Reason: B6.
5 *B20 (Stopping up of existing access).. (amended)...Before the existing southernmost access between the site and Broadgate shall...*
Reason: B1.
6 *F5 (Turning space).*
7 *F4 (Parking in accordance with plan).*
8 *No floodlighting shall be installed without planning permission.*
Reason: In the interest of the amenities of the locality.
9 *Notwithstanding the Town and Country Planning (Use Classes) Order 1987, the site shall be used only as an equestrian centre (excluding the breeding of horses and the holding of public events).*
Reason: In the interest of the amenities of the locality and also highway safety.
10 *SC69 (Watching Brief).*

Notes

1 *This permission is granted in accordance with the application submitted as revised by the letters dated 22 and 31 March, 1993 (received by the Local Planning Authority on 23 March, 1993 and 1 April, 1993 respectively).*
2 *The applicant is informed that planning permission will be required for any buildings upon the site (including stables), plus any fencing over 2 metres in height.*
3 *The applicant is advised that a public footpath runs along the southern boundary of the site. The line of this should be kept free and uninterrupted at all times for public use.*
4 *The applicant is advised that the Local Planning Authority would not wish to see the riding of horses upon the public highway, in the interests of highway safety.*

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 DM6 19/3 **Scale drawing** ..... **Highway S/W** ..... **Agric appraisal** .....

Other ....

Precise details, for non-standard direction:
(1) Whether the proposal will be for private use only or open to the public. ~~Not better letter~~
(2) Details of the hours of use.
(3) Details of the exact purpose of the corral.
(4) Details of surfacing of the display ring area.

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

Revalidation after Direction

Information satisfactory/~~unsatisfactory~~ **Signed:** .....

Further direction:

Precise details:

Amended description:

New valid date: 1-4-93

New Consults f/c + Copy of letter 23/3
+ w/m + ... 23/3
+ Reception ..... 23/3 + mail

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	10/3
	LB/Cons. Area – Local	.....	.....
	– Local & National	.....	.....
	– English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued P2392 + P2370

Date first Rec'd 24 FEB 1993

Registration

Reference H19/0152/93

Cross-Ref N/A

Date 25-FEB-93

Validation

TYPE FUL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 120 (609 maximum)

Additional 480

Refund

Receipt P2370 Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 3142

OS No's

Grid ref 536550 314150

Ward W

Parish SSE

TR Rural
TR Bypass
Level Cross
Footpath YES

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref 1182

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H19/0152/93

Date Registered 24 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JAMES ALLEN ESQ.
INKLEY FARM
HAUGATE ROAD.
SUTTON ST. EDMUNDS
SPALDING LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

LOWETH CONCEPT DESIGN
STATION HOUSE
STATION STREET
HOLBEACH. LINCS.

Tel. No. 0406 22126

(Personal contact name) LOWETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE BRICK BARN
SUTTON ST. EDMUNDS. SPALDING
LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT CHANGE OF USE TO PARKING, CORRAL OUTDOOR EQUESTRIAN CENTRE AND PADDOCK.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed... Date 23/2/93... Previous application No.

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created: —
B. Please state size of any new structure:- (a) max. height: N/A. metres
(b) max. length: metres
(c) max. width: metres
C. Please state type and colour of materials for facing external walls: N/A.
D. Please state type and colour of roofing materials.
E. Has a survey of the site been undertaken? State Yes or No YES

5. GENERAL INFORMATION Please complete each section

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

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

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

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: BROADGATE
Will there be –
Individual access(es) ✓
New estate road ☐

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

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 or more trees ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of N/A.
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: N/A.
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

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.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed ..... (~~Applicant~~ / Agent) Date 23.12.93.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and 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. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... (~~Applicant~~ / Agent) Date 23.12.93.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

owner

2. **OWNERSHIP OF THE SITE**

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

Signed ..... ~~(Applicant~~ / Agent) Date 31/3/93.

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and 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. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

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

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name: Tony Grant
Address of tenant at which notice was served:
ASHLEA FARM
GUYHIRN GATE
SUTTON ST EDMUNDS
CAMBS PE12 0LY
State Date notice served:
Posted 25/2/93

Signed ..... ~~(Applicant~~ / Agent) Date 31/3/93

Hillier Parker

Hillier Parker May & Rowden
77 Grosvenor Street London W1A 2BT
Telephone 0171-629 7666
Fax 0171-409 3016

Our ref LAC/CJG/llt
Your ref
Date 17 March 1995

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

Dear Mr Smith

CHANGES TO THE USE CLASSES ORDER

I am pleased to enclose herewith Hillier Parker's latest guide to the Use Classes Order, which has been updated to incorporate the recent changes. In essence, these are:-

- Special Industrial Classes B4 to B7 have been deleted, and are now included under General Industrial Class B2. Changes from B2 to B1 do not require planning permission subject to certain criteria.
- Special Industrial Class B3 has been deleted and is now sui generis.
- Dry cleaners are now included as A1; launderettes are still sui generis.
- Use as a hostel has been excluded from Class C1, and is now sui generis.

I hope that the wall chart will be useful to you and your colleagues. If you require any further information on these changes, or we can be of any assistance in respect of any other issues, please do not hesitate to contact any member of our Local Authority Consultancy team.

Yours sincerely

C J B GODDARD

D Newell FRICS HE Couch TD FRICS AJC Smither FRICS RA Grant FRICS JC Edgcumbe BSC FRICS RA Farnes FRICS SC Lyall FRICS DJ Price BSC FRICS ACIArb BS Lunden FRICS ACIArb BJR De Saulles BSC FRICS MJE Marshall FRICS PG Reddick FRICS GJ Dale MA FRICS ACIArb PJ Morrissey BSC FRICS BP Riggett PhD MRTPI ARICS RK Schuller MA PhD FRICS G Nicholson FRICS JJS Coventry ARICS Jeneler D Greenwood BSC FRICS JA Campbell FRICS SJ Robinson MRTPI MO Creedy Smith BSC ARICS MF Creamer MA ARICS DA Spaull JB Clifton-Brown BSC ARICS MAT Barnwell BSC ARICS M. Prentice PC Redman FRICS IRRV NGJ Baucher FRICS CJJ Osmond MA FRICS ACIArb RV Stanbury FCA FW Scarborough RMAshworth FRICS JC Dawson BSC FRICS IW Hamilton DC Martin BSC IRRV Gillian North BSC ARICS AS Wilson BSC ARICS IRRV D Brigden MA ARICS ACIArb Pamela HK Gray MA DipLE ARICS RT Banham ARICS MBA SP Clark MA ARICS GW Holder FRICS Patricia A Vassallo FRICS JB Penfold BSC ARICS ACIArb JR Dale-Harris BA ARICS PJK Smolka BSC MBA Irena Greaves BTech MBA DR Neale SJ Woodhams BA *Associates* CD Austin FRICS *LK Mason MJ Turner* Dip Arch RIBA *AJ Baldock* MSC FRICS MRTPI *IR Capon CJ Pickering* BSC ARICS *JR Wright* ARICS *NJ Sadler* FRICS *MJR Teale* BSC *PR Hackett* BSC ARICS *R Sewell* BSC ARICS *JNF Goldsmith* BSC ARICS GA Raspin BSC ARICS MF Ayton MA ARICS SW Armitage AMSST EF Holt BLE ARICS RMH Moore BA I Elliott BSC ARICS RDB Booth ARICS MI White ARICS AS Patterson MSC FRICS PJ Cropper ASVA PR Robinson BSC J McJenaghan MSC FRICS MRTPI SA Taylor FRICS DL Thorpe Dorne Nelson Emma Draycon BSC ARICS GJ Forster BA MPhil MRTPI RST Murphy BSC ARICS CD Stringer ARICS AC Yule BSC FRICS IRRV PK Tinley BSC ARICS Dina Wheatcroft MA ARICS Diana D Mills BSC ARICS HWF Radford BSC ARICS GG Boulton ARICS RJ Slipper BA RTP MRTPI SW Wright BLE ARICS A McFarlane BSC ARICS Angela Morgan BSc(Sc) ARICS Katharine J Bates BA MPhil ARICS Jacquelyn Allport BSC ARICS Frances A Horner MA ARICS Catherine M Curtis MA ACA CJB Goddard BA MRTPI ARICS A J Tomkinson BSC ARICS GK Frampton BSC ARICS Nicola Maxted BA Dip TP MRTPI RJ Young BSC ARICS PRJ Parson LLB BSC ARICS RJ Buckle FRICS JS Roger ASVA TG Cameron-Jones BSC ARICS MCJ Smith BSC ARICS K Aitken BSC ARICS Lucy P Mullen BSC ARICS SA Johnson NR Aulton BSC ARICS DN King BSC ARICS MD Elliott BSC ARICS NA Carron BSC ARICS Nicola JT Skelton BSC MPhil ARICS Vanessa Ramsley BSC ARICS RM Getty BSC ARICS AD Flower BSC ARICS JCF Evans BSC ARICS *Head of Property Management* BJ Cockerell FRICS IRRV

City of London Manchester Birmingham Edinburgh Glasgow Lisbon Europe Australia USA Hong Kong South East Asia

DPBCS

Department of the Environment

Room C13/16A
2 Marsham St
London SW1P 3EB

Direct Line 071 276 -3857
Divisional Enquiries 071 276 -3856
Fax Number 071 276 -4995
GTN Code 276 -3857

Your ref

Our ref

Date 15 March 1994

SOUTH HOLLAND DISTRICT COUNCIL
16 MAR 1994
CHIEF EXECUTIVE'S DEPT.

The Chief Planning Officer
County Councils }
District Councils } in England
London Borough Councils
Council of the Isles of Scilly
The Town Clerk, City of London
The National Park Officer
National Parks in England
Lake District Special Planning Board
Peak Park Joint Planning Board
The Chief Planning Officer, the Broads Authority
The Chief Planning Officer, Urban Development Corporations

Dear Sir or Madam

I am writing to advise you of a change to the Town and Country Planning (Use Classes) Order 1987 that will come into effect on 4 April 1994. From that date, use as a hostel will be excluded from the specified classes (and in particular from Class C1). Planning permission will be required for a material change of use of a hotel, boarding or guest house to a hostel (or vice versa).

A copy of the text of the amending Order (which has now been made by Ministers) is enclosed for information. As you will see, all hostels are excluded from the UCO, but are not defined. When considering whether or not to grant planning permission or to take enforcement action, it will be for local planning authorities to decide, as a matter of fact and degree in each case, whether a change of use is material.

Paragraph 24 of Department of the Environment Circular 13/87 (WO 24/87) shall be construed accordingly.

Yours faithfully

RICHARD JONES
Head
Development Control Policy Division

S.H.D.C. PLANNING DEPT.
RECEIVED
17 MAR 1994
Attention of
DCO
DDPO
JC
Action
Copies with
Copies to
Ack. No.
copies to DC
+ KIT

STATUTORY INSTRUMENTS

1994 No. 724

TOWN AND COUNTRY PLANNING, ENGLAND AND WALES

The Town and Country Planning (Use Classes) (Amendment) Order 1994

Made - - - - 14th March *1994*

Coming into force 4th April *1994*

The Secretary of State for the Environment, as respects England, and the Secretary of State for Wales, as respects Wales, in exercise of the powers conferred on them by sections 55(2)(f) and 333(7) of the Town and Country Planning Act 1990(a) and all other powers enabling them in that behalf, hereby make the following Order–

Citation, commencement and interpretation

1.—(1) This Order may be cited as the Town and Country Planning (Use Classes) (Amendment) Order 1994 and shall come into force on 4th April 1994.

(2) In this Order "the principal Order" means the Town and Country Planning (Use Classes) Order 1987(b).

Hostels

2.—(1) In article 3(6) of the principal Order (use classes), after sub-paragraph (h) insert "(i) as a hostel.".

(2) In Part C of the Schedule to the principal Order, for Class C1 (hotels and hostels) substitute–

"**Class C1. Hotels**

Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided.".

Signed by authority of the Secretary of State for the Environment

David Curry

Minister of State,
Department of the Environment

14th March 1994

John Redwood

Secretary of State for Wales

11th March 1994

(a) 1990 c.8.
(b) S.I. 1987/764; a relevant amending instrument is S.I. 1992/610.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order amends the Town and Country Planning (Use Classes) Order 1987 (the principal Order). The principal Order specifies classes for the purposes of section 55(2)(f) of the Town and Country Planning Act 1990, which provides that a change of use of a building or other land does not involve development for the purposes of the Act if the new use and the former use are both within the same specified class.

This Order amends the principal Order by excluding from the specified classes use as a hostel.

£XX.XXp net

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JR Eve Chartered Surveyors

Introduction

Since the modern town and country planning system came into being in 1948 there has been a succession of Use Classes Orders. The latest, effective from 1st June 1987, is the first major revision for 15 years and, like its predecessors, is a document which should be understood by all who own, occupy, or advise on the use of land and buildings. This concise Guide is intended as an easy reference source.

The Purpose of the Use Classes Order

The new Use Classes Order enables landowners and users to change the use of their land and buildings in various ways, with no requirement for planning permission. Uses with broadly similar planning implications are grouped together and, once permission for one use has been obtained and **implemented**, a user can change to another 'compatible' use as and when he chooses. For example, having implemented a planning permission to use a shop unit as a hairdressing salon, the proprietor could, at any time, change its use to, say, a travel agency. Subsequently, it could be changed to a sandwich bar or a shoe shop, and all without the need to apply for a new permission, provided the use originally permitted has been implemented.

How to Use the Guide

In this Guide, the various types of use covered by the Order are listed with the permitted, alternative uses alongside. In using the Guide, it is important to be aware of the following factors:

★ Of necessity, it has been necessary to introduce some degree of simplification. Reference should be made to the Order** itself (available from HMSO) for confirmation and/or further elaboration. It is essential that adequate professional advice is obtained before decisions based on the Order are taken, since there are a number of complicating factors which are not always apparent.

** As well as the Town and Country Planning (Use Classes) Order 1987 itself, Department of the Environment Circular 13/87 is of direct relevance, and in some cases reference to the Town and Country Planning General Development (Amendment) (No. 2) Order 1987 will also be appropriate.

★ Even where uses do appear to be covered by the Order, it is sometimes difficult to categorise them precisely. To be sure that an industrial use will meet the requirements of Class B1 in respect of compatibility with residential areas, for instance, detailed and careful interpretation may be required. As a general rule, where there is any doubt, professional advice should be sought.

★ Many uses of land and buildings are not covered by the Use Classes at all; in general, these uses require specific planning permission.

★ The Use Classes Order only covers the **use** of land and buildings; even if it authorises a particular use, planning permission is likely to be required for the erection or modification of buildings, or the carrying out of engineering works which may be required in connection with the use.

★ In some instances planning permissions may be subject to conditions which exclude the provisions of the Use Classes Order; this is something which must always be checked carefully.

Two general points should also be noted. First, the 1987 Order covers land (whether unbuilt or within the curtilage of a building) as well as buildings. Second, any use involving the manufacture, processing, keeping or use of a notifiable quantity of a hazardous substance is excluded from the provisions of the Order.

Principal Changes Introduced in the 1987 Order

SHOPPING CENTRES

The substantial changes which have affected shopping centres in recent years are reflected in the new Order. The definition of 'shop' has been updated somewhat; a new class of 'financial and professional services' has been introduced to cover banks, building society offices, estate agents and the like as well as to pave the way for future innovation in this sector; and a new 'food and drink' class has been created. Whilst many called for greater liberalisation, the new provisions will at least provide a more relevant development control tool and will afford some property owners and users more certainty as to the alternative uses available to them.

BUSINESS CLASS

A far more significant change is the introduction of a new business class, which enables interchange between office, research and development, and light industrial use. On the one hand this will facilitate the provision of flexible business accommodation to meet the needs of firms operating in an increasingly 'high technology' economy. On the other, it could have quite considerable implications for patterns of land use and land values in certain locations. For example, light industrial accommodation on the fringes of commercial centres, and on well located peripheral sites, might well prove highly attractive to office occupiers. Many property owners are likely to find themselves faced with many more commercial options than previously.

RESIDENTIAL INSTITUTIONS

There is now greater flexibility in this field in that residential schools, colleges and training centres are joined in with hospitals, nursing homes and other institutions providing residential care. Class C3 enables a dwellinghouse to be used as a residential care facility where up to six people live together 'as a single household.'

LEISURE

Various leisure facilities previously contained in two separate Classes (XVII and XVIII) have been combined in a single Class, and the Class also covers facilities for other indoor and outdoor sports (subject to an exclusion in relation to those involving motorised vehicles or firearms). Bingo halls and casinos are specifically included in the new Class, whereas theatres are specifically excluded.

STATUTORY INSTRUMENTS

1987 No. 764

TOWN AND COUNTRY PLANNING, ENGLAND AND WALES

The Town and Country Planning (Use Classes) Order 1987

Made - - - -	*28th April 1987*
Coming into force	*1st June 1987*

The Secretary of State for the Environment, in exercise of the powers conferred on him by sections 22(2) (f) and 287(3) of the Town and Country Planning Act 1971(a) and of all other powers enabling him in that behalf, hereby makes the following Order:–

Citation and commencement

1. This Order may be cited as the Town and Country Planning (Use Classes) Order 1987 and shall come into force on 1st June 1987.

Interpretation

2. In this Order, unless the context otherwise requires:–

"care" means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment;

"day centre" means premises which are visited during the day for social or recreational purposes or for the purposes of rehabilitation or occupational training, at which care is also provided;

"hazardous substance" and "notifiable quantity" have the meanings assigned to those terms by the Notification of Installations Handling Hazardous Substances Regulations 1982(b);

"industrial process" means a process for or incidental to any of the following purposes:–

(a) the making of any article or part of any article (including a ship or vessel, or a film, video or sound recording);

(b) the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or

(c) the getting, dressing or treatment of minerals;

in the course of any trade or business other than agriculture, and other than a use carried out in or adjacent to a mine or quarry;

(a) 1971 c.78; section 22(2) (f) was amended by paragraph 1 of Schedule 11 to the Housing and Planning Act 1986 (c.63).
(b) S.I. 1982/1357.

"Schedule" means the Schedule to this Order;

"site" means the whole area of land within a single unit of occupation.

Use Classes

3.—(1) Subject to the provisions of this Order, where a building or other land is used for a purpose of any class specified in the Schedule, the use of that building or that other land for any other purpose of the same class shall not be taken to involve development of the land.

(2) References in paragraph (1) to a building include references to land occupied with the building and used for the same purposes.

(3) A use which is included in and ordinarily incidental to any use in a class specified in the Schedule is not excluded from the use to which it is incidental merely because it is specified in the Schedule as a separate use.

(4) Where land on a single site or on adjacent sites used as parts of a single undertaking is used for purposes consisting of or including purposes falling within any two or more of classes B1 to B7 in the Schedule, those classes may be treated as a single class in considering the use of that land for the purposes of this Order, so long as the area used for a purpose falling either within class B2 or within classes B3 to B7 is not substantially increased as a result.

(5) No class specified in the Schedule includes any use for a purpose which involves the manufacture, processing, keeping or use of a hazardous substance in such circumstances as will result in the presence at one time of a notifiable quantity of that substance in, on, over or under that building or land or any site of which that building or land forms part.

(6) No class specified in the Schedule includes use –

(a) as a theatre,

(b) as an amusement arcade or centre, or a funfair,

(c) for the washing or cleaning of clothes or fabrics in coin-operated machines or on premises at which the goods to be cleaned are received direct from the visiting public,

(d) for the sale of fuel for motor vehicles,

(e) for the sale or display for sale of motor vehicles,

(f) for a taxi business or business for the hire of motor vehicles,

(g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles.

Change of use of part of building or land

4. In the case of a building used for a purpose within class C3 (dwellinghouses) in the Schedule, the use as a separate dwellinghouse of any part of the building or of any land occupied with and used for the same purposes as the building is not, by virtue of this Order, to be taken as not amounting to development.

Revocation

5. The Town and Country Planning (Use Classes) Order 1972(a) and the Town and Country Planning (Use Classes) (Amendment) Order 1983(b) are hereby revoked.

(a) S.I. 1972/1385. (b) S.I. 1983/1614.

SCHEDULE

PART A

Class A1. Shops

Use for all or any of the following purposes–

(a) for the retail sale of goods other than hot food,
(b) as a post office,
(c) for the sale of tickets or as a travel agency,
(d) for the sale of sandwiches or other cold food for consumption off the premises,
(e) for hairdressing,
(f) for the direction of funerals,
(g) for the display of goods for sale,
(h) for the hiring out of domestic or personal goods or articles,
(i) for the reception of goods to be washed, cleaned or repaired,

where the sale, display or service is to visiting members of the public.

Class A2. Financial and professional services

Use for the provision of –

(a) financial services, or
(b) professional services (other than health or medical services), or
(c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area,

where the services are provided principally to visiting members of the public.

Class A3. Food and drink

Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.

PART B

Class B1. Business

Use for all or any of the following purposes–

(a) as an office other than a use within class A2 (financial and professional services),
(b) for research and development of products or processes, or
(c) for any industrial process,

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2. General industrial

Use for the carrying on of an industrial process other than one falling within class B1 above or within classes B3 to B7 below.

Class B3. Special Industrial Group A

Use for any work registrable under the Alkali, etc. Works Regulation Act 1906(a) and which is not included in any of classes B4 to B7 below.

Class B4. Special Industrial Group B

Use for any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine:–

(a) smelting, calcining, sintering or reducing ores, minerals, concentrates or mattes;
(b) converting, refining, re-heating, annealing, hardening, melting, carburising, forging or casting metals or alloys other than pressure die-casting;
(c) recovering metal from scrap or drosses or ashes;

(a) 1906 c.14.

(d) galvanizing;
(e) pickling or treating metal in acid;
(f) chromium plating.

Class B5. Special Industrial Group C

Use for any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine:–

(a) burning bricks or pipes;
(b) burning lime or dolomite;
(c) producing zinc oxide, cement or alumina;
(d) foaming, crushing, screening or heating minerals or slag;
(e) processing pulverized fuel ash by heat;
(f) producing carbonate of lime or hydrated lime;
(g) producing inorganic pigments by calcining, roasting or grinding.

Class B6. Special Industrial Group D

Use for any of the following processes:–

(a) distilling, refining or blending oils (other than petroleum or petroleum products);
(b) producing or using cellulose or using other pressure sprayed metal finishes (other than in vehicle repair workshops in connection with minor repairs, or the application of plastic powder by the use of fluidised bed and electrostatic spray techniques);
(c) boiling linseed oil or running gum;
(d) processes involving the use of hot pitch or bitumen (except the use of bitumen in the manufacture of roofing felt at temperatures not exceeding 220°C and also the manufacture of coated roadstone);
(e) stoving enamelled ware;
(f) producing aliphatic esters of the lower fatty acids, butyric acid, caramel, hexamine, iodoform, napthols, resin products (excluding plastic moulding or extrusion operations and producing plastic sheets, rods, tubes, filaments, fibres or optical components produced by casting, calendering, moulding, shaping or extrusion), salicylic acid or sulphonated organic compounds;
(g) producing rubber from scrap;
(h) chemical processes in which chlorphenols or chlorcresols are used as intermediates;
(i) manufacturing acetylene from calcium carbide;
(j) manufacturing, recovering or using pyridine or picolines, any methyl or ethyl amine or acrylates.

NOW GEN INDUS CLASS B2

Class B7. Special Industrial Group E

Use for carrying on any of the following industries, businesses or trades:–

Boiling blood, chitterlings, nettlings or soap.
Boiling, burning, grinding or steaming bones.
Boiling or cleaning tripe.
Breeding maggots from putrescible animal matter.
Cleaning, adapting or treating animal hair.
Curing fish.
Dealing in rags and bones (including receiving, storing, sorting or manipulating rags in, or likely to become in, an offensive condition, or any bones, rabbit skins, fat or putrescible animal products of a similar nature).
Dressing or scraping fish skins.
Drying skins.
Making manure from bones, fish, offal, blood, spent hops, beans or other putrescible animal or vegetable matter.
Making or scraping guts.
Manufacturing animal charcoal, blood albumen, candles, catgut, glue, fish oil, size or feeding stuff for animals or poultry from meat, fish, blood, bone, feathers, fat or animal offal either in an offensive condition or subjected to any process causing noxious or injurious effluvia.
Melting, refining or extracting fat or tallow.
Preparing skins for working.

Class B8. Storage or distribution

Use for storage or as a distribution centre.

PART C

Class C1. Hotels and hostels

Use as a hotel, boarding or guest house or as a hostel where, in each case, no significant element of care is provided.

Class C2. Residential institutions

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

Class C3. Dwellinghouses

Use as a dwellinghouse (whether or not as a sole or main residence) –

(a) by a single person or by people living together as a family, or

(b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

PART D

Class D1. Non-residential institutions

Any use not including a residential use –

(a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practioner,

(b) as a crêche, day nursery or day centre,

(c) for the provision of education,

(d) for the display of works of art (otherwise than for sale or hire),

(e) as a museum,

(f) as a public library or public reading room,

(g) as a public hall or exhibition hall,

(h) for, or in connection with, public worship or religious instruction.

Class D2. Assembly and leisure

Use as –

(a) a cinema,

(b) a concert hall,

(c) a bingo hall or casino,

(d) a dance hall,

(e) a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.

Nicholas Ridley
Secretary of State for the Environment

28th April 1987

EXPLANATORY NOTE

(This note is not part of the Order)

This Order revokes and replaces the Town and Country Planning (Use Classes) Order 1972 as amended by the Town and Country Planning (Use Classes) (Amendment) Order 1983.

This Order specifies classes of use of buildings or other land for the purposes of section 22(2)(f) of the Town and Country Planning Act 1971. Section 22(2) specifies operations or uses which are not to be taken for the purposes of the Act as involving development, and which therefore do not require planning permission. Paragraph (f) provides that a change of use is not to be regarded as involving development where the former use and the new use are both within the same class specified in an order made under that paragraph.

Various changes are made in this Order to the classes of use specified in the Schedule to the 1972 Order.

Class I of the 1972 Order specified use as a shop (which expression was defined in the Order) subject to specific exclusions. The specific exclusions of tripe shops, cats-meat shops and pet shops are no longer to be found in the new shops class A1. Use for the sale of hot food is now to be found in the new class A3 (food and drink) and is excluded specifically from class A1. The former exclusion of use for the sale of motor vehicles is now in article 3(6)(e).

Class A2 is a new class of use for financial, professional and other services. This combines some of the office uses formerly in Class II, and some uses formerly within the definition of "shop" as being uses of buildings for a purpose appropriate to a shopping area. The test of appropriateness to a shopping area governs the whole of class A2.

Class A3 (food and drink) is a new class. It combines use for the sale of hot food, which was formerly excluded from Class I, with use as a restaurant or for the sale of drink.

Class B1 combines some of the office uses formerly within Class II with uses for light industrial purposes formerly within Class III into a business class. It also includes use for the research and development of products or processes. A test similar to that which formerly applied to Class III – that is a use which could be carried out in any residential area without detriment to the amenity of that area – now governs all the purposes in this class.

Class B2 (general industrial) reflects the old Class IV.

Classes B3 to B7 reflect old Classes V to IX (Special Industrial Groups (A) to (E)). Although there has been some reorganisation, the content of these classes is the same.

Class B8 (storage and distribution) is based on former Class X but extends additionally to use of open land and to use as a centre for distribution.

Class C1 (hotels and hostels) largely reflects the former Class XI but makes it clear that this class does not cover any residential establishment where a significant element of care (defined in article 2) is provided.

Class C2 (residential institutions) combines the former Classes XII and XIV.

Class C3 (dwellinghouses) is a new class which comprises use as a dwellinghouse by an individual, by people living together as a family or by not more than six residents living together as a single household. In the case of people living together as a household rather than as a family, the use will continue to be within the class notwithstanding that an element of care (as defined in article 2) is provided for residents. The intention of this class is to include, for example, use as a dwellinghouse by individuals living together in the community who have formerly been in an institution of some kind.

Class D1 includes the uses formerly contained in Classes XIII, XV and XVI. Dispensaries are no longer included, and these will be either within class A1 (shops) or, where ancillary to a hospital, within class C2 residential institutions.

APPLICATION REFERENCE: H19/0152/93 DATE RECEIVED: 29-APR-93

TYPE: Full

DESCRIPTION: Change of use to parking, corral outdoor equestrian centre and paddock

LOCATION: Broadgate, Sutton St Edmunds

APPLICANT: Mr J Allen AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Ward Member request/objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 23 JUN 1993

RECOMMENDATION

Grant permission, subject to conditions.

COMMENTS

1 Structure Plan Policy 67 indicates tht planning permission should normally be forthcoming for countryside recreational facilities, subject to environmental, amenity, traffic and agricultural considerations. Proposal considered acceptable in this respect, providing the site is landscaped.

2 The County Highways Authority request conditions relating to the proposed access, closure of the existing and satisfactory parking/turning areas.

3 Neighbouring residential property not considered to be affected to such an extent as to justify refusal.

4 A public footpath is located to the south of the site on the opposite side of the drain.

REPRESENTATIONS

Parish Council: Concerned about following points: -

1 Access to field from road and there is no speed limit.
2 Public footpath access along southern drain edge.
3 Feel the application should be applied in full.
4 Concerned at the prospect of future applications.
5 Has the occupier been informed?
6 All the neighbours who will be affected should be informed.

Ward Member:	Outside I.B.D. If for private use, there are other parcels of land available to applicant not close to village centre. If for public use, there is no speed limit on this road and heavy traffic travels too fast already. Horses will create a further hazard. No water supply. Will horses be left in field or corral? Will a house be the next request?
County Highways:	Request conditions.
Heritage Lincolnshire:	Site lies within an area where archaeological remains and crop marks are frequently found. If ground disturbance (for buildings, fences, etc) takes place, monitoring would be desirable.
Public:	Received from present tenant (summarised) Field some 3 miles from house and farm premises. Applicant occupies fields directly adjacent to his house that are more suitable for this purpose. Field (advertised as tenanted) purchased by applicant approximately 10 years ago. Applicant seemed uncertain of this at the time and purchased at a price equal to vacant possession value at open auction. Over the years he has sought to end the tenancy.
Applicant:	(summarised) Main ring will be used for training and showing of horses. This would be for the applicant, general public (mostly at weekends), special groups and the disabled through special schemes. Used during daylight hours. Corral for unloading purposes so that horses cannot escape during unloading or loading. Display ring will be grassed. Paddock at rear to be used for grazing.
Environmental Services:	This is an isolated site and whilst no objections in principle, would suggest that confirmation be sought that this is in fact for private use and not a riding school. Formal comments awaited in response to further information received.

SCHEDULE OF CONDITIONS

1 SC21 (Details).

2 SC27 (Implementation of planting).

3 The proposed parking area shall be constructed and surfaced

in accordance with details to be agreed with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority, before the development is brought into use.
Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also highway safety.

4 B12 (Radii and width of access)...7.5 metres...4.5 metres.
Reason: B6.

5 B20 (Stopping up of existing access)...(amended)...Before the existing southernmost access between the site and Broadgate shall...
Reason: B1.

6 F5 (Turning space).

7 F4 (Parking in accordance with plan).

8 No floodlighting shall be installed without planning permission.
Reason: In the interests of the amenities of the locality.

9 Notwithstanding the Town and Country Planning (Use Classes) Order 1987, the site shall be used only as an equestrian centre (excluding the breeding of horses and the holding of public events).
Reason: In the interests of the amenities of the locality and also highway safety.

10 SC69 - (Watching Brief Condition).

Notes

1 This permission is granted in accordance with the application submitted as revised by the letters dated the 22nd and 31st March, 1993 (received by the Local Planning Authority on 23 March, 1993 and 1 April, 1993 respectively).

2 The applicant is informed that planning permission will be required for any buildings upon the site (including stables), plus any fencing over 2 metres in height.

ADDENDUM

At the Planning Committee Meeting held on 8 June, 1993, it was resolved that consideration of the application be deferred to enable the Director of Planning and Building Control Services to check whether the Site Notice was correctly positioned.

This matter has now been checked on site and it would appear that the original notice is no longer in position. Consequently, a new notice (dated 15 June, 1993) has been displayed immediately in front of the site.

RECOMMENDATION

That upon the expiration of the consultation period shown on the Site Notice (6 July, 1993), the Director of Planning & Building Control Services be authorised to grant permission, subject to the following conditions:-

453. PLANNING APPLICATIONS (continued)

(d) **Applications Director of Planning and Building Control Services authorised to approve**

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H18/0458/93 ASB - Greenworld Ltd	Wood fibre processing/packing plant, portal frame building, offices, storage, screening, fencing, car parking, etc. north of A17 Sutton Bridge.

(Subject to (i) the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 to ensure that, upon cessation of the use of the application site authorised by the above planning permission, the use of the site is restricted to those uses included within classes B1 (business) or B8 (storage or distribution) of the Town and Country Planning (Use Classes) Order 1987; (ii) satisfactory negotiations with the applicant regarding the relocation of the proposed building further to the east of the application site to further safeguard the residential amenities of the existing dwellings in Railway Lane; (iii) reference in the conditions to matters being agreed in writing being amended to require, in all instances, the formal approval of the local planning authority; (iv) line 5 of condition 11 being amended to read "within 12 months"; (v) an additional condition requiring the replacement or additional planting of hedging along the western boundary of the site; and (vi) the trees along the northern boundary of the site being made the subject of a Tree Preservation Order.)

H06/1113/92 Mr A Hills	Double garage at "Linalah" 4 Church Street, Gedney Dawsmere.
H19/0152/93 Mr J Allen	Change of use to parking, corral outdoor equestrian centre and paddock at Broadgate, Sutton St. Edmund.
H02/0424/93 Mr M Ongyerth	Use of building for sign making at the Old Fire Station, North Street, Crowland.

(Subject to an additional condition to ensure that the double doors at the front of the building are kept closed during work operations in the event that structural alterations will not be carried out to the doors to negate the necessity for such a condition.)

(Councillor D. Dewsberry left the meeting during consideration of the above application.)

(It was reported that a letter of objection had been received in respect of the above application.)

(O.A. denotes outline application.)

23rd JUNE 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H18/0458/93 ASG - Greenworld	JB	DPBCS Auth subject to 106 obligation as recommended. Agent to agree re-location of building - indicative plan available for discussion, and re-align bund so as to allow additional landscaping to be alongside road instead of between building and bund. Extra conditions re boundary hedge and additional planting along northern boundary of site. Line 5 of condition 11 to have number of months inserted. Conditions 11, 18 & 19 to be reworded, not happy with "agreed in writing" part of condition as it could imply that formal permission was not required. TPO to be imposed - liaise with Diane Fairchild.
12	H06/1113/92 Mr A Hills	DMG	DPBCS Auth as recommended.
15	H19/0152/93 Mr J Allen	DMG	DPBCS Auth as recommended.
19	H14/0354/93 Elsoms Ltd	PJU	Refused as recommended.
21	H20/0363/93 Mr D Arlott	JB	Deferred for site visit as recommended.
23	H09/0379/93 Mr & Mrs Young	JB	Deferred for site visit as recommended.
24	H16/0389/93 Longhurst Housing	DJR	Deferred for site visit as recommended.
26	H16/0391/93 Longhurst Housing	DJR	Deferred for site visit as recommended.
28	H01/0403/93 Broadgate Builders	DJR	Refused against recommendation. Ltr to accompany refusal notice saying that circumstances did not justify modification of agreement and emphasising need to satisfy Internal Drainage Board requirements.
31	H02/0424/93 Mr M Ongyerth	PJU	DPBCA Auth. Discuss with agent whether applicant is proposing to alter the front elevation, ie replacing the door etc, if application is granted.
33	H08/0430/93 Mr M Waltham	PJU	Grant as recommended.
34	H13/0432/93 Mr P Clarke	JB	Deferred for site visit as recommended.
36	H14/0442/93 Mrs R Moss	PJU	Grant as recommended.

37 H05/0455/93 JB Grant as recommended.
J F & B Hook

39 H16/0459/93 PJU Grant as recommended.
Broadgate Builders

40 H19/0484/93 DMG
Mr J & A Constable Refuse as recommended.

24 Jun 93

Signed: .....
N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H19/0152/93 DATE RECEIVED: 29-APR-93

TYPE: Full

DESCRIPTION: Change of use to parking, corral outdoor equestrian centre and paddock

LOCATION: Broadgate, Sutton St Edmunds

APPLICANT: Mr J Allen AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Ward Member request/objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 JUN 1993

RECOMMENDATION

Grant permission, subject to conditions.

COMMENTS

1 Structure Plan Policy 67 indicates tht planning permission should normally be forthcoming for countryside recreational facilities, subject to environmental, amenity, traffic and agricultural considerations. Proposal considered acceptable in this respect, providing the site is landscaped.

2 The County Highways Authority request conditions relating to the proposed access, closure of the existing and satisfactory parking/turning areas.

3 Neighbouring residential property not considered to be affected to such an extent as to justify refusal.

4 A public footpath is located to the south of the site on the opposite side of the drain.

REPRESENTATIONS

Parish Council: Concerned about following points: -

1 Access to field from road and there is no speed limit.
2 Public footpath access along southern drain edge.
3 Feel the application should be applied in full.
4 Concerned at the prospect of future applications.
5 Has the occupier been informed?
6 All the neighbours who will be affected should be informed.

Ward Member: Outside I. B. D.
If for private use, there are other parcels of land available to applicant not close to village centre.
If for public use, there is no speed limit on this road and heavy traffic travels too fast already. Horses will create a further hazard. No water supply.
Will horses be left in field or coral? Will a house be the next request.

County Highways: Request conditions.

Heritage Lincolnshire: Site lies within an area where archaeological remains and crop marks are frequently found. If ground disturbance (for buildings, fences, etc) takes place, monitoring would be desirable.

Public: Received from present tenant (summarised)

Field some 3 miles from house and farm premises. Applicant occupies fields directly adjacent to his house that are more suitable for this purpose.
Field (advertised as tenanted) purchased by applicant approximately 10 years ago. Applicant seemed uncertain of this at the time and purchased at a price equal to vacant possession value at open auction. Over the years he has sought to end the tenancy.

Applicant: (summarised)

Main ring will be used for training and showing of horses. This would be for the applicant, general public (mostly at weekends), special groups and the disabled through special schemes. Used during daylight hours.
Corral for unloading purposes so that horses cannot escape during unloading or loading.
Display ring will be grassed.
Paddock at rear to be used for grazing.

Environmental Services: This is an isolated site and whilst no objections in principle, would suggest that confirmation be sought that this is in fact for private use and not a riding school.

Formal comments awaited in response to further information received.

SCHEDULE OF CONDITIONS

1 SC21 (Details).
2 SC27 (Implementation of planting).
3 The proposed parking area shall be constructed and surfaced

BR[illegible]N SMITH Dip TP MRTPI
Di[illegible]r of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

H19/0152/93
FULL

Applicant: Mr J Allen Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Valid date: 29-APR-93
Target dates:
To case officer 06-MAY-93
Inspected by 13-MAY-93
Extra contacts 20-MAY-93
Report if not clear by 03-JUN-93

Terminal date: 24-JUN-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints: FP

CONSULTATIONS CARRIED OUT

	Sent	Expiry
A Gent	19-APR-93	10-MAY-93
Owner/Occupier	04-MAY-93	25-MAY-93
Site/Press Advert MAJ	16-MAR-93	06-APR-93
Site/Press Advert MAJ	15-JUN-93	06-JUL-93
Clerk to Sutton St E 0406 26739	24-MAR-93	07-APR-93
Dir of Environmental	24-MAR-93	07-APR-93
Cllr Mrs E O Hall-Pa 0945 700 829	24-MAR-93	31-MAR-93

cont/...

SITE RECORD

Grid ref: 536850 314150
OS Sheet: 342 Parcel:

BRI[illegible] SMITH Dip TP MRTPI
Dire[illegible] 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

H19/0152/93

FULL

Applicant: Mr J Allen Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Valid date: 29-APR-93
Target dates:
To case officer 06-MAY-93
Inspected by 13-MAY-93
Extra contacts 20-MAY-93
Report if not clear by 03-JUN-93

Terminal date: 24-JUN-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints: FP

CONSULTATIONS CARRIED OUT

	Sent	Expiry
~~Applicant~~	~~19-APR-93~~	~~10-MAY-93~~
Owner/Occupier, The Old Vicarage, B'gate	04-MAY-93	25-MAY-93
Site/Press Advert MAJ	~~16-MAR-93~~ 17 APRIL 93	~~06-APR~~ 28 APRIL -93
Clerk to Sutton St E 0406 26739	24-MAR-93	07-APR-93
Dir of Environmental	24-MAR-93	07-APR-93
Cllr Mrs E O Hall-Pa 0945 700 829	24-MAR-93	31-MAR-93

SITE RECORD CCs Attached forms 5/5/93

Grid ref: 536850 314150
OS Sheet: 342 Parcel:

BP[illegible] SMITH Dip TP MRTPI
Di[illegible]r of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

(Com

SOUTH HOLLAND DISTRICT COUNCIL

H19/0152/93

FULL

Applicant: Mr J Allen Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Valid date: ~~23-MAR~~ 01-APR-93
Target dates:
To case officer 30-MAR-93
Inspected by 06-APR-93
Extra contacts 13-APR-93
Report if not clear by 27-APR-93

Terminal date: ~~18-MAY~~ 27-MAY-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints: FP

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St E 0406 26739	24-MAR-93	07-APR-93
Cllr Mrs E O Hall-Pa 0945 700 829	24-MAR-93	07-APR-93
Dir of Environmental	24-MAR-93	07-APR-93
Site/Press Advert MAJ	~~30-MAR~~-93	~~29~~ 28-APR-93 ✓
L C C - Obs Attached	2 APR 93	

SITE DETAILS

Grid ref: 536850 314150
OS Sheets: 342 Parcel:

BR[illegible]N SMITH Dip TP MRTPI
Di[illegible]r 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

H19/0152/93
FULL

Applicant: Mr J Allen Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Valid date: 08-MAR-93
Target dates:
To case officer 15-MAR-93
Inspected by 22-MAR-93
Extra contacts 29-MAR-93
Report if not clear by 12-APR-93

Terminal date: 03-MAY-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints: FP

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St E 0406 26739	10-MAR-93	24-MAR-93
Cllr Mrs E O Hall-Pa 0945 700 829	10-MAR-93	24-MAR-93
Dir of Environmental	10-MAR-93	24-MAR-93
Site/Press Advert MAJ	16-MAR-93	06-APR-93

L.C.C. plan below dfs 11/3/93

SITE DETAILS

Grid ref: 536850 314150
OS Sheets: 342 Parcel:

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: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking, corral, outdoor equestrian centre and paddock
Location: Broadgate Sutton St Edmunds
Spalding

Type: FULL

14-JUL-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

A Gent
Ashlea Farm
Guanockgate
Sutton St Edmund
Spalding, Lincs. PE12 0LU

C.S.GENT & SONS

OBJECTION

ASHLEA FARM,
GUANOCKGATE,
SUTTON ST EDMUND,
SPALDING,
LINCS.
PE12 OLU

Tel.& Fax No. 0945 700257
VAT No. 105 2604 17

Planning Office,
South Holland District Council,
Priory Road,
Spalding.

14th April 1993

Your ref H19/0152/93
O/S 8312

Dear Sir,

Ref. Planning Application by Mr Allen, Broadgate, Sutton St Edmund.

I wish to bring to your attention that I am a secure agricultural tenant on this field.

This is an off lying field for Mr Allen some 3 miles from his house and farm premises. He occupies fields directly adjacent to his house that are, I am sure more suitable for this purpose.

The field was purchased by Mr Allen approximately 10 years ago, clearly advertised as tenanted (a situation that Mr Allen seemed uncertain of at the time) at a price equal to vacant possession value at open auction. Over the years he has sought to end the tenancy.

I have not received a formal notice from Mr Allen of his planning application for this land.

Yours sincerely,

A Gent

Anthony Gent.

OK

S.H.D.C. PLANNING
19 APR 1993

RIDGE IMPROVERS EVENING
EDNESDAY, JUNE 16
7.00pm start
at the
Services & Social Club,
High Street, Spalding
Tel: Fred Davis
SPALDING 724454
DG8710

SUTTON ST JAMES AND TYDD ST MARY
GALA WEEKEND
CRAFT STALLS
Some spaces left
£5 per day
£7 all weekend
JULY 3rd & 4th
Tel: 0945 85539
DG8575

Anybody interested in elping to start up or just joining as a member of a *MINI OWNERS CLUB?*
r South Lincs area
Tel: Dave (0778) 380413
DST8666

VICTORY HALL GEDNEY
DANCE
JUNE 26th
8pm till 12 Midnight
LIVE MUSIC BY
"SOUNDS FAMILIAR"
Bar. Ploughmans Supper
TICKETS £5
Contact DG8710
0406 362993

MAMMOTH CAR BOOT SALE
SUNDAY, JULY 11
9am - 12 noon
AT ROSE COTTAGE AQUATIC CENTRE, GLENSIDE NORTH (RIVERSIDE) PINCHBECK
NO TRADERS
Book Early
£4 pre-booked
£5 on day
Tel 0775 723146
Action Research into Crippling Disease
DSP8768



Don't forget.
The Royal Show
-8th July 1993
oneleigh Park,
Warwickshire
HE BEST OF HE BRITISH UNTRYSIDE.
000 animals.
ountry sports
and crafts.
howjumping.
wer Show and
h more. Ample
e car parking.
r details call
891 884535.
rged at 36p/min cheap
p/min all other times.



MACHINERY

BALER, International B47 working condition, £120. F Bettinson. Tel 0406 540232.
MINI Diggers for hire. Peljob EB12 on rubber tracks. Free delivery and pick up. Tel Holbeach 351394 or mobile 0850 882393.

CARAVANS & CAMPING

40FT Mobile home, £350 ono. Spalding 821315.

SPRITE ALPINE
4 berth caravan
Electrics, Fridge. Double glazed, excellent condition, many extras.
£1850 ono
Tel: (0529) 240670 anytime
D4298

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BLINDS
½ PRICE SUMMER SALE
UP TO 50% OFF
VERTICALS · VENETIANS
PLEATEDS · ROLLERS
* ONE CURRENT PRICES ON SELECTED RANGES
FREE MEASURING & FITTING
FAST LOCAL SERVICE
Phone NOW 9am - 9pm
For Spalding, Holbeach, Wisbech, Long Sutton and Sutton Bridge phone Long Sutton 0406 364771
Albany BLINDS # NO REPLY
FM 11055 0800 212 537

PUBLIC NOTICES

The Insolvency Act 1986
RISEGATE PRODUCE LTD

Notice is hereby given, pursuant to Section 98 of the Insolvency Act 1986 that a Meeting of Creditors of the above named Company will be held at 401 St John Streeet, London EC1V 4LH on Friday 18th June 1993 at 3.00 pm, for the purposes mentioned in Sections 99, 100 and 101 of the said Act. Pursuant to Section 98(2)(a) of the Insolvency Act 1986 the Licensed Insolvency Practitioner dealing with the Company's affairs is Geoffrey C.A. Morphitis of Cape & Dalgleish, 401 St John Street, London EC1V 4LH.
Dated this 4th day of June 1993
By Order of the Board
D. PAUL, Director.

MUSICAL

PIANOS
15/20 new and reconditioned instruments on display. Part exchanges Quality repairs and overhauls
White & Sentance
cwvn (Est 1867) 2402
15c Southgate, Sleaford (0529) 302037
Open Sats until 4 pm
Weekdays — please ring

GOODS VEHICLE OPERATOR'S LICENCE

THE POST OFFICE, trading as Parcelforce, of 6th Floor, Charles House, 148-149 Great Charles Street, Birmingham B3 3HT is applying to keep 15 vehicles and one trailer at the operating centre at Parcelforce, Unit 4, Millfield Road, Donington, Lincs PE11 4UR.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of their land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

They must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9g8714 187/507 LF15-6

GOODS VEHICLE OPERATOR'S LICENCE

HARGRAVE INTERNATIONAL LTD, of Eastern House, Town Drove, Quadring, Spalding, Lincs PE11 4PU is applying to replace with change a licence to use Eastern House, Town Drove, Quadring, Spalding, Lincs PE11 4PU as an operating centre for 85 goods vehicles and 120 trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9g4354 187/507 LF15-6

PLANNING APPLICATIONS

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

H19/0152/93 Mr J. Allen Esq
Change of use to parking, corral outdoor equestrian centre and paddock.
Broadgate, Sutton St Edmunds, Spalding.
FULL

The following application does not accord with the provisions of the relevant Development plan.

H04/0504/93 Mr P. Bates
Use of site for parking of lorry and installation of diesel tank
29 Northorpe Road, Donington, Spalding
FULL

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

H06/0524/93 Mr & Mrs R. L. Towell
Refurbishment of house
The Elms, Broadgate, Gedney, Spalding.
LISTED BUILDING

H08/0394/93 Gosberton PCC
Demolish existing church hall and rebuild
Gosberton Church, Salem Street/Church Street, Gosberton, Spalding, Lincs.
CONS AREA CONSENT

H16/0518/93 Broadgate Builders
Alterations and change of use to form dwelling
Willesby Coach House, Albion Street, Spalding, Lincs.
LISTED BUILDING

H16/0519/93 Broadgate Builders
Alterations and change of use to form dwelling.
Willesby Coach House, Albion Street, Spalding, Lincs.
FULL

H16/0529/93 R. Todd & J. Rahman
Alterations to shop front/entrance.
6 Sheep Market, Spalding, Lincs.
FULL

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours.

SOUTH HOLLAND DISTRICT COUNCIL

Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

15 JUNE, 1993.

8767 cWVN

DG

LPP
15/6/93

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Mr J Allen Esq
is applying to the Council for planning permission for the following:

Reference No: H19/0152/93
Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 06-JUL-93
Any observations should be sent to me by 06-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

15-JUN-93

SOUTH HOLLAND DISTRICT COUNCIL

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

DG

what is the about?
SF 14/6

10th June 93.

SHDC
Rang Dept.
Rang Road.
Spalding.
Lincs.

Dear Sirs,

Ref. H19/0152/93.

Further to our telephone conversation yesterday afternoon regarding the site notice.

On inspection on site it can be seen that the new notice has been erected in the same place as the original. Therefore a notice was erected in the correct position originally.

Our client is very concerned that this situation has arrisen through no fault of his and that further delay is now inevitable - surely the application could have been dealt with subject to an officer checking on site. No doubt you will pass our clients concern onto your members.

Yours faithfully,

Sutton St Edmund Footpath N°2.
Sheet N° TF31 SE

ORDNA

LINCOLNSHIRE COUNTY SOUTH HOLLAND DISTRICT



Exact position of footpath discussed with Mr Reynolds (CC Footpaths Officer Tel (052n) 305794). He checked the records within his office and felt that footpath was on southern side of the drain. Stated he would check central records at Lincoln.

DMG 25/5.

Mr Reynolds rang and stated that Central Records appear to indicate that the footpath is in fact ~~on~~ the northern ~~boundary~~ side of the drain (ie along the northern boundary of the side).

DMG 28/5

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

T. Gent Esq.
Ashlea Farm.
Guanokgate
Sutton St. Edmunds
Spalding. Lincs

28nd Feb 93.

Dear Sir.

Re:- Land at Broadgate - Sutton St Edmunds. Lincs

We would inform you that the owner of the above land has made application to the SHDC for change of use to parking, corral, outdoor equestrian centre and paddock.

If you wish to object to these proposals please do so within 14 days direct to South Holland District Council Planning Dept. Priory Road Spalding. PE11 2XE.

Yours faithfully.

SOUTH HOLLAND D.C.
PLANNING DEPT.
28 FEB 1993
REF S92/93

Certificate of Posting
for a Registered letter

Name T GENT ESQ

Address ASHILEA FARM
GAUNDGATE, SUTTON ST
EDMUNDS, SPALDING
LINCS

Royal Mail

Priority

Supplementary services

Date Stamp

HOLBEACH
A
28 AP
93
SPALDING . LINCS

Registration no. 314887

Registration fee paid £ 1:90 p

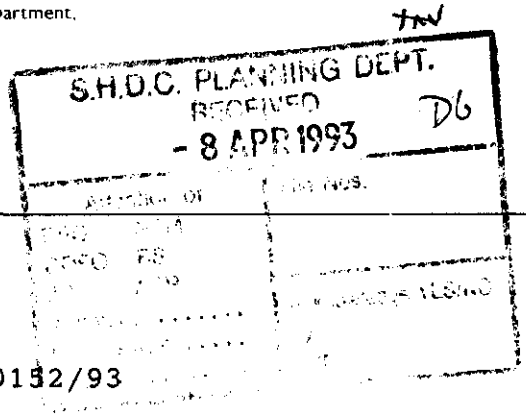
Accepting Officer's initials CL

P1023

SOUTH HOLLAND D.C.
PLAN DEPT
29 APR 1993
REF 192/93

BRI. 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: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate Sutton St Edmunds
Spalding

Type: FULL

Date received: 23-MAR-93

24-MAR-93

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 08-APR-93. 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 St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: The only comments we wish to add are, that all the neighbours who would be effected by this application should be informed about the impact this could cause.

Signed: R J Cooke

6/5/93

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SOUTH HOLLAND D.C.
PLAN DEPT
23 MAR 1993
REF 152/93

22nd March 93.

SHDC
Plang Dept.
Spalding.

F.A.O. D. Godfrey Esq.

Dear Sir.

Ref. H19/0152/93.

Thank you for yours of the 19th March 93 received today.

We have been instructed as follows.

Item.

1. Mainly for private use but would be open to the public on selected days mainly at weekends.
2. Daylight hours but not very early mornings or very late at end of daylight.
3. The corral is for unloading purposes so that horses cannot escape during unloading or loading.
4. The display ring will be grassed.

We trust the above will be helpful to you.

yours faithfully.

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H...19../.152./.93.. Week beg...22 Feb

Application: Change use to parking, equest. centre etc.

Location: Broadgate Sutton S. Edmunds

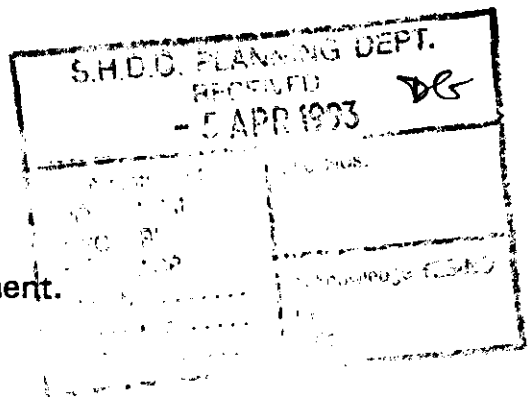
✓ 1. Watching Brief

2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.



COMMENT: This site lies within an area where archaeological remains and crop marks of the Roman period are frequently found (see map) If ground disturbance — for buildings, fences etc. — takes place, monitoring would be desirable.

Signed...R H. Healey. Date...23 Mar 93.

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

AN 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: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate Sutton St Edmunds
Spalding

Type: FULL

Date received: 08-MAR-93

10-MAR-93

Dear Cllr Mrs E O Hall-Patch

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 20-MAR-93 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 Mrs E O Hall-Patch
Garsington
277 Broadgate, Sutton St Edmund
Spalding, Lincs
PE12 0LR

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1993
DG

Attention of
DPO NHM
DDPO BS
JC AGP
...on by .....
...with .....
.....

File Nos.

Acknowledge YES/NO
by
date

I request that this application be considered by Planning Committee, because

This is outside the B.D.
If for present uses there are other parcels of land available to applicant which will not involve crossing [illegible] for public use.
There is no special [illegible] on this road) & Traffic travels too fast already. Horses will create [illegible] traffic congestion.
. Drainage [illegible]
. will horses be safe in fields [illegible]
[illegible]

Signed:
E Hall-Patch.

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SOUTH HOLLAND D.C.
PLAN DEPT
01 APR 1993
REF .....

SHDC
Plan Dept.
Priory Road.
Spalding. Lincs

31st. March 93.

Dear Sirs.

Ref. H19/0152/93.

Please find enclosed ownership certificate as requested and copy of yours of the 30/3/93.

The activities on site will be:-

1. Grazing for horses in the paddock at the rear.
2. Traning and showing of horses in the main ring area. The use of the area would be for the applicant, general public (mostly at weekends) special groups and the disabled through special schemes.
3. Parking and unloading areas for horses which are brought to the site.

yours faithfully

Land and building surveys, plans, specifications, supervision, heating designs.
Registered in England 2474243

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

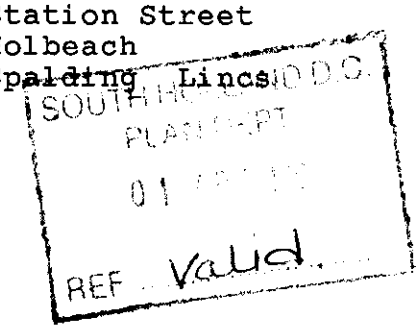
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs



Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Type: FULL

Date received: 24-FEB-93

30-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1 It is understood that there is presently a tenant on the land in question. If this is the case, then certificates A and 2 of the enclosed Ownership Certificate will need to be completed and returned.
2 Please outline precisely what activities will be undertaken on site?

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

pp K Lowe

Principal Planning Officer

Mrs Hall-Patch wishes this application to go to Committee.

DMG 30/3

To ..... DCT .....

Date ..... 29/3 .....

WHILE YOU WERE OUT

M ..... Mrs Hall-Patch .....

of .....

Phone No. ..... 0945 700829 .....

Telephoned	✓	Please call	✓
Called to see you		Will call again	
Wants to see you		Urgent	

MESSAGE

re: Mr. J. Allen, Brackla .....

Sutton St Ed. - 1) Amendment? .....

2) Is this classed as agricultural or .....

Industrial development? .....

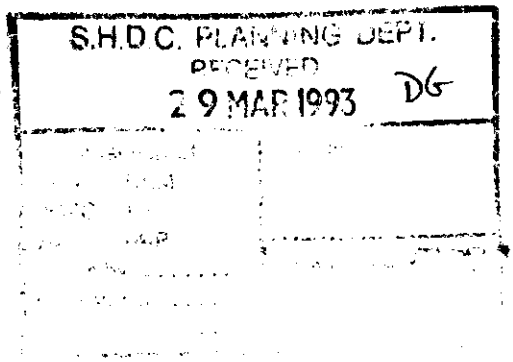
Rang back 30/3 .....

Ivy PD7 DMG Operator ..... Tony .....

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW/A5SH
Your Ref:

26th March, 1993.



Director of Planning & Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

Dear Sir,

Planning Application No. H19/0152/93
Proposed Development at Broadgate, Sutton St. Edmunds.

I refer to the above application submitted to your Council and enclose a copy of my Board's requirements in respect of the proposed development.

The Board's Brownlow's Drain and Great Eau Drain run along the southern and western boundaries of the site respectively.

It appears, therefore, that Clauses 1 and 6 of the aforementioned requirements may apply in respect of the proposed development but the applicant must let me know if there are any other Clauses which relate to the site.

The Board have agreed to reduce their Bye-law limit to 1.0m. for the erection of the fencing only, in accordance with the agent's drawing No. 9337/1A.

I do not oppose the Planning Application subject to the compliance with the requirements under the Land Drainage Act and the Byelaws.

Yours faithfully,

W. R Hunt

Technical Engineer

Copy to J. Allen.
Loweth Cowling Design.

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW/A5SH
Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H19/0152/93
Proposed Development at Broadgate, Sutton St. Edmunds.

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements **must** be complied with :-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertantly contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of **any** watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into **any** watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

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

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1993 DG

NRA

National Rivers Authority
Anglian Region

22nd March 1993 Our Ref:GT/93/1/SH/84

Dear Sirs

PLANNING APPLICATION NO H19/0152/93
CHANGE OF USE TO PARKING, CORRAL OUTDOOR EQUESTRIAN CENTRE AND PADDOCK AT BROADGATE, SUTTON ST EDMUNDS, SPALDING
FOR MR J ALLEN

With regard to the above-mentioned application received on 16th March 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

The site is in Zone 'II' as defined in the Authority's Policy & Practice for the Protection of Groundwater.

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

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

Yours faithfully

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1993

R F Morgan
Planning Engineer

LMP

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

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: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate Sutton St Edmunds
Spalding

Type: FULL

Date received: 08-MAR-93

10-MAR-93

SUPERSEDED

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 25-MAR-93. 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

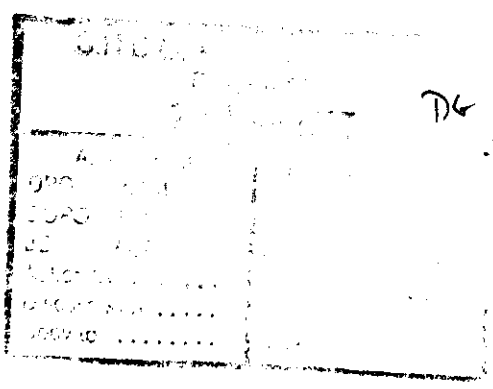
Clerk to Sutton St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

see attached sheet.

Signed: G Mawnsham



Comments

We are concerned about the following points

1/ Highway
Access to field from road + there is no speed limit

2/ Public footpath access along southern drain edge.

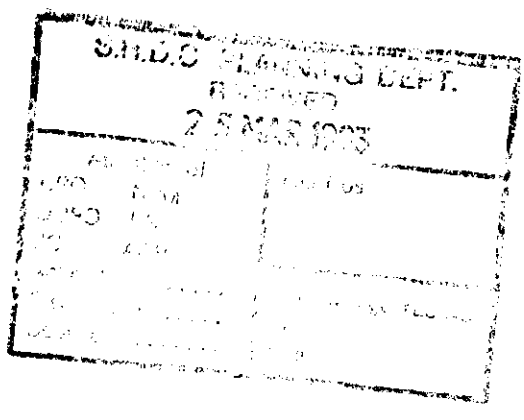
3/ We feel the application should be applied in full

4/ Concerned at the prospect of future applications on this site

5/ Has the occupier been informed

Signed
R Hooke chairman

23 March 1993



LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

SOUTH HOLLAND D.C.
PLAN DEPT
23 MAR 1993
REF 152/93

SHDC
Plang Dept.
Spalding.

22nd March 93.

F.A.O. D. Godfrey Esq.

Dear Sir.

Ref. H19/0152/93.

Thank you for yours of the 19th March 93 recived today.

We have been instructed as follows.

Item.

(1). Mainly for private use but would be open to the public on selected days mainly at weekends.

(2). Daylight hours but not very early mornings or very late at end of daylight.

(3). The corral is for unloading purposes so that horses cannot escape duing unloading or loading.

(4). The display ring will be grassed.

We trust the above will be helpful to you.

yours faithfully.

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: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

SOUTH HOLLAND D.C.
PLAN DEPT
23 MAR 1993
REF .....

Type: FULL

Date received: 24-FEB-93

19-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1 Whether the proposal will be for private use only or open to the public. (ie, a riding school).
2 Details of hours of use.
3 Details of exact purpose of the corral.
4 Details of surfacing of the display ring area.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

D M Gedney

Principal Planning Officer

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: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Type: FULL

Date received: 24-FEB-93

19-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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Yours faithfully

D M Gedney

Principal Planning Officer

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 18.3.93

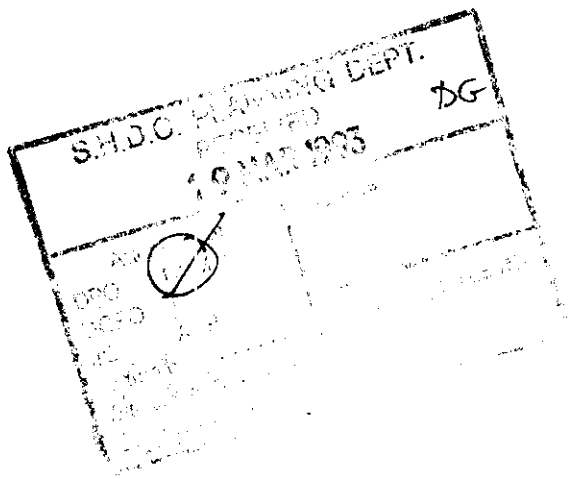
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES YOUR REF:

Planning Application H19/0152/93
Equestrian Centre, Broadgate, Sutton St. Edmunds

This is an isolated site and whilst I have no objections in principle I would suggest that confirmation be sought that this is in fact for private use and not a riding school.

Director of Environmental Services



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference 1+19/0152/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	C.	8	1	4	1

2. Address or location

Brentgate, Sutton St Edmunds

3. Name, classification and number of road

III

4. Date application referred 11-3-93

5. State whether outline, detailed application etc.

Full

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

Change of use to Parking, Corral, Outdoor Equestrian Centre & Paddock.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 18/3/93 Signed: [signature]
Director of Highways and Planning

LFP
16/3/93

PROPERTY FOR SALE

VE INTO YOUR W HOME FOR S THAN £115

HOMES WILL PAY:

Solicitors Fees ★ Stamp Duty ★ Average Saving £2950 ★

"THE ZINNIA"

2 BEDROOMED HOUSE



All types include:

- Full sealed unit double glazing and cavity insulation. Full central heating.
- Kitchen units and a good quality finish
- NHBC warranty. Good sized plots

2 and 3 Bed Houses and 2 Bed Bungalows in terraced, detached and semi-detached styles. Handy for the town centre, etc.

OTHER TYPES FROM £40,000

adows, Marshlands Drive, Holbeach

FIXED RATE MORTGAGES AVAILABLE

ıer details or to arrange a viewing please contact

Chartered Surveyors, Auctioneers & Estate Agents

High Street, Long Sutton
Tel: 0406 362098

K IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR RED ON IT. WRITTEN QUOTATIONS AVAILABLE ON REQUEST

Established ıts, individual readings, past, and future. For ıd appointments. ɑ (0406) 26895.

LIST Medium oyant. Private sit- 0775 88 367.

lualified urative otherapist
)BLEMS?
SUFFER?
Contact:
ven Simmonds
el: MACCH

GRAVE STONES cleaned from as little as £25; also additional inscriptions. No VAT. Tel Spalding 712744.

LIVE IN companion required for lonely 55 year old, active gentleman, share nice bungalow and garden. Lincs Cambs Norfolk border. Car driver preferred. Apply in writing to Box Number 50167, Newspaper Offices, The Crescent, Spalding.

SECRETS ENTS for Kissograms, Children's Entertainers, M. Mouse, Clowns, Postman Pat, Thunderbirds, Magicians, Kiddi Karaoke Fun Discos, Clown and car available for functions, OAP Sing Alongs

PUBLIC NOTICES

MINISTRY OF AGRICULTURE, FISHERIES AND FOOD

LAND DRAINAGE ACT 1991

THE RECONSTITUTION OF THE SOUTH HOLLAND INTERNAL DRAINAGE BOARD

NOTICE IS HEREBY GIVEN that the Minister of Agriculture, Fisheries and Food in exercise of the powers conferred upon him by

PUBLIC NOTICES

PLANNING APPLICATIONS

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

H05/0209/93
D. Brown (Building Contractor) RESERVED MATTERS
DG Residential development (25 dwellings) and associated estate road layout.
Fleet Road, Cherry Lane, Fleet Hargate, Spalding, Lincs.

H19/0152/93
Mr J. Allen Esq FULL
Change of use to parking, corral outdoor equestrian centre and paddock.
Broadgate, Sutton St Edmunds, Spalding.

The following proposals do not accord with the provisions of the relevant Development Plan.

H08/0207/93
Mr E. J. Houldershaw FULL
Retention of dwelling without complying with agricultural occupancy condition.
The Bungalow, Hundred Fen, Gosberton Clough, Spalding, Lincs.

H08/0217/93
F. B. & J. E. Hughes FULL
Change of use from agricultural land to use as domestic garden/parking area.
Adj to Arborowan Cottage, Short Drove, Gosberton Clough, Spalding, Lincs.

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

H16/0163/93
Dixons Stores Group FULL
Installation of security roller shutters.
Currys, 14 Market Place, Spalding, Lincs.

H16/0164/93
Dixons Stores Group LISTED BUILDING
Installation of security roller shutters.
Currys, 14 Market Place, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services
March 16, 1993.

6u ɔWVN 7356 187 503LF 16 3

THE DEPARTMENT OF TRANSPORT

A16 TRUNK ROAD SPALDING TO SUTTERTON IMPROVEMENT

A PUBLIC EXHIBITION

will be held at

SPALDING CIVIC CENTRE, MARKET PLACE, SPALDING

on

Tuesday, 16th March, 1993 from 4.00pm to 7.00pm and from 8.00pm to 9.00pm

LINCOLNSHIRE COUN

(LONG SUTTON — E

(PROHIBITION OF DRIV

NOTICE IS HEREBY Lincolnshire County Council an Order under Sections 1(1) a of the Road Traffic Regulat effect of which will be to p vehicles on the superseded le (which fronts Nos 136-140) L Sutton.

Exemptions are included access to properties on or adj the maintenance of the roa connection with the supply of water and any telegraphic lin

A copy of the proposed showing the lengths of road Statement of Reasons for pro Order may be inspected at below and the offices of th District Council, Priory Roac normal office hours.

Objections to the propo the grounds on which they a sent in writing to the undersigr by April 14, 1993.

Director of High Lincolnshir
4th Floor, City Hall, Lincoln LN1 1DN.
March 5, 1993.
6uɔWVN 7354

LINCOLNSHIRE COUN

(WHAPLODE — STOCK

(RESTRICTED ROAI

NOTICE IS HEREBY Lincolnshire County Council an Order under Sections 82(Road Traffic Regulation Act which will be to impose a 30 r the following lengths of roac

Stockwell Gate — generally northward metres.
Bush Meadow Lane Gate, southwards for Road leading off north-westwards for a

A copy of the proposed showing the lengths of roac Statement of Reasons for pr Order may be inspected at below and the offices of t District Council, Priory Stamford, during normal off

Objections to the prop the grounds on which they sent in writing to the under 1993.

Director of High Lincolnshi
4th Floor, City Hall, Lincoln LN1 1DN.
March 5, 1992.
6u ɔWVN 7355

SOUTH HOLLAND DRAINAGE B

NOTICE IS HEREBY drains in the Board's area Dichlobenil or Terbutryne.

Whilst these chemicals affect stock, fish or other recommended that water purposes or crop spraying from the drain for a period application.

The Board will not acc damage to crops which are from these drains.

Persons seeking further

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Mr J Allen Esq
is applying to the Council for planning permission for the following:

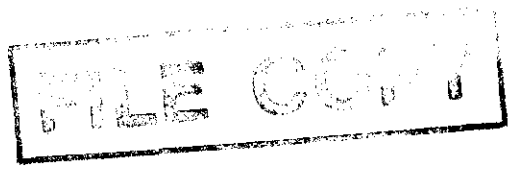
Reference No: H19/0152/93
Description: Change of use to parking, corral outdoor equestrian centre and paddock.

Location: Broadgate
Sutton St Edmunds
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 06-APR-93
Any observations should be sent to me by 06-APR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

16-MAR-93



SOUTH HOLLAND DISTRICT COUNCIL

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2292
Date received : 24-FEB-93

Received from

BTW & J Allen

Address

Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

B[illegible] 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 : P2370
Date received : 08-MAR-93

Received from

BTW & J Allen

Address

Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding

Fee paid	£	480.00
VAT	£	0.00
Total received	£	480.00

Cash/Cheque : Cheque

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

FILE COPY

BRI. . 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: H19/0152/93

Applicant: Mr J Allen Esq
Inkley Farm
Hallgate Road
Sutton St Edmunds
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Change of use to parking corral outdoor equestrian centre and paddock.

SOUTH HOLLAND D.C.
PLAN DEPT
08 DEC 1993
REF .....

Location: Broadgate
Sutton St Edmunds
Spalding

Type: FULL

Date received: 24-FEB-93

26-FEB-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:

The proposed parking are and fencing brings the proposal within the "Other Operations" category for fee purposes - £60 per 0.1 hectare, maximum fee is £600. £120 already submitted.

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

No.....

RIDING ESTABLISHMENTS ACTS 1964 and 1970

LICENCE TO KEEP A RIDING ESTABLISHMENT

THE

being the local authority under the above Act HEREBY GRANT THIS [PROVISIONAL] LICENCE to

of

. being the [proposed] occupier of premises known as

within the area of the said authority to KEEP A RIDING ESTABLISHMENT at those premises subject to the conditions endorsed hereon.

A fee of has been paid for this Licence.

This Licence shall remain in force from the day of 19 until and including the day of 19 .

GRANTED at the office of the said Council at

.

on the day of 19 .

(Signed).....

.....†

(The officer appointed for this purpose)

CONDITIONS SUBJECT TO WHICH THE ABOVE LICENCE IS GRANTED

1. The number of horses accommodated at the establishment at any one time must not exceed

2. Horses must be maintained in good health, and in all respects physically fit and, in the case of a horse kept for the purpose of its being let out on hire for riding or a horse kept for the purpose of its being used in providing instruction in riding, the horse must be suitable for the purpose for which it is kept.

3. No horse aged three years or under nor any mare heavy with foal nor any mare within three months after foaling may be let out on hire for riding or used, in return for payment, for instruction in or demonstrating riding.

4. Any riding equipment supplied for a horse let out on hire must be free from visible defect which is likely to cause suffering to the horse or accident to the rider.

5. The feet of all animals must be properly trimmed and, if shod, their shoes must be properly fitted and in good condition.

6. A horse found on inspection of the premises by an authorised officer to be in need of veterinary attention must not be returned to work until the holder of the licence has obtained at his own expense and has lodged with the local authority a veterinary certificate that the horse is fit for work.

7. No horse may be let out on hire for riding or used for providing instruction in riding without supervision by a responsible person of the age of 16 years or over unless (in the case of a horse let out for hire for riding) the holder of the licence is satisfied that the hirer of the horse is competent to ride without supervision.

8. In the case of horses maintained at grass there must be available for them at all times during which they are so maintained adequate pasture and shelter and water and supplementary feeds must be provided as and when required.

9. Horses must be adequately supplied with suitable food, drink and (except in the case of horses maintained at grass, so long as they are so maintained) bedding material, and must be adequately exercised, groomed and rested and visited at suitable intervals.

10. All reasonable precautions must be taken to prevent and control the spread among horses of infectious or contagious diseases and veterinary first aid equipment and medicines must be provided and maintained in the premises.

11. The construction of the riding establishment must be substantial, adequate to contain the animals, and provided with warmth and shelter in clean and hygienic conditions. There must be convenient and safe access to stalls and boxes. Stalls must be large enough to allow the animal to lie down and get up without risk of injury. Boxes must be large enough to allow the animal to turn round.

12. Yards must provide enough space for every animal kept there.

13. Lighting must be adequate to render the use of artificial light unnecessary in daylight.

14. Ventilation must provide fresh air without draughts.

15. Drainage must be adequate to carry away liquid voided by the horses and keep the standings dry.

16. There must be provision for storage and disposal of manure and spoiled straw.

17. Adequate accommodation must be provided for forage bedding, stable equipment and saddlery.

18. The licence holder must ensure that appropriate steps will be taken for the protection and extrication of horses in case of fire and in particular, that the name, address and telephone number of the licence holder or some other responsible person are kept displayed in a prominent position at the outside of the premises and that instructions as to action to be taken in the event of fire, with particular regard to the extrication of horses, are kept displayed in a prominent position on the outside of the premises.

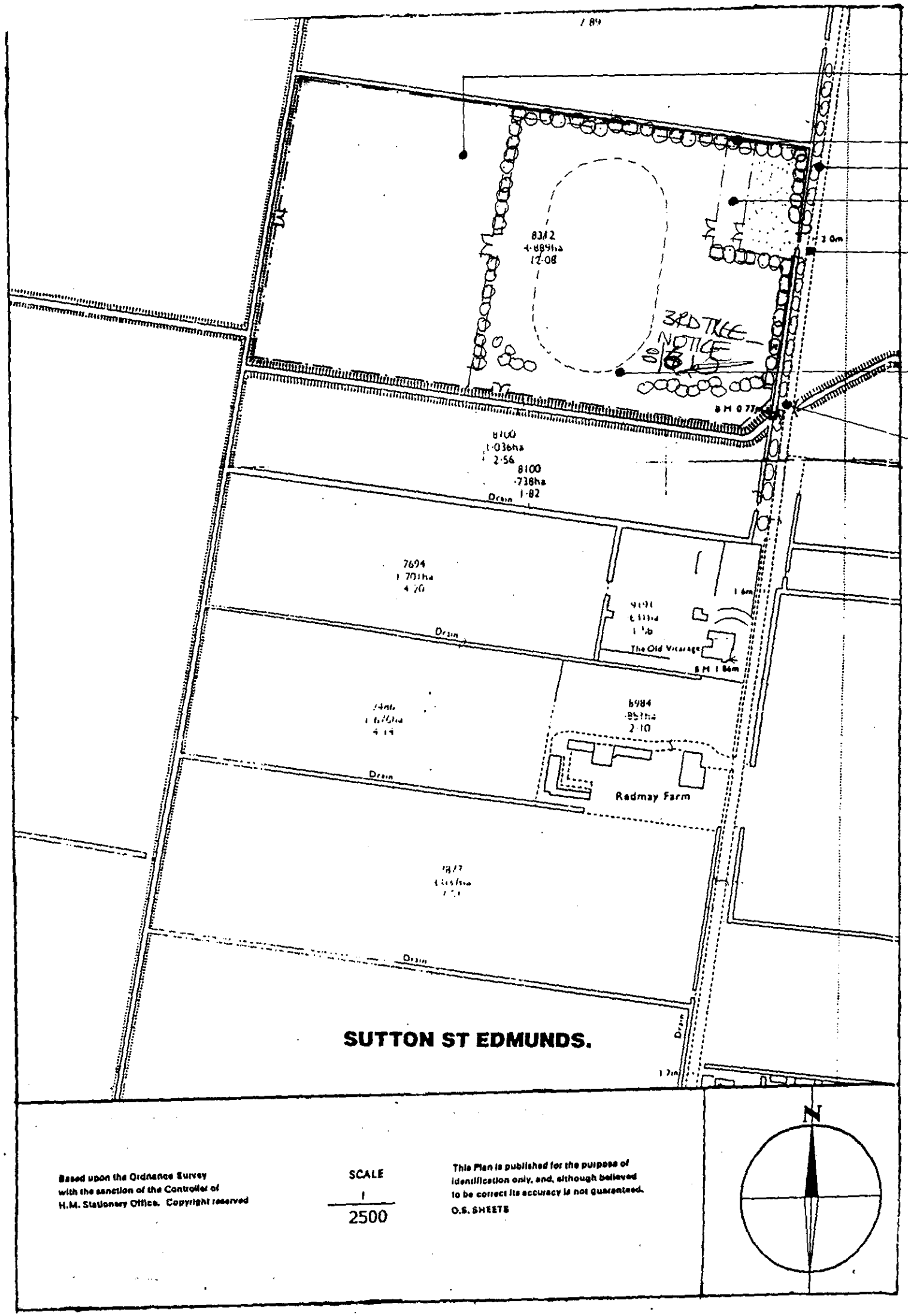
19. The carrying on of the business of the establishment must at no time be left in the charge of any person under 16 years of age.

20. The licence holder must hold a current insurance policy which insures him against liability for any injury sustained by those who hire a horse from him for riding and those who use a horse in the course of receiving from him, in return for payment, instruction in riding and arising out of the hire or use of a horse as aforesaid and which also insures such persons in respect of any liability which may be incurred by them in respect of injury to any person caused by, or arising out of, the hire or use of a horse as aforesaid.

21. A register must be kept by the licence holder of all horses in his possession aged three years and under and usually kept on the premises which shall be available for inspection by an authorised officer at all reasonable times.

EXTENSION OF PROVISIONAL LICENCE

The provisional licence granted above is hereby extended until and including the day of 19 .



PADDOCK AREA ENCLOSED WITH TIMBER POST + RAIL FENCING WITH ACCESS GATES AS REQUIRED BY NORTH LEVEL D.B. 1M FROM DRAIN BRINK. AREA I 2.12 HA.

TREE PLANTING (HAWTHORN) OR OTHER APPROVED. EXISTING TREE PLANTING TO FRONT VERGE

ENCLOSED CORRAL WITH FENCING AND ACCESS GATES AS BEFORE. 50' WIDE.

WIDEN EXISTING ACCESS TO HIGHWAYS REQMT. AND NORTH LEVEL D.B. REQMTS. PROVIDE PARKING + TURNING AREA, HARDCORE AND GRAVEL. SIZE 200' x 100'.

DERAM RING AREA FROM ENCLOSED WITH FENCING AS BEFORE AND WITH GATES + PLANTING AS SHOWN. ALL TO NORTH LEVEL D.B. REQMTS.

SEAL OFF EXISTING ACCESS

NOTE FENCING TO NORTH LEVEL D.B DRAIN TO BE INSET 1M FROM BRINK AND TO BE PROVIDED WITH ACCESS GATES.

PLANTING HT. 1M.
FENCING. 1·5 M.

NO PLANTING TO WITHIN 30'0" OF BRINK OF MAIN DRAINS.

FEB 1993
0152/93

CHANGE OF USE. DWG. 9337/1

LOWESTOFT CONSULTING DESIGN. 0406 22126. 2/93