SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H19/0309/92 Received:12-MAR-92 Type:FULL

Name: Mr W Price
Bungalow
Southeau Gate Bank
Gedney Hill
Spalding, Lincs

Agent: Mr W Price
Bungalow
Southeau Gate Bank
Gedney Hill
Spalding, Lincs

Description: Use of land for siting of residential caravan in conjunction with horticultural business
Location : The Paddocks Luttongate Road
Throckenholt Spalding, Lincs

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

1 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.

2 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.

3 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

4 At the expiration of a period of two years from the date of this permission the residential caravan and any ancillary structures shall be removed from the site and the site reinstated to its former condition.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To enable the Local Planning Authority to monitor the establishment of the holding and to reassess whether there is an essential agricultural/horticultural need for the development.

Notes to Applicant:

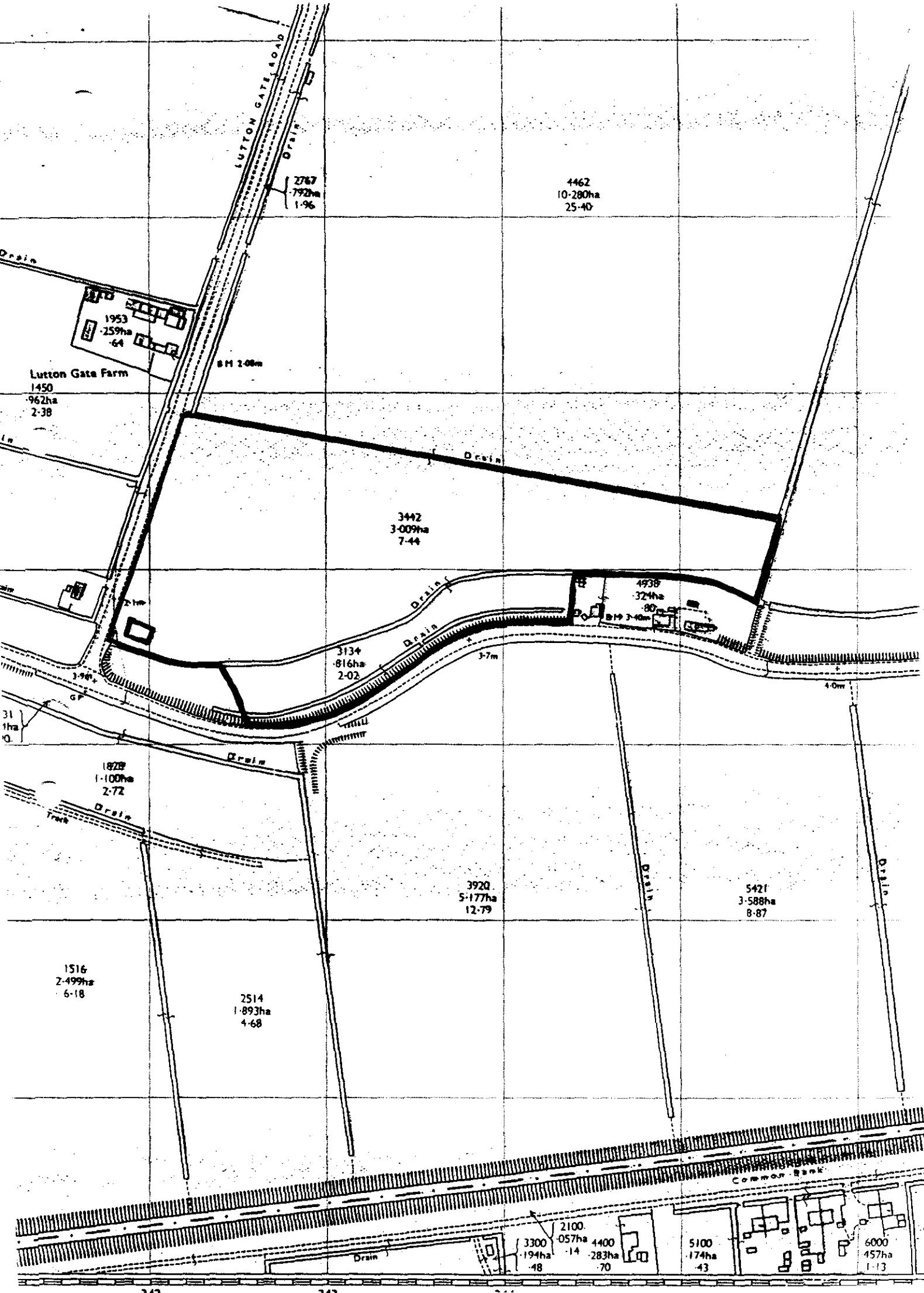
Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Director of Planning and Building Control Services
18-AUG-92 H19/0309/92

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)


LUTTON GATE ROAD
Drain
2767
·792ha
1·96
4462
10·280ha
25·40
1953
·259ha
·64
BM 2·08m
Lutton Gate Farm
1450
·962ha
2·38
Drain
3442
3·009ha
7·44
4938
·324ha
·80
BM 3·40m
Drain
3134
·816ha
2·02
3·7m
4·0m
3·9m
GP
Drain
Track
1828
1·100ha
2·72
3920
5·177ha
12·79
5421
3·588ha
8·87
1516
2·499ha
6·18
2514
1·893ha
4·68
Common Bank
Drain
3300
·194ha
·48
2100
·057ha
·14
4400
·283ha
·70
5100
·174ha
·43
6000
·457ha
1·13

# PLANNING APPLICATION

**For office use only**

Application No. H19/0309/92.

Date Registered 12 MAR 1992

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

WALTER PRICE
BUTTERMOUNT,
SOUTH-EAST BATH,
KIDNEY HILL
SPALDING LINCS

Tel. No. 09457004450

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

Tel. No.
(Personal contact name)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

THE PADDOCKS, LUTTON GATE ROAD
THROCKENHOLT SPALDING LINCS

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

USE OF LAND FOR SITING OF RESIDENTIAL CARAVAN IN CONJUNCTION WITH HORTICULTRAL BUSINESS

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110. If you consider no fee is payable include a written explanation instead.

Signed...W. Price... Date...11/3/92... Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

**Now complete Parts 3 and 5 and an Ownership Certificate.**

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

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

**Now complete Part 4 only**

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

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

**Now complete an Ownership Certificate**

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

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

**Now complete an Ownership Certificate**

## TYPE OF DEVELOPMENT

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

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓]

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

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

## 5. GENERAL INFORMATION Please complete each section

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

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

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

or

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

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

**TREES** Please tick **one** box

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

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

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of SOAKAWAY

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

C. Please state whether a land drain will be affected NO.

D. Foul sewerage will be disposed of to:

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

**OTHER MATTERS** Please complete

| | State Yes or No | |
|---|---|---|
| The proposal is in connection with agriculture | [✓] | → If so, **please give details in Part 6** |
| The proposal affects a listed building | NO | |
| The proposal affects a public footpath | NO | |
| The proposal is known to affect contaminated or filled land | NO | |
| The proposal is for industrial, warehousing, offices or shopping purposes | NO | → If so, **please complete Part 7** |

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent. [ ] → Date: Consultee(s):

Is this application related to a previous submission [ ] → 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.**

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

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

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

Signed W Price (Applicant/[redacted]) Date 11/3/92

**Certificate B** The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed W Price Applicant/[redacted] Date 11/3/92

**Certificate 2** The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

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**NOTICE** UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

# ADMIN RECORD SHEET

**INITIAL**

Submitted Fee £ 110.

Receipt Issued ..... No. P319

Date First Received 12 MAR 1992

**REGISTRATION**

REFERENCE H19/0309/92

Cross-Ref R/KL/173

Date 13/3/92

**VALIDATION** Date 13/3/92

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

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

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

Earlier permission ref .....

| HM:- | Siting | Design | Ext app | Access | Lands |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |

Description

---

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 110. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

**CONSTRAINTS** Date 17.3

Index Sheets 397 OS Nos ..... Grid Ref S 34500 30937C

Ward ..... Parish .....

Inside CBD ..... Inside LP Area .....

| | | | | |
|---|---|---|---|---|
| TR Rural | ☐ | CA | ☐ | Grade |
| TR Bypass | ☐ | LB | ☐ | |
| Level crossing | ☐ | TPO | ☐ | |
| Footpath | ☐ | Other: | | |

Linked to site.....Ref.....391 Linked to property.....Ref.....

Planning Records:
Earlier apps 73/21
73/631

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

Inputs completed.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

| | Siting | Design | Ext App | Access | Lands |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED JMG 19/3 22.10.13

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): N°3 Cuttongate Rd.
Newfoundland, Junction of Cuttongate Rd + South Esplanade
Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features Agricultural shed and protected cropping structures on site. Caravan/mobile home to South. New house opposite.

Inspected by: MG
date: 23/3

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

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Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? Yes / No
Yes / No .... [Reason:

Other circumstances needing Committee decision — Yes ....

Flagged by Senior Officer
Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)

Other info. viz:
Signed .....

ANY ONE OF ABOVE

Yes ....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

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Recommendation/draft report produced.....

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H19/0309/92 Received:12-MAR-92 Type:FULL

Name: Mr W Price
Bungalow
Southeau Gate Bank
Gedney Hill
Spalding, Lincs

Agent: Mr W Price
Bungalow
Southeau Gate Bank
Gedney Hill
Spalding, Lincs

Description: Use of land for siting of residential caravan in conjunction with horticultural business
Location : The Paddocks Luttongate Road
Throckenholt Spalding, Lincs

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

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

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

2 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 occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The

circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

5 At the expiration of a period of two years from the date of this permission the residential caravan and any ancillary structures shall be removed from the site and the site reinstated to its former condition, ~~unless planning permission is obtained for its retention.~~

Reason: To enable the Local Planning Authority to monitor the establishment of the holding and to reassess whether there is an essential agricultural/horticultural need for the development.

Notes to Applicant:

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

Authorised to issue:

14-AUG-92 H19/0309/92 AD..N.....DC..N....
17/8 17/8

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Friday, 22nd May, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

| | | |
|---|---|---|
| Mr. J. Clark | Mrs. E.O. Hall-Patch | Mr. M.S.L. Rollinson |
| Mr. R.C.P. Cowan | Mr. A.E. Naylor | Mr. T.G.M. Tyler |
| Mr. B.J. Davies | Mr. J.R. Pearl | Mr. R.C. West |
| Mr. E.N. Davies | | |

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, J.A. Dobney and N.P. Judge, M.B.E.

413. MINUTES

The Minutes of the meeting held on 5th May, 1992 were signed by the Chairman as a correct record.

414. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

| Plan No. and Applicant | Proposal |
|---|---|
| H03/0011/92<br>Mr & Mrs Rodwell | Change of use of part existing dwelling and new single storey extension to form residential home for the elderly at Harrow Farmhouse, Deeping St Nicholas. |

RESOLVED: Planning permission be refused for the above development in accordance with the recommendations of the Director of Planning and Building Control Services who nevertheless be authorised to invite the applicants to discuss with him other possibilities for the development of the site in an attempt to assist in overcoming the current Secretary of State for Transport's Direction.

| | | |
|---|---|---|
| H12/0198/92<br>Dayfield Properties Ltd | O.A. | Two dwellings on land south of Jolly Crispin Public House, Lutton. |

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to (a) explore possible ways of ensuring that the existing character of the area in which the site is situated can be retained and (b) ascertain details of the ownership and future of adjoining land as identified at the meeting.

| | |
|---|---|
| H29/0309/92<br>Mr W Price | Use of land for siting of residential caravan in conjunction with horticultural business at The Paddocks, Luttongate Road, Throckenholt. |

RESOLVED: Subject to 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 the proposed caravan remains tied to the horticultural business, and to appropriate conditions, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation for a temporary period of two years, in the first instance to enable the agricultural need for the accommodation to be reviewed.

APPLICATION REFERENCE: H19/0309/92 DATE RECEIVED: 12/3/92

APPLICANT: Mr W Price
Bungalow
Southeau Gate Bank
Gedney
Spalding
Lincs

AGENT:

TYPE: Full

DESCRIPTION: Use of land for siting of residential caravan in conjunction with horticultural business

LOCATION: The Paddocks, Luttongate Road, Throckenholt

Parish Council: Outside I.B.D. Should permission be granted we request that conditions be imposed. We feel we cannot support the application as submitted.

County Highways: No objections.

A.D.A.S: (summarised)

- Applicant is a market trader. Also owns and farms some 10 acres at Gedney Hill and a further 2 acres owned by his brother.
- Further to refusal in 1990, present application arises because Mr Price anticipates that with the expansion of the holding by increasing the areas of cropping this winter, business will be viable and full-time.
- There is no dwelling on the holding. Mr & Mrs Price, their son and daughter (Karen) reside some 100 metres from the main area of land farmed.
- The mobile home is required to accommodate the applicant's daughter (who is to marry shortly) and who is to be fully responsible and full-time on the holding.
- Applicant has said that whilst living at home, his daughter is only about 100 yards away from the land, but when she marries, if she cannot be accommodated on the holding, she may have to live several miles away from site. He considers it is essential that she lives on site for managerial operational, security reasons.
- A horticultural business of the size and type described has the potential to offer a sufficient livelihood to the occupier if the cropping arrangements as outlined are achieved.

- A holding of this scale and type described has a labour requirement equivalent to full-time work of 1.5 persons. There would normally be an essential agricultural need for a responsible person to reside on the holding for managerial, operational, and security reasons.
- There is no dwelling on the holding, but there is a dwelling situated approximately 100 metres from the holding, presently occupied by Mr & Mrs Price and their son and daughter.

Information from Applicant: (summarised)

- 10 acre site has been used as a horticultural unit since February, 1990. Gradual expansion will occur over the next 2-3 years.

PLANNING POLICIES/DOE ADVICE
Outside I.B.D.
Structure Plan Policy 7a
PPG7, 1992 (The Countryside & the Rural Economy)
Local Need Criteria as outlined in Council's Planning Information Leaflet entitled "Dwellings in the Open Countryside".

PREVIOUS DECISIONS
H19/0020/81 - Use of land for siting of residential caravan - Permitted, subject to agricultural restriction.
H19/0786/81 - Erection of bungalow - Refused.
H19/0522/90 - Full- Erection of bungalow and horticultural nursery - Refused on policy grounds.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal is acceptable on policy grounds.
2 The site is located in open countryside outside the Interim Boundary of Development for Throckenholt. It is part of a parcel of land approximately 10 acres in size, which is presently being partially used for horticultural purposes.
3 An existing dwelling is located opposite and also immediately to the south.

CONCLUSIONS
1 A.D.A.S. have stated that if fully equipped, full-time viable unit were to be established as described, there would normally be an essential agricultural need for a responsible person, actively engaged in the business to reside on the holding for managerial, supervisory, operational and security reasons.
2 Further to the above, however, there is an existing dwelling associated with the holding approximately 100 metres to the west. It is my opinion that arrangements could be made to utilise this in association with the holding and that there is not an essential need for an additional dwelling on the land itself.
3 The proposal does not comply to a satisfactory degree with the "Local Need" criteria as set out in the Council's leaflet entitled "Dwellings in the Open Countryside". For instance, it does not have an acceptable relationship with the existing pattern of development in the locality.

4 Members should be also aware that the existing mobile home to the south, which has been the subject of enforcement action (suspended due to the occupant's ill health), was originally granted with an agricultural habitation condition (applicant Mr R Price). This permission was granted on the basis of essential agricultural need in association with the land which is the sujbect of the current application.

---

RECOMMENDATION - Refuse permission.

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

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ADDENDUM

At the Planning Committee meeting held on 14 April 1992, it was resolved that the application be deferred to enable the Director of Planning and Building Control Services to clarify the circumstances regarding the granting of planning permission for the existing caravan immediately to the south of the site.

I can now confirm that planning permission was granted for the caravan to the south in 1981 for a three year period (reference H19/0020/81). This was submitted by Mr R Price and expired on 4 March 1984. The application was granted on the basis of agricultural need and also the fact that the applicant had negotiated the purchase of a further 7.4 acres of land adjoining (which is now the subject of this current application).

It would seem that the land in question was not purchased and the caravan was then sold to Mr L F Salter in approximately 1985. As Members are aware, Mr Salter consequently applied for permission for the continued siting of the caravan in 1988, but was refused on policy grounds. An Enforcement Notice was subsequently served requiring the removal of the caravan and ancillary structure from the site, and later extended. This has now expired, but it has been resolved that prosecution for non-compliance be deferred due to the circumstances of the occupant.

# SOUTH HOLLAND DISTRICT COUNCIL

## MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: PC/PK/PL.599

REF: GS/JJ

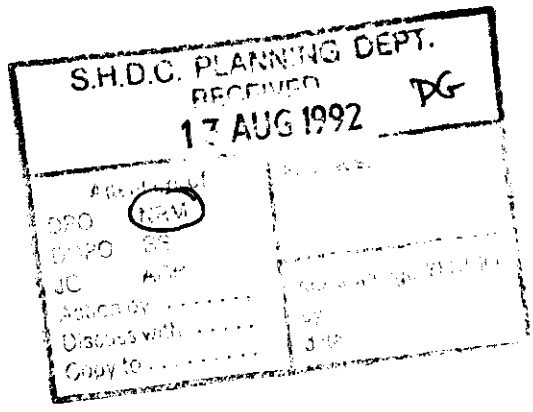
DATE: 12th August, 1992

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SUBJECT: PLANNING APPLICATION NO: H19/0309/92 : USE OF LAND AT LUTTONGATE ROAD, THROCKENHOLT FOR THE SITING OF RESIDENTIAL CARAVAN. (PRICE)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

WALTER PRICE

re

Use of land for siting of
residential caravan in conjunction with
horticultural business, the Paddocks,
Luttongate Road, Throckenholt

I hereby certify that this is a true copy of the Planning Obligation relating to the land at the Paddocks, Luttongate Road, Throckenholt

. . . . . .

Director of Administration

THIS DEED is made the 7th day of August One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and WALTER PRICE of The Bungalow, South Eau Bank, Gedney Hill, Spalding in the County of Lincoln (hereinafter called "the Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land

(3) The Owner has by application dated the eleventh day of March one thousand nine hundred and ninety two applied to the Council for planning permission for use of the land edged red on the plan annexed hereto for the siting of a residential caravan in accordance with the plans and particulars supplied therewith under planning reference H19/0309/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

(5) The Council has decided to grant conditional temporary planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

APPLICATION REFERENCE: H19/0309/92 DATE RECEIVED: 12/3/92

APPLICANT: Mr W Price
Bungalow
Southeau Gate Bank
Gedney
Spalding
Lincs

AGENT:

TYPE: Full

DESCRIPTION: Use of land for siting of residential caravan in conjunction with horticultural business

LOCATION: The Paddocks, Luttongate Road, Throckenholt

Parish Council: Outside I.B.D. Should permission be granted we request that conditions be imposed. We feel we cannot support the application as submitted.

County Highways: No objections.

A.D.A.S: (summarised)

- Applicant is a market trader. Also owns and farms some 10 acres at Gedney Hill and a further 2 acres owned by his brother.
- Further to refusal in 1990, present application arises because Mr Price anticipates that with the expansion of the holding by increasing the areas of cropping this winter, business will be viable and full-time.
- There is no dwelling on the holding. Mr & Mrs Price, their son and daughter (Karen) reside some 100 metres from the main area of land farmed.
- The mobile home is required to accommodate the applicant's daughter (who is to marry shortly) and who is to be fully responsible and full-time on the holding.
- Applicant has said that whilst living at home, his daughter is only about 100 yards away from the land, but when she marries, if she cannot be accommodated on the holding, she may have to live several miles away from site. He considers it is essential that she lives on site for managerial operational, security reasons.
- A horticultural business of the size and type described has the potential to offer a sufficient livelihood to the occupier if the cropping arrangements as outlined are achieved.

- A holding of this scale and type described has a labour requirement equivalent to full-time work of 1.5 persons. There would normally be an essential agricultural need for a responsible person to reside on the holding for managerial, operational, and security reasons.
- There is no dwelling on the holding, but there is a dwelling situated approximately 100 metres from the holding, presently occupied by Mr & Mrs Price and their son and daughter.

Information from Applicant: (summarised)

- 10 acre site has been used as a horticultural unit since February, 1990. Gradual expansion will occur over the next 2-3 years.

PLANNING POLICIES/DOE ADVICE
Outside I.B.D.
Structure Plan Policy 7a
PPG7, 1992 (The Countryside & the Rural Economy)
Local Need Criteria as outlined in Council's Planning Information Leaflet entitled "Dwellings in the Open Countryside".

PREVIOUS DECISIONS
H19/0020/81 - Use of land for siting of residential caravan - Permitted, subject to agricultural restriction.
H19/0786/81 - Erection of bungalow - Refused.
H19/0522/90 - Full- Erection of bungalow and horticultural nursery - Refused on policy grounds.

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal is acceptable on policy grounds.
2 The site is located in open countryside outside the Interim Boundary of Development for Throckenholt. It is part of a parcel of land approximately 10 acres in size, which is presently being partially used for horticultural purposes.
3 An existing dwelling is located opposite and also immediately to the south.

CONCLUSIONS
1 A.D.A.S. have stated that if fully equipped, full-time viable unit were to be established as described, there would normally be an essential agricultural need for a responsible person, actively engaged in the business to reside on the holding for managerial, supervisory, operational and security reasons.
2 Further to the above, however, there is an existing dwelling associated with the holding approximately 100 metres to the west. It is my opinion that arrangements could be made to utilise this in association with the holding and that there is not an essential need for an additional dwelling on the land itself.
3 The proposal does not comply to a satisfactory degree with the "Local Need" criteria as set out in the Council's leaflet entitled "Dwellings in the Open Countryside". For instance, it does not have an acceptable relationship with the existing pattern of development in the locality.

4 Members should be also aware that the existing mobile home to the south, which has been the subject of enforcement action (suspended due to the occupant's ill health), was originally granted with an agricultural habitation condition (applicant Mr R Price). This permission was granted on the basis of essential agricultural need in association with the land which is the sujbect of the current application.

---

RECOMMENDATION - Refuse permission.

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority, the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

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Town and Country Planning Act 1971

Form P2

# Planning permission

Name and address of applicant

Mr R Price
South Eau Bank
Throckenholt
Sutton St Edmund
SPALDING
Lincs

Name and address of agent (if any)

**Part I – Particulars of application**

Date of application: 08.01.81

Application no. H 19/20/81

Particulars and location of development:

Use of land for siting of residential caravan (including new septic tank) at Lutton Gate Road, SUTTON ST EDMUND.

**Part II – Particulars of decision**

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

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

1. The occupation of the caravan shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependant of such a person residing with him, or a widow or widower of such a person.

2. At the expiration of a period of three years from the date of this permission, the moveable dwelling and any ancillary structures shall be removed from the site and the site reinstated to its former condition unless the prior written consent of the local planning authority has been obtained for their retention.

The reasons for the conditions are:
1 & 2. The site is in an area where it is the established policy of the local planning authority only to permit further development essential in the agricultural interest. The need for the caravan is related to the proposed future development of the holding, and a temporary consent has been granted to enable the local planning authority to review the situation at the expiry of this period.

~~The reasons for the conditions to be imposed pursuant to section 41 of the Town and Country Planning Act 1971 are:~~

Date 4 March 1981

B Smith,
DISTRICT PLANNING OFFICER

Council Offices, 12 Market Place
SPALDING Lincs

*Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.*

Town and Country Planning Act 1971

Form P3

O/A

# Refusal of planning permission

Name and address of applicant

Mr R Price
South Eau Bank
Throckenholt
Sutton St Edmund
SPALDING
Lincs

Name and address of agent (if any)

**Part I – Particulars of application**

Date of application: 09.07.81

Application no. H 19/786/81

Particulars and location of development:

Erection of bungalow at South Eau Bank, Throckenholt, SUTTON ST EDMUND.

**Part II – Particulars of decision**

The South HollandDistrict Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been refused** for the carrying out of the development referred to in Part I hereof for the following reasons:

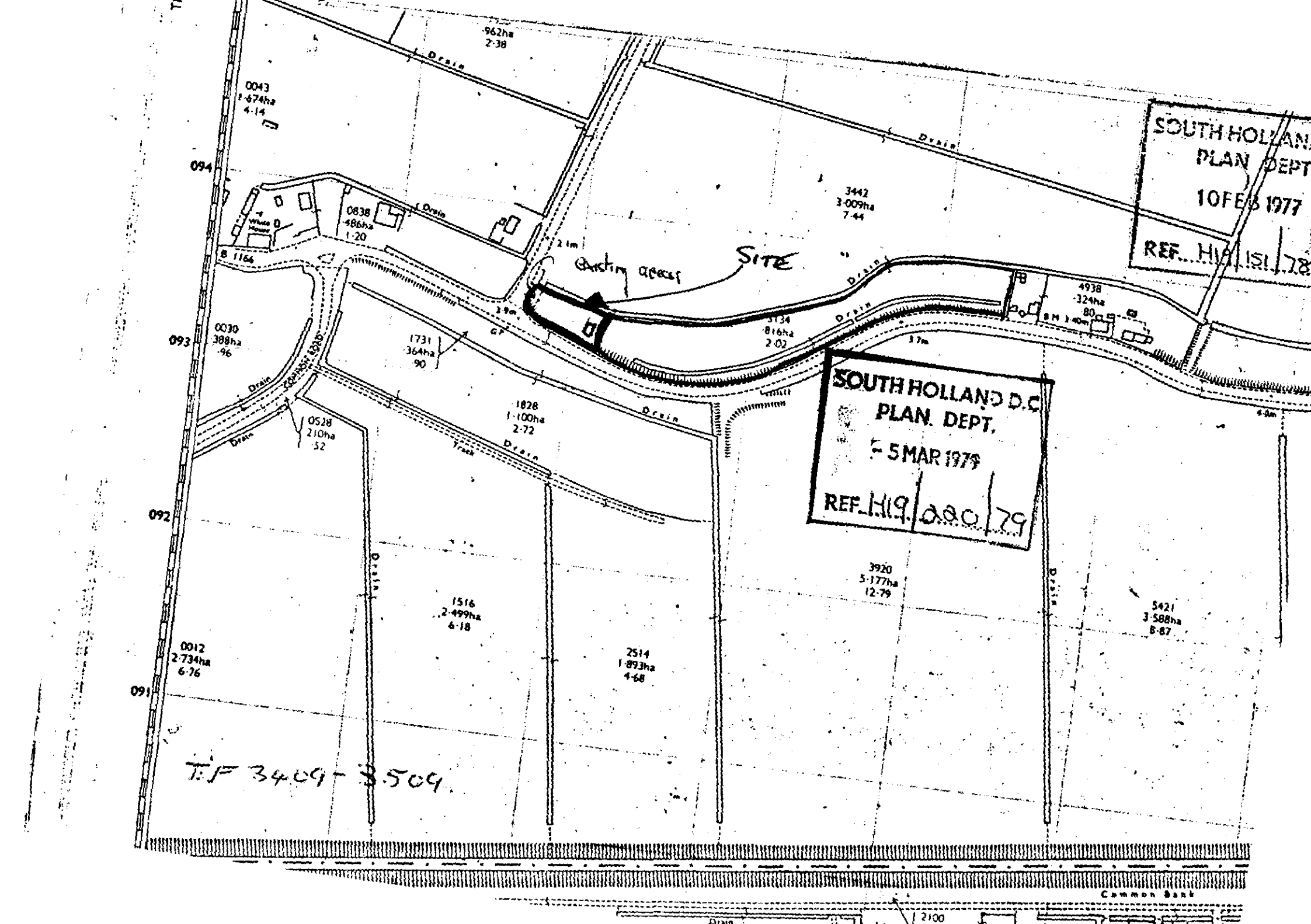
The site is in an area where it is the policy of the local planning authority not to permit new development unless it is essential in the interests of agriculture or otherwise related to the use of the land. In the opinion of the local planning authority the circumstances of this case do not warrant a departure from this policy.

B Smith,

DISTRICT PLANNING OFFICER

Date 16 September 1981

Council Offices 12 Market Place
SPALDING Lincs


SOUTH HOLLAND D.C
PLAN. DEPT.
10 FEB 1977
REF. H19/151/78
SOUTH HOLLAND D.C
PLAN. DEPT.
5 MAR 1979
REF. H19/220/79
Existing access
SITE
094
093
092
091
Drain
Track
Common Bank
T.F 3409 - 3509

N3

TOWN AND COUNTRY PLANNING ACT 1971

# REFUSAL OF PLANNING PERMISSION

APPLICATION NO: H7/0307/82 3 21 DATE RECEIVED: 13/04/82

APPLICANT: W Price
The Bungalow
South Eau Bank
Gedney Hill
SPALDING Lincs

AGENT:

TYPE: Full GRID REF: 534150 309370

DESCRIPTION: Use of land for dismantling of vehicles (20 vehicles only at any one time)

LOCATION: On land adjoining The Bungalow, South Eau Bank, Gedney Hill

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

1 In the opinion of the local planning authority the proposal would if permitted have a seriously detrimental effect on the visual amenities of the locality and adversely affect the amenities of nearby residential properties.

22nd June 1982

B Smith

DISTRICT PLANNING OFFICER

SOUTH HOLLAND DISTRICT COUNCIL

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

N5

TOWN AND COUNTRY PLANNING ACT 1971

# REFUSAL OF OUTLINE PLANNING PERMISSION

**APPLICATION NO:** S7/0044/87 S N **DATE RECEIVED:** 06/02/87

**APPLICANT:** Karen Price
Bungalow
South Eau Bank
Gedney Hill
SPALDING, Lincs

**AGENT:**

**TYPE:** Outline **GRID REF:** 534130 309360

**DESCRIPTION:** Bungalow

**LOCATION:** South Eau Bank, Gedney Hill

The South Holland District Council hereby give notice that **permission has been refused** for the carrying out of the development for the following reason(s):

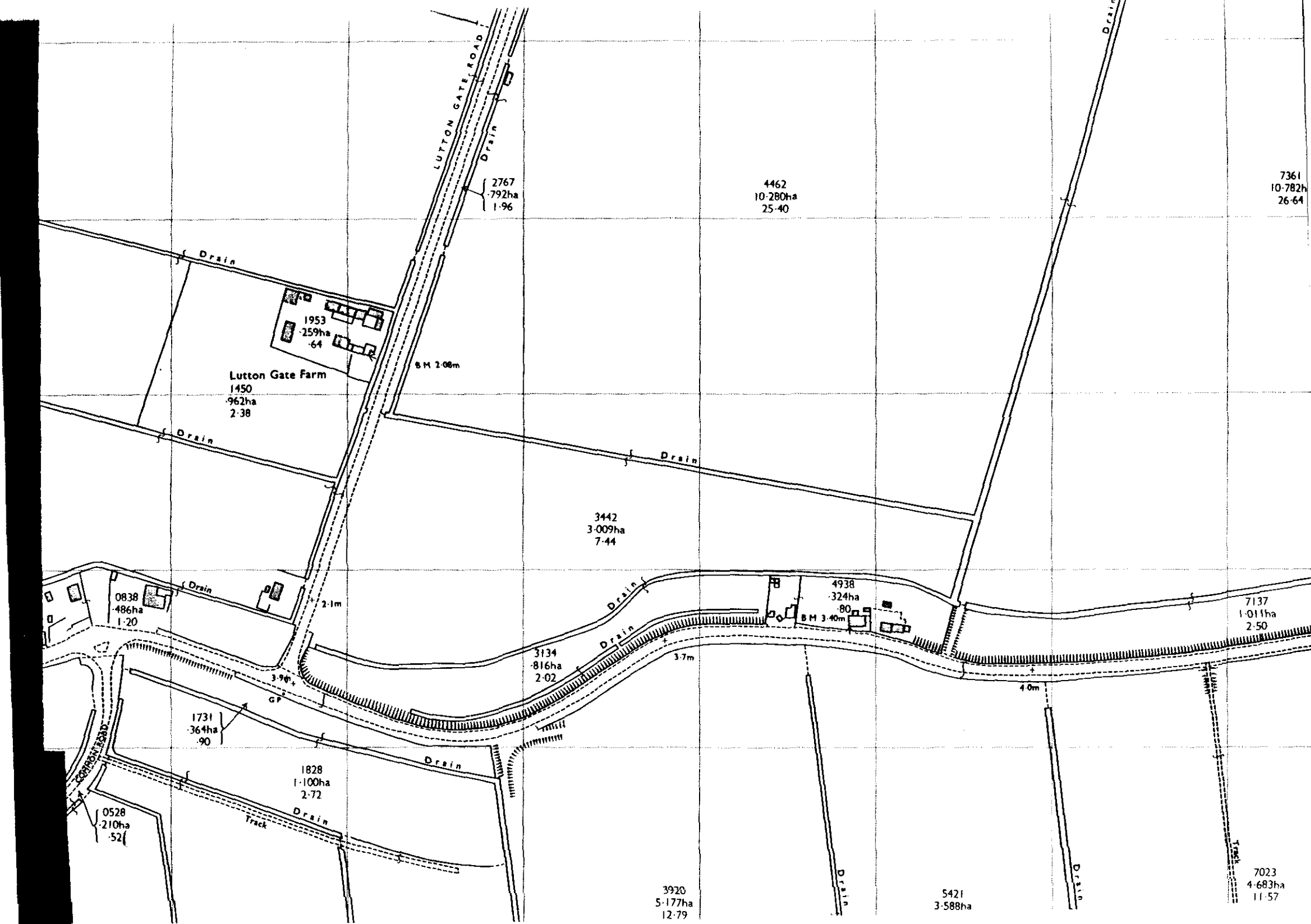
1. The site is outside the confines of a settlement where it is the policy of the Local Planning Authority not to permit new residential development unless it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission.

B Smith

District Planning Officer (S)
20th March 1987

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161


LUTTON GATE ROAD
Drain
2767
·792ha
1·96
4462
10·280ha
25·40
7361
10·782h
26·64
Drain
1953
·259ha
·64
B M 2·08m
Lutton Gate Farm
1450
·962ha
2·38
Drain
Drain
3442
3·009ha
7·44
0838
·486ha
1·20
Drain
2·1m
Drain
4938
·324ha
·80
B M 3·40m
7137
1·011ha
2·50
3134
·816ha
2·02
Drain
3·7m
4·0m
3·9m
GP
1731
·364ha
·90
CORRIDOR ROAD
1828
1·100ha
2·72
Drain
0528
·210ha
·52
Track
Drain
3920
5·177ha
12·79
Drain
5421
3·588ha
Drain
Track
7023
4·683ha
11·57

Town and Country Planning Act 1971 Form P2

# Planning permission

Name and address of applicant

Mr R Price
South Eau Bank
Throckenholt
Sutton St Edmund
SPALDING
Lincs

Name and address of agent (if any)

**Part I – Particulars of application**

Date of application: 08.01.81

Application no. H 19/20/81

Particulars and location of development:

Use of land for siting of residential caravan (including new septic tank) at Sutton Gate Road, SUTTON ST EDMUND.

**Part II – Particulars of decision**

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

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

1. The occupation of the caravan shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependant of such a person residing with him, or a widow or widower of such a person.

2. At the expiration of a period of three years from the date of this permission, the moveable dwelling and any ancillary structures shall be removed from the site and the site reinstated to its former condition unless the prior written consent of the local planning authority has been obtained for their retention.

The reasons for the conditions are:
1 & 2. The site is in an area where it is the established policy of the local planning authority only to permit further development essential in the agricultural interest. The need for the caravan is related to the proposed future development of the holding, and a temporary consent has been granted to enable the local planning authority to review the situation at the expiry of this period.

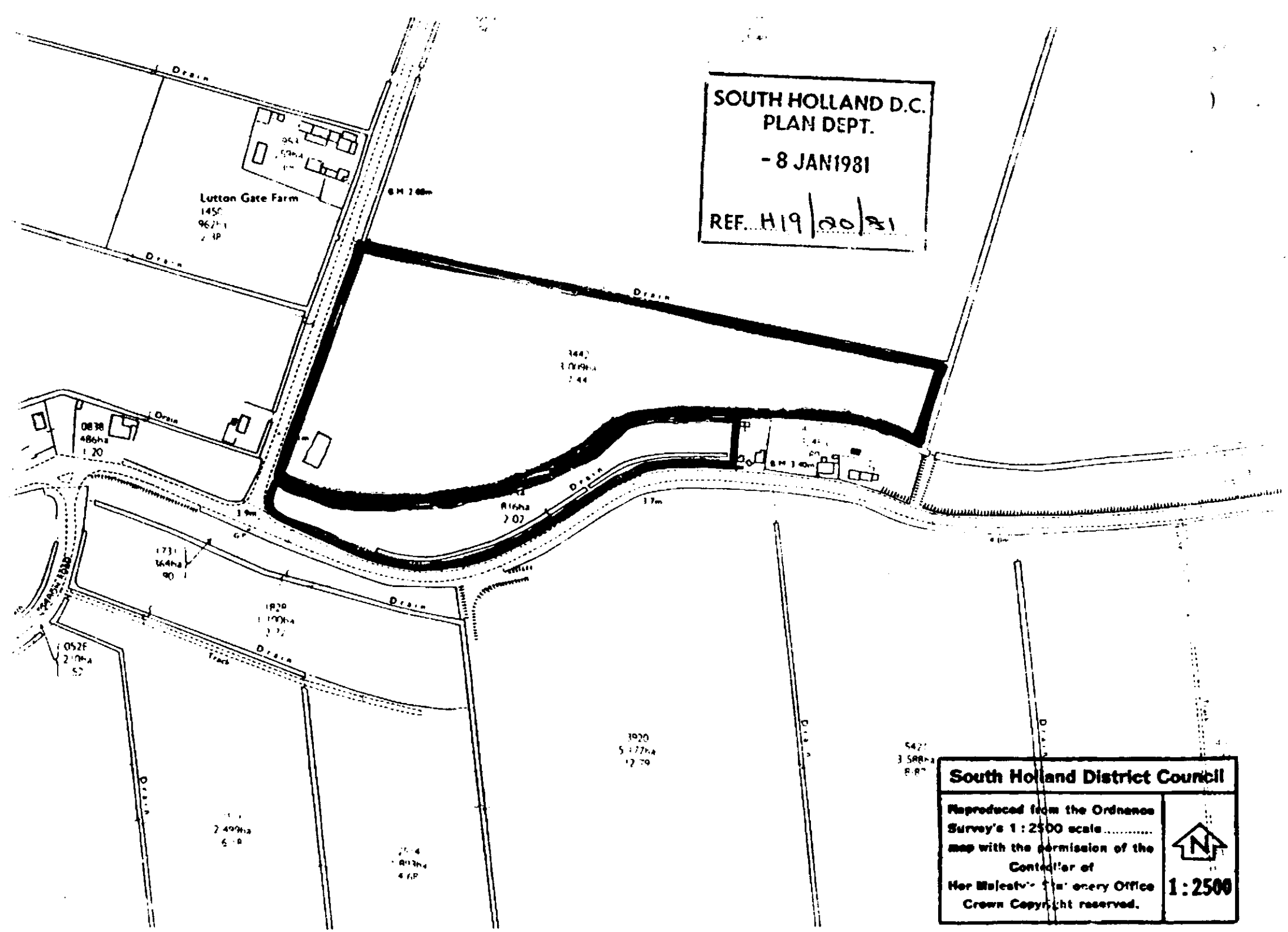
~~The reasons for the conditions are required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.~~

Date 4 March 1981

DISTRICT PLANNING OFFICER

Council Offices, 12 Market Place
SPALDING Lincs

*Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.*


SOUTH HOLLAND D.C.
PLAN DEPT.
- 8 JAN1981
REF. H19/00/81
Lutton Gate Farm
Drain
Track
South Holland District Council
Reproduced from the Ordnance Survey's 1 : 2500 scale..... map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright reserved.
1 : 2500

*Please read the accompanying "Notes for Applicants" before completing any part of this form* LCP.1

# Application for permission to develop land etc.

Town and Country Planning Act 1971

*Four completed copies of this form and plans should be sent to the District Council*

| | | For official use only |
|---|---|---|
| Application no. | H19\|20\|81 | |
| Date received | - 8 JAN 1981 | |
| Grid reference | 534190 309380 | |

**PART 1** – to be completed by or on behalf of all applicants as far as applicable to the particular development

| 1. **Applicant** (complete details below in block capitals) | **Agent** (if any) to whom correspondence should be sent (complete details below in block capitals) |
|---|---|
| Name Mr K. Price | Name |
| Address South Esse Bank Nr Wisbech CB4 5TU | Address |
| Tel. No. Parsons Drove 414 | Tel. No. |

**2. Particulars of proposal for which permission or approval is sought**

(a) Full address or location of the land to which this application relates (and site area if known) — Land of Sutton Gate Road.

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser — prospective purchaser.

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used — siting of residential caravan. Ind. septic tank

(d) State whether applicant owns or controls any adjoining land and, if so, give its location — YES of South Esse Bank.

**3. Particulars of application** (see note 3 of the "Notes for Applicants")

State whether this application is for:–

| | State Yes or No | If yes, tick those items below which you wish to be considered as part of this application |
|---|---|---|
| (a) Outline planning permission | | 1 siting; 2 design; 3 external appearance; 4 means of access; 5 landscaping |
| (b) Full planning permission | YES | |
| (c) Approval of reserved matters following the grant of outline permission | | If yes, state the date and number of outline permission<br>Date<br>Number |
| (d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted | | If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants")<br>Date<br>Number<br>The condition |

## 4. Particulars of Present and Previous Use of Buildings or Land

(a) State
(i) Present use of buildings/land ..... AGRIC .....

i) If vacant, the last previous use including the date when the use was discontinued .....

## 5. Additional Information

(a) State whether the proposal involves:–

| | | State Yes or No |
|---|---|---|
| (i) Construction of a new access to a highway | vehicular | NO |
| | pedestrian | NO |
| (ii) Alteration, including change of use, of an existing access to a highway | vehicular | NO |
| | pedestrian | NO |
| (iii) The crossing of a ditch or other water course | | NO |

(b) State whether the proposal involves:–

(i) New building(s) YES

If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats .....

(ii) Alteration or extension

(iii) Change of use

(c) Size of any new structure:–

(a) height .....

(b) length ..... 40ft .....

(c) width .....

(d) Type and colour of materials for facing external walls ✓

(e) Type and colour of roofing materials /

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? ..... NONE .....

(g) Is the application for industrial, office, warehousing, storage or shopping purposes? NO — If yes, complete Part 2 of this form

(h) Is the application in connection with agriculture? YES — If yes, give brief details on page 4

(i) Does the proposal affect a listed building? NO

(j) Does the proposed development involve the felling of any trees? NO — If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of?
(ii) How will foul sewage be dealt with? SEPTIC TANK — Continue on page 4 if necessary

(l) Does the proposal affect a land drain? NO — If yes, indicate positions on plan

## 6. Plans

List of drawings and plans submitted with the application

1:2500

*Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only*

**PART 3**

**Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.**

**I have completed the relevant certificate.**

**Signed** R D Mee

***On behalf of** .....
*(insert applicants name if signed by an agent)*

**Date** 6/1/81

* *Delete whichever is not applicable*

**Note** *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters -- see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the sole owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

---

**Certificate under section 27 of the Town and Country Planning Act 1971**

**Certificate A** I hereby certify that:-

1. No person other than the *applicant / appellant was an owner *(a)* of any part of the land to which the *application / appeal relates at the beginning of the period of 20 days before the date of the accompanying *application / appeal

* 2. None of the land to which the *application / appeal relates constitutes or forms part of an agricultural holding:

or

* 2. * I have / The applicant has / The appellant has given the requisite notice to every person other than * myself / himself who, 20 days before the date of the *application / appeal was a tenant of any agricultural holding any part of which was comprised in the land to which the *application / appeal relates, viz:-

| **Name of Tenant** *(e)* | **Address** | **Date of Service of Notice** |
|---|---|---|
| | | |

**Signed** .....

***On behalf of** .....
*(insert applicants name if signed by an agent)*

**Date** .....

* *Delete whichever is not applicable*

*(a)* Owner means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than seven years.

*(e)* If you are the sole agricultural tenant enter "None"

---

*ADDITIONAL INFORMATION*

Spresently live in a Temporary caravan ready but need this caravan so that I can remain living near my small holding. At some time in the future I would like to build a bungalow on the site. At present I propose to purchase about ½ of the adjacent field but eventually I would like to buy it all. I propose to incorporate it in my small holding

**YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED *AND* SIGNED AN APPROPRIATE CERTIFICATE**

Form P1D

# Town and Country Planning Act 1971 - Certificate under section 27

**~~Certificate A~~***

hereby certify that:-

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

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

**Or:-** *2 *I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.–

| Name of tenant **(c)** | Address | Date of service of notice |
|---|---|---|
| | | |

Signed .....

*On behalf of .....

Date .....

****Delete where inappropriate***

**(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.**

**(c) If you are the sole agricultural tenant, enter "None".**

# Town and Country Planning Act 1971 - Certificate under section 27

**Certificate B***

I hereby certify that:–

1. *I have / ~~The applicant~~ has given the requisite notice to all the persons other than *myself / ~~the applicant~~ who, 20 days before the date of the accompanying application, were owners **(a)** of any part of the land to which the application relates, viz.–

| Name of owner | Address | Date of service of notice |
|---|---|---|
| → D.J. Burgess | Station Rd<br>Pedney Hill<br>Spalding | 6-1-81 |

~~*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;~~ C

**Or:-** ~~*2. *I have / The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz.–~~

| Name of tenant **(c)** | Address | Date of service of notice |
|---|---|---|
| | | |

Signed R.J. Hall

*On behalf of .....

Date 6-1-81

****Delete where inappropriate***

**(a) "Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.**

**(c) If you are the sole agricultural tenant, enter "None"**

| | | |
|---|---|---|
| 19, 20 21 1<br>ULL | **Proposal:**<br>Use of land for siting of residential caravan (including new septic tank) at Lutton Gate Road, Sutton St.Edmund. | **Applicant:**<br>R Price<br>**Agent:** |

Parish Council: We hope the caravan will not be permament and that a permanent dwelling will take its place. The situation should be reviewed every 3 years. The septic tank should be designed to accommodate a permanent dwelling in due course.

Surveyor: Requests condition.

Min. of A F & F: See [redacted] 140ff

Advertised [redacted] - no response.

# South Holland District Council

DC / 8

Planning Department

B. Smith M.R.T.P.I. District Planning Officer

12 Market Place - Spalding - Lincolnshire

Telephone: Spalding 3272

| | |
|---|---|
| Application submitted by: | |
| On behalf of: | |
| Particulars of development: | |
| Location: | |

| | RECORD INDICATOR | # |
|---|---|---|
| 1 | Application number | * |
| 2 | Type of application | * |
| 3 | Date received | * |
| 4 | Statistical class | DN6 * |
| | TERMINAL DATE | |
| 5 | Site area | HO.12 * |
| 6 | Grid reference | * |
| 7 | Current land use | RSO1C-B * |
| | PRINCIPAL OR ONLY | |
| 8 | Proposed land use | RSO1C-B * |
| 9 | Floor - space - gross | * |
| 10 | Floor - space - nett | * |
| | SECONDARY | |
| 11 | Proposed land use | * |
| 12 | Floor - space - gross | * |
| 13 | Floor - space - nett | * |
| 14 | Earlier application No. | * |
| 15 | I.D.C. | * |
| 16 | Marker | OBD *NL |

Previous Applications:

Last Committee before terminal date 4.3.81

CLEAR FOR RECOMMENDATION

✓ Date 12/2 By NM

Actual Committee date: 4/3

SV requested

DPO

COMMITTEE ✓

Sub SV

Sub Estate

Sub Industry

CAAC

H 19/20/81/1
Full

4 3.81.

Use of land for siting of residential caravan (including new septic tank) at Lutton Gate Road, Sutton St Edmund

Applicant: R Price

OBSERVATIONS RECEIVED

Parish Council: We hope the caravan will not be permanent and that a permenent dwelling will take its place. The situation should be reviewed every 3 years. The septic tank should be designed to accommodate a permanent dwelling in due course

County Surveyor: Requests condition

Ministry of Agriculture: See report

Advertised: No response

REPORT

The applicant, a Mr Price, owns a 2 acre strip ofland adjoining South Eau Bank at Throckenholt on which he has previously applied for planning permission and been refused on the ground of policy. The Planning Committee considered and this view was upheld on Appeal, that the 2 acres was insufficient land for any viable agricultural unit. Mr Price has now negotiated the prospective purchase of a further 7.4 acres of land from an adjoining land owner, and his proposed caravan would be sited on this land.

The Ministry of Agriculture have interviewed Mr Price and advise as follows:

" .....The present cropping of the 2 acre holding consists of approx 0.25 to 0.5 acres strawberries, 0.75 acres permanent pasture and 0.5 acres temporary grassland. Mr Price informed me that he also grazes the bank adjoining his holding. 6 calves are kept, being purchased at about 10 days old and sold at about 12 months

of age. The calves are reared in the buildings and grazed during the summer. 5 breeding geese are kept with the intention of producing 30 to 40 fat geese for sale and 9 laying hens are kept for domestic purposes.

Mr Price informed me that, if planning permission is granted and he purchases the additional land, he would erect a building of about 150m$^2$ to house 60 calves for sale at 6 months of age and to provide accommodation for their hay and straw requirements. He would also keep about 6 breeding geese to produce about 40 fat geese for sale, he would also produce 0.5 acres mangolds, 3 acres barley and 3 acres oats, all for stock feed, 2 acres grassland and 0.5 acres strawberries.

He hopes to expand his business later to include up to 200 calves when he would progressively reduce the area of cereals grown until eventually his cropping would consist of about 6 acres grassland, 0.5 acres mangolds and 0.5 acres strawberries.

Mr Price at present resides as a licensee in a small bungalow near to the holding. He wishes to site a mobile home on his own land for occupation by himself, his wife, two daughters aged 24 and 26 years and his son aged 14 years, as a temporary measure to be followed by a bungalow when finances permit. He wishes to reside on the holding in order that he may care for the stock and fullfil security functions.

In my opinion, the present farming enterprise requires the part-time work of 1 person, the proposed initial expansion of the enterprise to keep 60 calves would require a substantial part of the work of 1 person and expansion beyond 80 calves would require the full-time work of 1 person who would then need to reside near to the livestock buildings in order to provide adequate supervision and to deal with any emergencies which may arise. The success of the enterprise would be dependent upon the erection of adequate buildings to house the cattle."

As members will note, the need for a caravan and/or a dwelling depends largely on the way in which the holding is developed in the future. In view of this, and the applicants statement that he wishes the consent to be temporary, a initial 3 year consent, to enable the situation to be reviewed would appear appropriate.

PLANNING OFFICER'S RECOMMENDATION
That permission be granted on the following conditions:

1. SC 39 (agricultural occupancy)
2. SC 41 .... three years

Reasons:
1 and 2. The site is in an area where it is the established policy of the local planning authority only to permit further development essential in the agricultural interest. The need for this caravan is related to the proposed future development of the holding, and a temporary consent has been granted to enable the local planning authority to review the situation at the expiry of this period.

---

# South Holland District Council

DC / 2

Planning Department

B. Smith M.R.T.P.I. District Planning Officer

12 Market Place - Spalding - Lincolnshire

Telephone: Spalding 3272

Application submitted by:

A. Price
South Lea Bank
MEROCKEHOLT
Sutton St. Edmund.

On behalf of:

19 JAN 1981 PLANNING DEPT

Particulars of development:

Use of Land for siting of residential caravan (including new septic tank)

Location

Lutton Gate Road
SUTTON ST. EDMUND.

APPLICATION NUMBER H19/0070/81
TYPE OF APPLICATION Full
DATE RECEIVED 09 01 81

TERMINAL DATE 16 03 81

GRID REFERENCE 534120 300280

FOR PARISH COUNCIL USE ONLY

i My Council do not propose to comment on this proposal ( ✓ )

My Council wish to make the following observations:

1. We hope the caravan will not be permanent and that a permanent dwelling will take its place. The situation should be reviewed every 3 years.
2. The septic tank should be designed to accomodate a permanent dwelling in due course.

Signed: J.M. Coates Chairman SSE PC Date: 27 Jan 1981

Dear Sir / Madam,

TOWN & COUNTRY PLANNING ACT 1971
CONSULTATION BY LOCAL PLANNING AUTHORITY WITH PARISH COUNCIL

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

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

Yours faithfully

B. SMITH

District Planning Officer

To S. ST. EDMUND
Parish Council

# South Holland District Council

B Smith MRTPI. District Planning Officer

DC/35

Planning Department
12 Market Place
Spalding
Lincolnshire PE11 1SL
Telephone: Spalding 3272


My Reference AP. Your Reference 8th January 1981

MR [illegible]
[illegible]
THROCKENHOLT

SOUTH HOLLAND D.C.
PLAN DEPT.
- 8 JAN1981
REF. H19/0081

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER 1977

Advertisement under Section 26

Application Ref .....

Applicant .....

Proposal .....

Location .....

By virtue of the provisions of the above Order, the proposed development is of a kind which must be advertised by the applicant before it can be entertained by the Local Planning Authority.

I therefore enclose copies of notices which should be completed and advertised, one by being published in the Statutory Notices section of a local paper, and the other by being posted on the land. A certificate for each notice should be completed and returned to me.

Date 8th January 1981 Signed .....
District Planning Officer

# QUESTIONNAIRE

1. Please state the circumstances in which you require a caravan/mobile home, and the reasons for this particular site:

I presently live in a temporary caravan nearby but need this caravan so that I can remain living near my small holding. (At some time in the future I would like to build a bungalow on the site.

2. (a) Who is to occupy the caravan/mobile home (e.g. owner, relative, agricultural worker, etc)?

MYSELF.

(b) If not the applicant, please explain your connection with the occupier:

/

3. Please estimate the length of time the caravan/mobile home is likely to be required:

AS LONG AS POSSIBLE

4. (a) Is the caravan/mobile home already on the site?

NO.

(b) Is the application to continue a previous permission?

NO.

(c) If so, have any circumstances changed since the previous permission was granted? Please describe any differences:

NO.

5. Please give the size of the caravan/mobile home, if known:

40ft in length

SOUTH HOLLAND D.C.
PLAN DEPT.
- 8 JAN 1981
REF. H19/00/81

Signed R Price

Date 6/1/81

LINCOLNSHIRE COUNTY COUNCIL.
COUNTY SURVEYOR'S DEPARTMENT.

Form No. H/A3B

To S.H. District Council.

Application Reference H20/20/81

Form of notification by the County Surveyor for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated 8-1-81 relating to the following proposed development:

a. National Grid Reference of a central point on site — horizontal 15341 vertical 30935

b. Address or location R. Price, South Low Bank, Throckenholt.

c. Name, classification and number of road Unclass

d. Date application referred 15-1-81

e. State whether outline, detailed application etc.

Full.

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

residential caravan.

g.

1. Notice is hereby given under the provisions of article 12 of the Town and Country Planning General Development Order, 1977, that the County Council as local highway authority :—

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

   b. Directs that permission is refused [reason overleaf]

   c. Directs that any permission given by the local planning authority shall include the conditions shown overleaf.

Delete as appropriate

(2 a.) The County Council as local highway authority requests that any permission given by the local planning authority shall include the conditions shown overleaf.

   b. The County Council as local highway authority requests that the local planning authority refuse the application [reason overleaf]

3 The County Council as local highway authority requests the local planning authority to complete Form T.R. 108 para. 11 b. as shown overleaf.

Date 15-1-81

Signed [illegible]
for County Surveyor

KC

**Ministry of Agriculture, Fisheries and Food**

Ceres House 2 Searby Road Lincoln LN2 4DW

Telex 56265 Telephone Lincoln 29951 ext

The District Planning Officer
South Holland District Council
12 Market Place
Spalding
Lincs

Your reference
H19/20/81
Our reference
24/EL744
Date
10 February 1981

Dear Sir

PROPOSED RESIDENTIAL CARAVAN AT LUTTON GATE ROAD, SUTTON ST EDMUNDS - MR R PRICE

I am writing in reply to your consultation received on 28 January 1981 requesting my observations upon an application for planning permission submitted by Mr R Price of South Eau Bank, Throckenholt, to site a residential caravan at Lutton Gate Road, Sutton St Edmunds. The following information was obtained at a site meeting with Mr R Price.

I understand that Mr R Price is the owner and occupier of the land outlined blue on the plan supplied extending to approximately 0.8 hectares (2 acres) and that he is the prospective purchaser of the adjoining land outlined red on the plan, extending to approximately 3 hectares (7.4 acres) which is at present owned and occupied by Mr D J Burgess of Station Road, Gedney Hill. Mr Burgess is stated to own a substantial farming business with land in the district but not adjoining the proposed site.

The land is equipped with a number of small buildings constructed of timber and corrugated steel which are used to house stock and fodder and as a workshop.

The present cropping of the 2 acre holding consists of approximately 0.25 to 0.5 acres strawberries, 0.75 acres permanent pasture and 0.5 acres temporary grassland. Mr Price informed me that he also grazes the bank adjoining his holding. 6 calves are kept, being purchased at about 10 days old and sold at about 12 months of age. The calves are reared in the buildings and grazed during the summer. 5 breeding geese are kept with the intention of producing 30 to 40 fat geese for sale and 9 laying hens are kept for domestic purposes.

Mr Price informed me that, if planning permission is granted and he purchases the additional land, he would erect a building of about 150 $m^2$ to house 60 calves for sale at 6 months of age and to provide accommodation for their hay and straw requirements. He would also keep about 6 breeding geese to produce about 40 fat geese for sale, he would also produce 0.5 acres mangolds, 3 acres barley and 3 acres oats, all for stock feed, 2 acres grassland and 0.5 acres strawberries.

He hopes to expand his business later to include up to 200 calves when he would progressively reduce the area of cereals grown until eventually his cropping would consist of about 6 acres grassland, 0.5 acres mangolds and 0.5 acres strawberries.

Mr Price at present resides as a licensee in a small bungalow near to the holding. He wishes to site a mobile home on his own land for occupation by himself, his wife, two daughters aged 24 and 26 years and his son aged 14 years, as a temporary



/.....

measure to be followed by a bungalow when finances permit. He wishes to reside on the holding in order that he may care for the stock and fullfil security functions.

In my opinion, the present farming enterprise requires the part-time work of 1 person; the proposed initial expansion of the enterprise to keep 60 calves would require a substantial part of the work of 1 person and expansion beyond 80 calves would require the full-time work of 1 person who would then need to reside near to the livestock buildings in order to provide adequate supervision and to deal with any emergencies which may arise. The success of the enterprise would be dependent upon the erection of adequate buildings to house the cattle.

Yours faithfully

J F Heath
Senior Surveyor

| | | |
|---|---|---|
| .: / /81/ | Proposal: | Applicant: |
| ne: | | |
| | | Agent: |
| : ref: | | |

Observations Received:

Parish Council:

County Surveyor:

---

Report:

The applicant, a Mr. Price, owns a 2 acre strip of land adjoining the Conservative Club at Thornbank Av on which he has previously applied for planning permission & been refused on the ground of parking. The planning officer considered this view was upheld on Appeal, that the 2 acres was insufficient land for any viable agricultural unit. ~~without the material contravention of planning policy~~ Mr. Price has now negotiated the purchase purchase of a further 7.4 acres of land from an adjoining land owner, & his proposal therefore would be solely on this land.

~~The Dist. Ag. Land Valuer recommended Mr. Price and advised~~ (PTO)

P O Rec: That permission be granted/on the following conditions/~~refused for the following reasons~~:

1. S.C 39 (Agricultural occupancy)

2. S.C 41 ..3 years..

Reasons : PTO

PTO

---

ommittee presentation

Transparencies:

Other:

TICK IF REQUIRED: S/VISIT ___ INDUST.SUB ___ ESTATE SUB. ___

Under as follows:

- take in favour

* 4, 5 6, 7 & 8 * of Ag Cttee 10/2/81

As members will note, the need for a caravan and/or a dwelling depends largely on ~~whether~~ the way in which the holding is developed in the future. In view of this, & the applicant's statement that he wishes the caravan to be temporary, a period of 3 years consent, & until the situation & the reasons, would appear appropriate

R.O.

Copy to
1 ag. Cttee.
2. Applicant.

Reasons

1, 2. The site is in an area where it is the established policy of the L.P.A. only to permit further development essential in the agricultural interest. The need for this dwelling is related to the proposed future development of the holding, & a temporary consent has been granted until the L.P.A. can review the situation at the expiration of the period

DC/CH/1

Reference H 19/20/81 ..... BC .....

Type FULL Terminal date ....16.3.81

BC app needed

Post-decision

Requested

Plotted ✓

TR

CA

LB

TPO

FP

River

Heritage

Previous applications:

Here must be previous applications from this applicant in the vicinity. plan and appn. on blue book.

Inform...

IDB ..... NC .....

Council... 21 .....

OBD / ...

NEW / ...

Sewered ...

Determ...

DPO

Committ...

+ Sub-Co... .....

County ... Other

Recommends refusal / grant

CPO notifies minor departure .....

Additional neighbour consults .....

Transfer to County .....

Applicant notified

Consultations

Standard ... 19.1.81.....

16 day ... 4.2.81.....

Sent out:- 20.1.81

Reconsultations:

| | Received | Required | Sent | Rec'd |
|---|---|---|---|---|
| Drainage | sent to BC | | | |
| Surveyor | sent to BC | | | |
| Env Health | | | | |
| Water Auth | formal ☐ | | | |
| Parish | | | | |
| County | to follow ☐ | See note B21 | | |
| Dept Trans | sent | | | |
| Min of A... | TR108/consult | | | |
| Consult | | 20/1 See letter | | |
| Chamber | | | | |

Publicity

Advert ✓ S.26 done by applicant date 16/1/81 expiry

Type: ... Setting of LB / Circ 71/73 / Departure

Residents

Sec Int...

Addresses

FOR Applic... required sent received

DC

USE ... information i.e.:

... i.e.:

LB A... drawings/description

Sec...

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/0309/92 Type: FULL

Applicant: Mr W Price
Tel: 0945 700450

Agent: Mr W Price
0945 700450

Description: Use of land for siting of residential caravan in conjunction with horticultural business

Location: The Paddocks
Luttongate Road
Throckenholt
Spalding, Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 12-MAR-92 | Terminal date: | 07-MAY-92 |
| Target dates: | | Target Committee: | 14-APR-92 |
| To case officer | 17-MAR-92 | Report deadline: | 31-MAR-92 |
| Inspected by | 22-MAR-92 | | |
| Extra contacts | 27-MAR-92 | Case Officer: | |
| Report if not clear by | 16-APR-92 | D M GEDNEY | |

---

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

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CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Clerk to Sutton St E 0406 26739 | 18-MAR-92 | 01-APR-92 |
| Cllr Mrs E O Hall-Pa 0945 700 829 | 18-MAR-92 | 01-APR-92 |
| L.C.C — No Objections fc CS 19/3/92 | | |
| 3 Luttongate Rd., Throckenholt | 25-MAR-92 | 08-APR-92 |
| Newfoundland, Junction of Luttongate Rd. and South Eau Bank, Throckenholt | 25-MAR-92 | 08-APR-92 |

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SITE DETAILS

Grid ref: 534200 309370
OS Sheets: 397 Parcel:

SOUTH HOLLAND DISTRICT COUNCIL

**MEMORANDUM**

---

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H19/309/92

Your Ref:

Date: 24th June 1992

---

**PLANNING OBLIGATIONS H19/309/92 - USE OF LAND FOR SITTING OF RESIDENTIAL CARAVAN IN CONJUNCTION WITH HORTICULTURAL BUSINESS - THE PADDOCKS, LUTTONGATE ROAD, THROCKENHOLT.**

Further to my earlier memorandum in respect of the above, the applicant has confirmed he is willing to enter into the Agreement. Please find a copy attached.

G Smith
Technical Assistant

Enc.

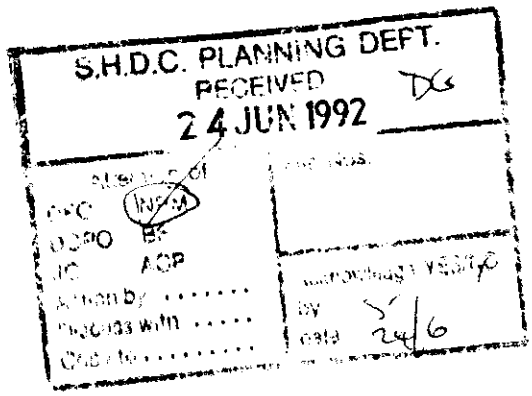
Bungalows
Semi-det
Detached
Flats
Sheltered
Land
21-6-92

Dear Sir,

I have received your letter
REF no DM/[illegible]/HP/0307/92.
and I would like to enquire
what I can building
on the agreement

Yours faithfully

LOWATER PRICE



SOUTH HOLLAND DISTRICT COUNCIL

**MEMORANDUM**

---

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H19/309/92

Your Ref:

Date: 16th June 1992

---

**MR W PRICE H19/0309/92**
**USE OF LAND FOR SITING OF RESIDENTIAL CARAVAN IN CONJUNCTION WITH HORTICULTURAL BUSINESS, THE PADDOCKS, LUTTONGATE ROAD, THROCKENHOLT.**

With reference to the above it was resolved at the Plans Sub-Committee of 22nd May, 1992, that planning permission be granted subject to the applicant entering into a Section 106 Planning Obligation.

The Agreement is to ensure that the proposed caravan remains tied to the horticultural business, and to appropriate conditions.

In order that you may prepare the necessary documentation, please find enclosed:

1. Six 1:2500 site location plans indicating the curtilage of the site (the caravans) the subject of the Agreement edged red and the surrounding land (the horticultural business) edged blue.

2. A copy of the planning application form.

Confirmation that the applicant is willing to enter into the above Agreement will be forwarded when received.

G Smith
Technical Assistant

Enc.

Walter Price,
The Bungalow,
South Eau Bank,
Gedney Hill,
Nr. Spalding,
Lincs.

Mr D Gedney

DMG/JJ H9/0309/92

16th June 1992

Dear Sir,

**RE: USE OF LAND FOR SITING OF RESIDENTIAL CARAVAN IN CONJUNCTION WITH HORTICULTURAL BUSINESS AT THE PADDOCKS, LUTTONGATE ROAD, THROCKENHOLT.**

It was resolved at the Plans Sub-Committee of 22nd May, 1992, that subject to 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 the proposed caravan remains tied to the horticultural business, and to appropriate conditions, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development.

In order that the Administration Department may prepare the necessary documentation could you please confirm in writing as soon as possible that you are willing to enter into the Agreement.

I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

**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: H19/0309/92

Applicant: Mr W Price
Bungalow
Southeau Gate Bank
Gedney Hill
Spalding, Lincs

Agent: Mr W Price
Bungalow
Southeau Gate Bank
Gedney Hill
Spalding, Lincs

Description: Use of land for siting of residential caravan in conjunction with horticultural business

Location: The Paddocks Luttongate Road
Throckenholt Spalding, Lincs

Type: FULL

Date received: 12-MAR-92

18-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 02-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

---

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

FOR PARISH COUNCIL USE ONLY

Comments: APPLICATION SITE IS OUTSIDE THE I.B.D. SHOULD PERMISSION BE GRANTED WE REQUEST THAT CONDITIONS BE IMPOSED. WE FEEL WE CANNOT SUPPORT THE APPLICATION AS SUBMITTED.

Signed:

J Flanagan
27/3/92

S.H.D.C. PLANNING DEPT.
RECEIVED
30 MAR 1992
Attention of
DPO NPM
SPO PG
SO AOP
Action by .....
Ack. Reqd .....
Date .....
File Nos.
Acknowledge YES/NO
By
Date

FROM

WALTER PRICE
BUREINHOW
SOUTH-EALE BANK,
GLEORKEY HILL
SPANDINKI,
KINOS.

YESTERIDAY 11/3/91
POSTED OFF

4 PLANNING APPLICATIONS
4 LOCATION PLANS
1 CHEQUE £110 =
AND 1 KETTER

BY MISTAKE THE ADAS
REPORT WAS KEFT OUT
COULD THIS PLEASE BE
PUT TO GETHER WITH THE
ABOUE

Bungalow
South-east Bank,
Cedney Hill,
Spalding.
Lincs.

The Planning Officer,
S.H.D.C.
Spalding

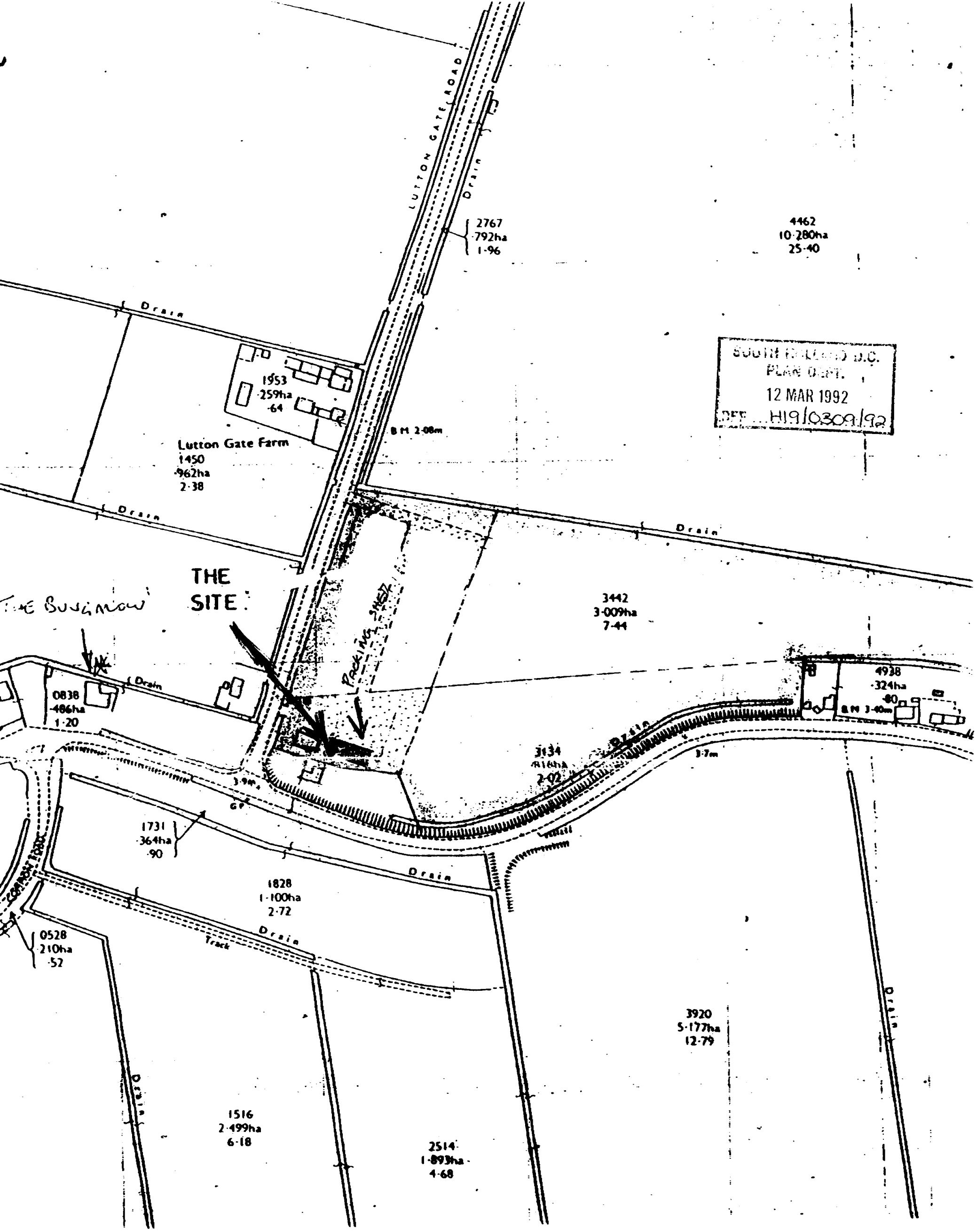
Please find attached
Four copies of application for
change of use for siting
residential caravan
A Site plan
An Adas report dated Nov 1991
The 10 acre Site has been
in use as a Horticultural
unit Since Feb 1990
The use of land is exactly
as described in the ADAS

report, and expansion will be gradual over the next 2-3 years. This will be mainly for fruit and flowers. An additional area is already planted with conifers and Beech hedging plants. Two polytunnels are currently fully operational. A packing shed 80 foot x 20 foot is already in use as marked on plan. It will be essential to have some one on site throughout the growing year. to maintain activities to pick + pack flowers + fruit each.

Should you require further information I shall be pleased to provide it.

Yours faithfully

(WALTER PRICE) W Price




# LOCATION PLAN.

SCALE: ~~1/2500~~ not a 1/2500.