SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H21/1115/93 Received:23-NOV-93 Type:OUTLINE

Name: B D Groves Transport
Clap Field Lodge
Mill Lane
Tydd St Mary
Wisbech, Cambs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling and use of land for goods vehicle operation
Location : White Cross Farm Sutton St James
Spalding Lincs

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

1 The site is 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 encourage further similar proposals which would be difficult to resist.

2 The site is inappropriately located for the establishment of a heavy goods vehicle haulage use in so far as its use for the purpose proposed would entail the loss of agricultural land and detriment to the visual amenities of the area.

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

Director of Planning and Building Control Services
25-MAR-94 H21/1115/93

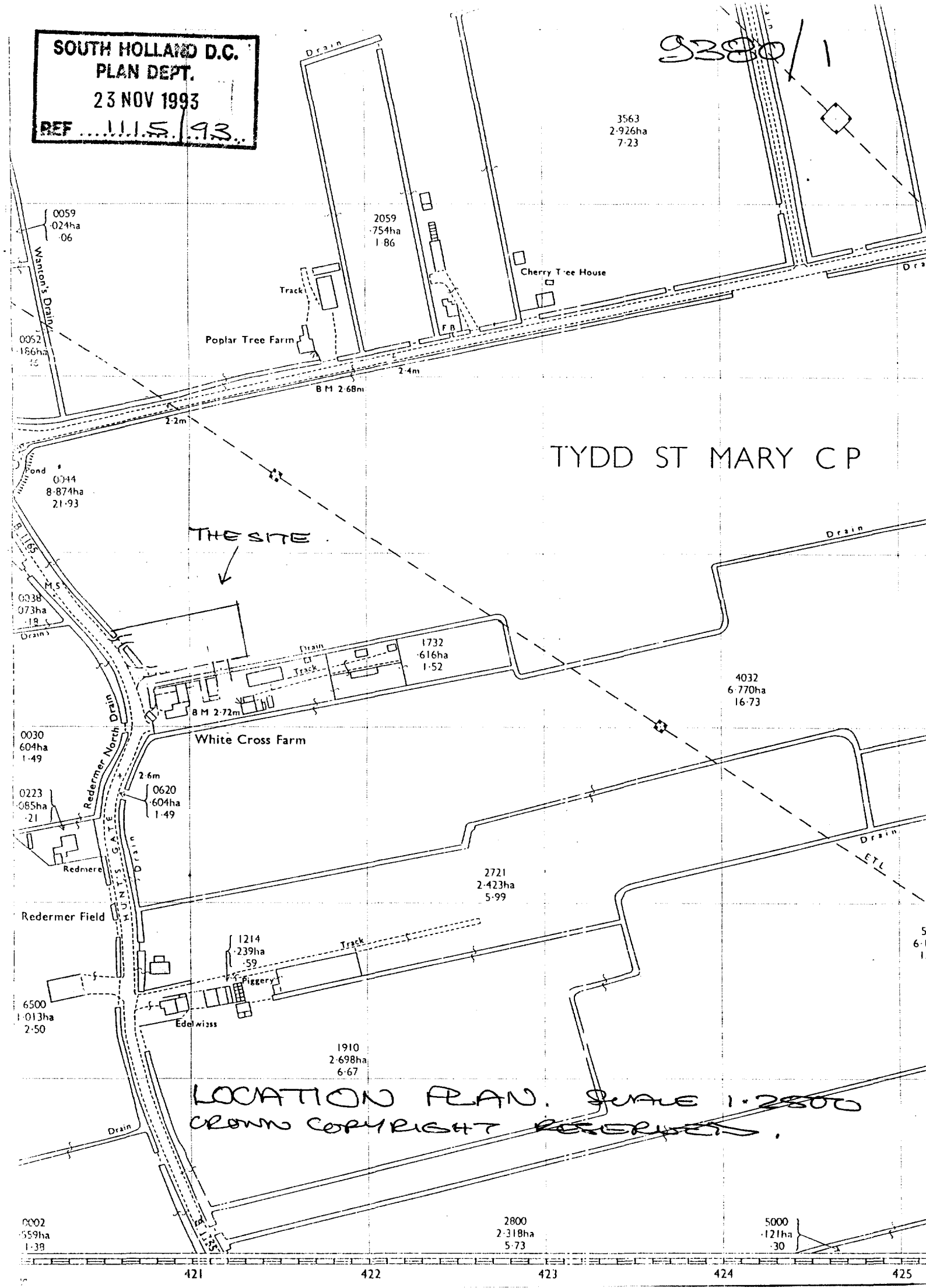
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

SOUTH HOLLAND D.C.
PLAN DEPT.
23 NOV 1993
REF ...H.1.5./.93..

9380/1



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. 1+~~20~~ 21 | 1115 | 93

Date Registered 23 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

S.D. GROVES T/A S.D. GROVES TRANSPORT.
CLAY FIELD LODGE
MILL LANE.
TYDD ST. MARY
WISBECH. CAMBS.

Tel. No.

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

KENNETH COWLING DESIGN
16 FLEET STREET.
HOLBEACH.
SPALDING. LINCS.

Tel. No. 0406 22126
(Personal contact name) KENNETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WHITE CROSS FARM. SUTTON ST. JAMES
SPALDING. LINCS. PE12 0HZ

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT RATIONALIZATION OF GOODS VEHICLE OPERATING CENTRE WITH AFFILIATED DWELLING WITH ACCESS

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £240.00 If you consider no fee is payable include a written explanation instead.

Signed.. K Kenneth .... Date 19.11.93 ... 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 0.199 (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: (1)
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. 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.

site for lorry parking and ag. land.

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

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

or

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

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

to be provided.

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	Soakaways
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 [✓]

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. Please see agents cover statement which forms part of the application.

9380. Statement in respect of rationalization of goods vehicle operating centre with affiliated dwelling with access.

The site.

Is situated at White Cross Farm, Hunts Gate, Sutton St. James, Spalding. Lincs. PE12 0HZ.

History.

The applicant has had a Goods vehicle operators licence adjacent to the proposed site and written approval from the S.H.D.C since December 1987.

The present operators licence is valid until Feb. 1998.

White Cross Farm is now in the occupation of the 4th generation of the Groves family who are farmers and farm contractors.

In the very near vicinity of the application site are also two high intensive nurserys and a large turkey farm.

The lorry is parked at weekends on the right of way shown on the application drawings.

Proposal.

The applicant is engaged to be

9380.

married and to this end his father is prepared to pass over to him, by deed of gift, the parcel of land for the erection of a dwelling and for parking his lorry on his own property. The applicant is an owner driver working on the continent most of the week, resting over the weekend; therefore the lorry will only be on site at the weekends with perhaps short periods during the week depending on pick up points in this country. This has been the situation as from 1987.

The site is situated adjacent to White Cross Farm and is proposed to be screened with hedging and tree planting as shown. The new access is for domestic use only as the lorry would use the present access and right of way. The dwelling would be designed to incorporate the present requirements of the SHDC in respect of rural development and it is accepted that a 106 agreement may well

9280

be applicable in order to tie the dwelling to the business. (B.D. GRAVES TRANSPORT).

We would urge you to recommend approval of the proposal, with if required, conditions in respect of section agreements bearing in mind that the applicant was born and bred at White Cross farm and has run his business from the site since 1987. With proper design and careful landscaping the proposal could in fact enhance the hamlet as viewed from the North particularly.

Signed. [signature]

date. 19th Nov 93.

Haveth Carding Design.
16. Fleet Street
Holbeach.
Spalding. Lincs
PE12 7AF.

0406 22126.

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).

prosp. 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 .....

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:

C. GRAVES + SON.
WHITE CROSS FARM
SUTTON ST. JAMES
SPALDING. LINCS.

State Date notice served:

19/11/93
By Post

Signed .....~~(Applicant~~ / Agent) Date 19/11/93

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 19/11/93

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 .....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 240

Receipt No P3555

Date first Rec'd 23 NOV 1993

Registration

Reference H20/1115/93

Cross-Ref

Date 24/11/93

Validation

TYPE OUT

Site area 0.2
No of dwellings
Floorspace

Earlier permission – Ref:
(New) Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of dwelling and use of land for goods vehicle operation

Invalid
- Site plans
- Certificate
- Fee
- Fee (not free)
- Inaccurate
- Incomplete
- Unclear

Fees
- Correct fee £ 240
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 285 OS Plots
Grid ref 542900 318340

Ward V Parish TSM

Inside IBD NO Inside LP area NO

Constraints:
- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres

Hazards –
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site Ref 1838

Linked to property Ref

- Dist Bound
- Other:

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H21/1115/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure	.....
~~Setting of LB~~	.....
Public Right of Way	.....
Discretionary	.....

Consultations:

County	.....
E Heritage	.....
Societies	..... G ROW

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	~~NRA~~	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: John Bancroft

Senior Officer Confirmed ..... Date 25/1/93

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : OPEN MTG. LAND
BANKS of STEAM
ON ROAD FRONTAGE

Inspected by NB
Date 30/11/93

Site Notice posted by 30/11/93
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda ..... ✓ 24/3

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H21/1115/93 Received:23-NOV-93 Type:OUTLINE

Name: B D Groves Transport
Clap Field Lodge
Mill Lane
Tydd St Mary
Wisbech, Cambs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling and use of land for goods vehicle operation
Location : White Cross Farm Sutton St James
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

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 encourage further similar proposals which would be difficult to resist.

2 The site is inappropriately located for the establishment of a heavy goods vehicle haulage use in so far as its use for the purpose proposed would entail the loss of agricultural land and detriment to the visual amenities of the area.

24-MAR-94 AD check....A.P. 24/3.....

Authorised to issue (inc Delegation).....A.P.....

APPLICATION REFERENCE: H21/1115/93 DATE RECEIVED: 23-NOV-93

TYPE: Outline

DESCRIPTION: Erection of dwelling and use of land for goods vehicle operation

LOCATION: White Cross Farm, Sutton St James.

APPLICANT: B D Groves Transport AGENT: Loweth Cowling Design

Sub-Cttee Addendum

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 21 MAR 1994

REASON FOR COMMITTEE CONSIDERATION

Departure from policy: recommended refusal.

RECOMMENDATION

Refuse Planning 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 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 encourage further similar proposals which would be difficult to resist.*

2 *The site is inappropriately located for the establishment of a heavy goods vehicle haulage use in so far as its use for the purpose proposed would entail the loss of agricultural land and detriment to the visual amenities of the area.*

COMMENTS

1 The applicant has been stationing the heavy goods vehicle on the access to White Cross Farm over a period of years to a limited extent for which permission is not required.

2 The application now proposes an area of agricultural land to be set aside specifically for parking and turning a heavy goods vehicle - in effect a haulage yard - in conjunction with agricultural land on which it is proposed to provide a dwelling and associated garden. As such it is a use which is more than 'de minimis' and indeed has to be

if the applicants need for a dwelling is to be given credence.

3 As the site lies in open countryside, the proposed haulage use is inappropriately located, and contrary to policy (Section 54A applies). The existing parking arrangements for the lorry could continue and the applicant could live elsewhere. It is understood that the applicant presently lives away from the site at Tydd St Mary. There are no compelling planning reasons for them necessarily being associated on the same site. The submissions made by the applicant relate to personal circumstances, and in my judgement, are not planning considerations nor justifiable reasons for overriding planning policy.

4 Under the present policies relating to development in rural areas (and the provisions of Section 54A of the Planning Act) it is for applicants to demonstrate that there are overriding grounds to permit applications contrary to policy; in this case, no agricultural claim has been made. The applicant is an owner/driver of one lorry, which for most of the time is on the continent or off site. This does not amount to justification to permit the erection of a dwelling. The fact that the land is available from the applicants parents cannot be seen as planning justification. A further concern is that if granted, there could be pressure to either increase the use of the site, or at some future date sell on to a bigger operator.

REPRESENTATIONS

Parish Council: No comments received.

Environ Services: This is a relatively isolated location adjoining an existing agricultural premise which subject to appropriate conditions may be suitable for such purposes.

Applicant:

- White Cross Farm in ownership of applicants family, a local family.
- Applicant is engaged to be married and his father is prepared to pass to him by deed of gift, the land the subject of the application for the erection of a dwelling and the parking of his lorry.
- Applicant has run his own haulage business from 1987 with one heavy goods vehicle. Most of his work is on the continent but at weekends and for other short periods of time, the vehicle has been parked, since 1987, on or adjacent to the access to White Cross Farm.
- In fact, the applicant has an HGV Operators Licence, expiring in February 1998, relating to the site where he currently stations the vehicle.
- The site would be screened with hedging and tree planting.
- Applicant would accept a Section 106 Agreement tying the dwelling to the operation of a haulage business.

ADDENDUM

1 At its meeting on 16 February, 1994 the Committee resolved that more detailed information be obtained from the applicant prior to an inspection of the site.

2 This information has been supplied and is summarised as follows:

(a) Nature of Business

Applicant is involved in hauling loads to the continent. The business is not related, specifically, to hauling local produce.

(b) Operation of the Business

Whilst the business has been in operation for some seven years, with the lorry being parked on the application site, the applicant has not been resident, adjacent to the site, for the last two years, he has been living with his parents at Tydd St Mary some 3 miles away. The taking up of residence at Tydd St Mary was precipitated by the fact that his brother took over the running of White Cross Farm and chose to live at the Farm itself.

(c) Security and Maintenance

There have been no thefts from the lorry over the period it has been stationed on the site and no acts of vandalism. Certainly, none have been reported to the Police. Maintenance of the lorry is carried out under contract at a garage approximately 1 mile from the site.

(d) Insurance Cover

The applicant's insurance cover on the lorry does not extend to the detachment to the trailer and its standing on its own.

(e) White Cross Farm

The size of the farmyard and the arrangement of buildings at White Cross Farm, it is claimed, does not permit the lorry (60' long) to be stationed in that location; the entrance is too narrow, there is lack of manoeuvring space and there would be conflict in turning movements with farm vehicles.

It is also claimed the farm buildings, themselves, are not readily adoptable for conversion purposes to enable the applicant to secure residential accommodation there. Several of the buildings are modern form buildings and in any event, the applicant does not wish to live in such close proximity to the other occupants of the Farm. Conversion to residential

accommodation would also mean the loss of buildings currently in use for agricultural purposes.

(f) Agricultural Holding

The application site is mainly used for storage and is 'in effect, farmyard area'. Any loss of agricultural land would not, it is claimed, mean any loss of production. In fact, some 40 acres of the holding is already given over as 'set aside'.

(g) Personal Circumstances

Applicant born and bred in White Cross Farm. His parents are trying to keep him and their future daughter-in-law by establishing a base for his business through a Deed of Gift of the application site.

Applicant willing to enter into Section 106 Obligation tying occupation of dwelling to the business.

3 Whilst Members will make their own judgement on the facts following the site visit, it is of importance to note that the arguments advanced by the applicant on grounds of security are not supported by the facts which have been supplied.

RECOMMENDATION

That the previous recommendation of refusal be adopted following the site visit.

21st MARCH 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H05/0689/93 Temples Transport	JB	Deferred. Require suitable draft legal agreement with owner of land at Fleet Hargate with carefull consideration being given to timing of cease of use and vacation of premises. Members accept that the removal of haulage yard gives sufficient environmental gain to outweigh planning policy and have indicated their clear preference for residential development on the village site and general support for the new green-field site development as detailed in latest scheme.
H13/1093/93 D G M Properties Ltd	JB	Refused as recommended. (N.B. Any new proposal to re-position the dwelling on the site must be a new application.)
H21/1115/93 B D Groves Transport	JB	Refused as recommended.
H17/0013/94 Exors of E M Skells	PJU	Refused as recommended. (N.B. Sub-Cttee did not rule out possibility of a suitably designed dwelling on the site i.e full application, in view of planning ~~limits~~ history)
H09/0123/94 Mr & Mrs Goodley	DMG	Grant contrary to recommendation and subject to appropriate conditions. Members regarded development as suitable infilling.

24th March 1994

Signed: R. J. Smith

Deputy Director of Planning
and Building Control Services

BRIAN SMITH DipTP 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

H21/1115/93

OUTLINE

Applicant: B D Groves Transport
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of dwelling and use of land for goods vehicle operation

Location: White Cross Farm
Sutton St James
Spalding
Lincs

Valid date:	23-NOV-93	Terminal date:	18-JAN-94
Target dates:		Target Committee:	05-JAN-94
To case officer	30-NOV-93	Report deadline:	22-DEC-93
Inspected by	07-DEC-93	Agreed TD Ext:	
Extra contacts	14-DEC-93	Case Officer:	
Report if not clear by	28-DEC-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: .2 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert DEP		30-NOV-93	21-DEC-93
Clerk to Tydd St Mar	0945 583194	26-NOV-93	10-DEC-93
Dir of Environmental		26-NOV-93	10-DEC-93
Cllr C J T H Brewis	0406 350818	26-NOV-93	03-DEC-93
Cllr D Dewsberry	0406 350947 (Of	26-NOV-93	03-DEC-93

SITE RECORD

Grid ref: 542100 318340
OS Sheet: 285 Parcel:

L.C.C. Obs Attached JCB 6/12/93
~~plan taken CS 1/12/93~~

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

03380.

SHDC

Planning Dept.

F.A.O. - S Blacklock Esq.

27. March 94.

Dear Sir,

Ref. H21/1115/93 - B.D. Groves.

Please find enclosed further information in respect of the above application as requested.

Yours faithfully

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 MAR 1994 JS

9280. Further information in respect of application ref: H21/1115/93. Erection of dwelling and use of land for goods vehicle operation.

The applicant B.D. Groves has been running his business from the site from 1987 and an HGV operators licence is current until February 1998.

In the past two years the applicant has been living at Tydd St Mary with his mother and father which is some 3 miles away from the site leaving the barny very vonerable and exposed.

The reason for the move to Tydd St Mary was that his parents moved there leaving another son in the farm House to take over running the farm, the situation is not ideal for security.

It is understood that some 40 acres of the farmland is or set aside and again it is stressed that the area of land proposed for the site is used mainly for

9280

storage, in effect farm yard area.

The existing buildings on the farm are all used as agricultural storage barns etc and it is not practicable to convert one of these to a dwelling without losing buildings which are needed by the farm. Also an application under agricultural need would not be suitable as the applicant would not meet the requirement for occupation.

No industrial estate or secure parking for the lorry, which is some 60'0" long, exists near to and the trailer cannot be left off the tractor unit as this would conflict with the applicants goods insurance.

Because of the size of the lorry the farmyard also is not large enough to accomodate it and that is why the HGV licence is based on the site used for the last 8 years.

Maintenance of the lorry is

carried out under contract at a garage some 1 mile from the site.

We would stress again that the land proposed would be given over to the applicant by deed of gift from his father and any loss of 'agricultural' land would not mean any loss of production by the farm as the area is not used in any case.

The applicant was born and bred in White Cross Farm and is local. His parents are trying to help their son and future daughter in law to establish a base and home which is only natural and although the proposal is one which may conflict with planning policy it is not one that has no substance or tries to confuse these policies.

The applicant has been very open as to his situation and working practices which is why he would readily accept a Section 106 Agreement and carry out any screening which may be required.

78. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

H12/0919/93 Mountains Road Haulage	Proposed use of industrial site for parking of 25 goods vehicles without complying with Condition 2 of H12/1111/85 at Main Road, Lutton Gowts.

(To give the applicants the opportunity to provide further information to support the application and to enable legal advice to be sought if necessary.)

H12/1036/93 Mountains Road Haulage	Change of use from agricultural to land associated with adjacent road haulage use at Main Road, Lutton Gowts.

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

H12/0938/93 Moutains Road Haulage	Convert existing building to goods vehicle maintenance building at Main Road, Lutton Gowts.

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

H21/1115/93 B.D. Groves Transport	O.A.	Dwelling and use of land for goods vehicle operation at White Cross Farm, Sutton St James.

(To give the applicants the opportunity to submit more detailed information to support the application and then to undertake a site inspection to assess the suitability of the site for proposal.)

H23/1170/93 Mr & Mrs T Glowczyk	Extension to dwelling at Bottle & Glass, Whaplode Drove, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H16/1188/93 Mr & Mrs S Grimston	Change of use of dwelling to office at 60 Little London, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

H16/1189/93 Mr & Mrs S Grimston	Change of use of workshop and office to dwelling at 60 Little London, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

28/2/94

Discussion with Mr Scores / Client Kenneth

Explained more information needed on:-

- (a) Nature of business — combined or not.
- (b) How business has been operated without him living for last 2 years on site ~~in~~ adjacent.
- (c) Way Kenny can be obtained within White Cross Farm complex.
- (d) Way he could convert existing Barns at White Cross Farm to residential use.
- (e) Security aspect — ~~no~~ recently theft & vandalism.
- (f) Insurance dimension.
- (g) Personal Hardship arising from refusal?

J. Hilmore.

Loweth Cowling Design,
16 Fleet Street,
Holbeach,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H21/1115/93

22 Feb 1994

Dear Sir,

ERECTION OF DWELLING AND USE OF LAND FOR GOODS VEHICLE OPERATION - WHITE CROSS FARM, SUTTON ST JAMES.

I refer to your application in respect of the above and write to advise you that at its meeting on 16th February 1994 the Planning Committee resolved that further discussions be undertaken with your Client before a determination of the application was made.

Accordingly, I would be obliged if you would contact my Officer, Mr J Blacklock, to arrange a suitable time and date.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

ENFORCEMENT INVESTIGATION

RECEIVED DATE 27.11.87 REVIEW [ ] REFERENCE E20/1664/87

ACK. BY [ ] DATE [ ]

ADDRESS/LOCATION WHITE CROSS FARM: SUTTON ST. JAMES.

SUBJECT TRACTOR UNIT BEING PARKED AT ABOVE ADDRESS

INFORMATION FROM A. ROFFE : 1 GREEN LANE : SPALDING

OBJECTIONS? IS PERMISSION REQUIRED

RELEVANT APPLICATIONS

OTHER AUTHORITIES/DEPARTMENTS INFORMED

TO	DATE	BY

RESULT OF INVESTIGATION

Is there a breach of planning control?

Explanation:-

Inspected 2/12/87

Recommended Action:-

Letter sent 7/12/87

INVESTIGATING OFFICER [signature] DATE 7.12.87

SENIOR OFFICER [signature] DATE 7/12

OBJECTORS NOTIFIED BY _____ DATE _____

SUBSEQUENT ACTION RECORDED OVERLEAF

KW/JH
E20/1664/87

Mr.A. Roffe,
Building Design and Plans,
1 Green Lane,
SPALDING,
Lincs.

7th December 1987

Dear Sir,

RE: WHITE CROSS FARM, SUTTON ST. JAMES

I refer to your letter dated 25th November 1987 raising the query as to whether Mr. and Mrs. C. D. Groves of the above premises requires planning permission to allow their son to park his tractor unit and trailer on their premises over the weekends.

As you quite rightly say, this matter falls within a grey area, but after an investigation and an inspection of the premises concerned, I feel that whilst the tractor unit and trailer are only being parked there during the weekend and that no inconvenience is likely to be caused to any other nearby dwelling, that planning permission will not be required at this stage.

However, I must reserve the right to review the situation in the event of any increase of a number of vehicles and activity in connection with this business in the future.

Yours faithfully,

B. Smith.

B. SMITH
DISTRICT PLANNING OFFICER

REPORT

E20/1664/87

MR. AND MRS. C. D. GROVES, WHITE CROSS FARM, SUTTON ST. JAMES
GOODS VEHICLE PARKED ON PREMISES

On Wednesday the 2nd December 1987 I visited the above premises as a result of a letter from A. Roffe, Building Design and Plans, 1 Green Lane, Spalding, enquiring as to whether planning permission was required for the son of the above named to park a tractor unit and trailer at the above premises.

I spoke to both Mr. and Mrs. Groves who informed me that their son who lives with them presently owns a tractor unit and hauls trailers owned by various companies. He is away on long distance journeys during the week and at the weekends he invariably has a trailer hitched to the back of his tractor unit in readiness for starting again on Monday morning and as such, has been parking the vehicle in their farmyard.

The premises consist of a farmhouse with a large farmyard at the rear with the usual farm buildings with a more than adequate means of access from a minor road just off the B1165 Tydd St. Mary to Sutton St. James' road.

There is only one other dwelling in the immediate vicinity of the farm, that being occupied by Mr. Groves' brother who has no objections to the tractor unit and trailer being parked in the farmyard.

Under the circumstances, it would appear that Mr. Groves Junior is merely using the yard in which to park his vehicle over the weekends and unless there is any appreciable increase in the number of vehicles used for this purpose, I feel that planning permission is not necessary at present.

However, I do feel that we must reserve the right to review the situation in the event of any appreciable increase in heavy goods vehicles using the yard.

KEITH WOODS
ENFORCEMENT OFFICER

KW/JH
7.12.87

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB

Tel. (0775) 3680

25th November 1987

Dear Sirs,

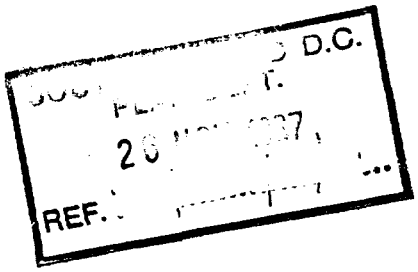
White Cross Farm,
SUTTON St. JAMES.

The farm is owned by Mr and Mrs C.D. Groves and run between themselves and one of their sons. The other son, B.D. Groves has a lorry, working as a long distance driver, hauling trailers for Cargo Care (similar to the well known Norfolk Line).

The problem is that at weekends one tractor unit and trailer with occasionally a second trailer, are parked in the farmyard and the question has arisen, whether planning permission is required. It is appreciated that permission would be necessary for full time use, but as this is a case of only parking vehicles off the highway at weekends, it falls within a 'grey area' and we would appreciate your observations.

The Ordnance reference for the site is TF 421.183.

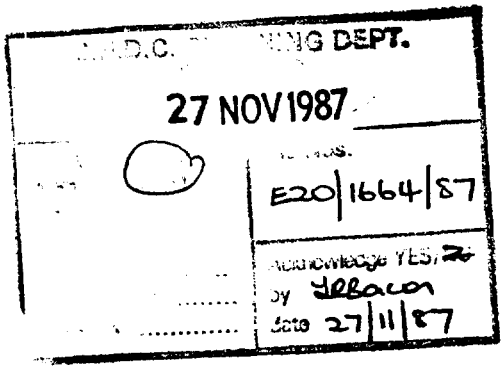
Thanking you,



Yours faithfully

A. Roffe.

A. Roffe.



South Holland District Council,
Planning Department.

Weekends only.
Neighbour is Mr. Crones brother & has no objections
Large Farmyard. Well back off Manor Road.
Good entrance & Exit. — Turning area in yard.
Son owns Tractor Unit & tows Company Trailers.

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

ENFORCEMENT INVESTIGATION

RECEIVED DATE	27.11.87	REVIEW		REFERENCE	E20/1664/87
ACK. BY		DATE			

ADDRESS/LOCATION WHITE CROSS FARM: SUTTON ST. JAMES.

SUBJECT TRACTOR UNIT BEING PARKED AT ABOVE ADDRESS

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E20/1664/87

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However, I must reserve the right to review the situation in the event of any increase of a number of vehicles and activity in connection with this business in the future.

Yours faithfully,

B. Smith.

B. SMITH
DISTRICT PLANNING OFFICER

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E20/1664/87

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KEITH WOODS
ENFORCEMENT OFFICER

KW/JH
7.12.87

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB

Tel. (0775) 3680

25th November 1987

Dear Sirs,

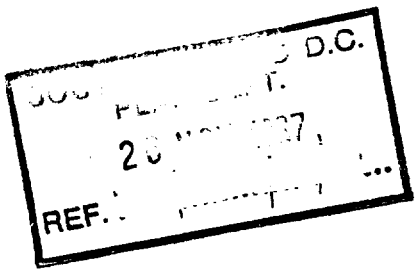
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SUTTON St. JAMES.

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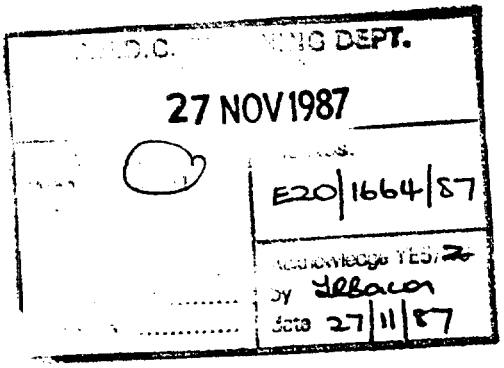
Thanking you,



Yours faithfully

A. Roffe.

A. Roffe.



South Holland District Council,
Planning Department.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.12.93

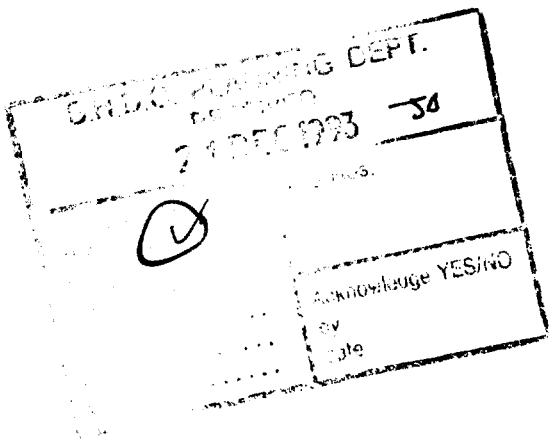
OUR REF: JC/SS/PC

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

Planning Application H21/1115/93
Dwelling and HGV, Sutton St. James

This is a relatively isolated location adjoining an existing agricultural premise which subject to appropriate conditions may be suitable for such purposes. If you are mindful to recommend approval then further information should be required.

for Director of Environmental Services



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: CHIEF ENVIRONMENTAL HEALTH OFFICER DATE: 17/12/93
OUR REF: JC/SS
TO: DISTRICT PLANNING OFFICER YOUR REF: H21/1115/93

Re: Proposal Dwelling / HGV - Environmental Considerations

The above proposals may have some effect on the environment or may be affected by neighbouring activity or potential development nearby. To assist us could you please arrange, through the applicant or otherwise, for the following information to be provided.

From the Applicant

~~A.1. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties.~~

A.2. Site layout giving details of proposed
i) construction and use of buildings
ii) construction of road and yard surfaces
iii) loading/unloading areas.

A.3. Activities to be undertaken on site including hours of operation of respective activities.

A.4. General hours of operation envisaged.

A.5. Number and type of vehicles and hours of operation.

~~A.6. B.S. 4142 1990 noise assessment including details of all types of plant and equipment to be used, noise levels at appropriate noise sensitive boundaries relative to the operation and siting of such plant and equipment together with details of frequency spectrum as appropriate.~~

A.7. Details of any noise attenuation measures to be implemented including construction and performance of any screening, enclosure etc., in relation to A6.

~~A.8. On site processes/activities giving rise to emissions to atmosphere of dust, fume, smell etc.~~

~~A.9. Detailed information on methods of disposal of noxious wastes.~~

~~A.10. Details of noxious or hazardous materials to be used/stored on site.~~

From Planning Dept

P.12. An up to date location and/or site plan showing all existing buildings on site and neighbouring properties and declaring any relevant outstanding planning consents for development on or near to the applicant site as indicated on site plan.

P.13 Any further relevant environmental technical data provided by the applicant or others.

P.14. Copies of any relevant objections received.

Chief Environmental Health Officer

Our Ref: GT.93/1/SH/0323
Contact: G. Thornalley

Date: 21st December 1993

NRA
National Rivers Authority
Anglian Region

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1993

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

Dear Sir,

Planning Application No. H21/1115/93

Proposal: **ERECTION OF A DWELLING & USE LAND FOR GOODS VEHICLE OPERATION.**
Location: **WHITE CROSS FARM, SUTTON ST JAMES**
Applicant: **B D GROVES TRANSPORT**

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R F Morgan
Planning Manager

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

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:

S.H.D.C. PLANNING DEPT.
RECEIVED
23 DEC 1993 55

21st December, 1993.

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

Dear Sir,

Planning Application No. H21/1115/93
Proposed Development at White Cross Farm, Sutton St. James.

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 Manor Hill Drain runs along the western boundary of the site.

It appears, therefore, that Clauses 1, 2, 3, 4, 5 and 6 of the aforementioned requirements may apply in respect of the proposed development.

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 B.D. Groves
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/A5F
Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H21/1115/93
Proposed Development at White Cross Farm, Sutton St. James.

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

I to use the roads all the
s of everyone involved will
ss and p[illegible]ious lives will

MRS J BAKER

Crescent
Dy

. GET NOISE NUISANCE

n the plans put forward by
ɔ and Produce Auction to
ormer Hortico site.
ɔncerned about the nuisance
ich will affect the immediate
ɔd.
s that the arguments used by
illors and planners to reject
supermarket by Fine Art
were groundless, as we are
d with a bigger problem.
dy lodged my complaint in

ɔns who feel aggrieved by
should write a short letter to
Planning, Department of
Building Contracts, Council
Road, Spalding, by
1993, and quote reference
057/93.

J G NOTTINGHAM

enue, Spalding

GLEED BOYS

s Free Press you published
nd article about the
done by the Allen School
sing £2,000 for Guide Dogs

, you incorrectly ascribed
ace as Gleed Girls School,
orrect venue is Sir John
ool where they meet every
ning.
re proud to host the Allen
e, Spalding Flower Lovers,
ball, Spalding Gymnastics
d South Holland Adult
ce. We are also shortly to
s of the Spalding all

truly a community school
ome other groups to share
e are available every day
t Christmas Day.

G R BROOKS
unity Education Manager,
d Boys' School, Spalding.
NOTE: Sorry about the
g.

TIC £2,100

hank all those who
the house-to-house
80 and street collection
tic £2,100.63, which is

aper I am always happy
cess of other charities.
well because of the
rosity of organisations,
and the people of
rict. Thank you all for
port.

CHRISTINE BRIGHTMAN
scular Dystrophy Group.

If current instalments are paid by direct debit future instalments will automatically be paid on the new dates without the need for further instructions to banks/building societies.
The law requires monthly instalments to be offered to everyone although some prefer to pay yearly or half yearly. These payments will need to be made by 1 April and 1 September to avoid reminders being issued as the monthly instalment plans will show as being in arrears after these dates if the yearly or half yearly payment has not been received.
Early notice of this change is given to allow taxpayers and ratepayers plenty of time to make financial provision for the payment of the new instalments on the new dates.

SOUTH HOLLAND DISTRICT COUNCIL

8c7037

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:
H09/1096/93
P. L. Ely (Contractors) Ltd FULL
Residential development — Phase 1 — Plots 1-12 inclusive.
Land off Park Lane, Holbeach, Spalding.
The following application(s) do not accord with the provisions of the relevant Development Plan.
H21/1115/93
B. D. Groves Transport OUTLINE
Erection of dwelling and use of land for goods vehicle operation.
White Cross Farm, Sutton St James, 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.
H11/0162/93
Mr and Mrs G. Elias LISTED BUILDING
To replace a window in the gable end of the property which was bricked up to match other gable end window.
The Lawns, London Road, Long Sutton, Spalding, Lincs.
H11/1074/93
National Westminster Bank ADVERTISEMENT
Erection of new fascia and projecting logo sign.
National Westminster Bank, 25 Market Place, Long Sutton, 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
November 30, 1993.

2d©WVN 7147 187/507LF30-11

MUSICAL

LARGE SELECTION of guitars, amplifiers, keyboards, etc. Tuition. We also buy for cash. Portass & Carter, Music Shop, Sutton Bridge. Telephone (0406) 350407 or 350266.
PIANOS. Stock clearance sale. New pianos at used prices. No reasonable offer refused. Nene Valley Pianos, Stamford 783272.

PIANOS

15/20 new and reconditioned instruments on display.
Part exchanges
Quality repairs and overhauls

White & Sentance
(Est 1867)
15c Southgate, Sleaford 7t2237
(0529) 302037
Open Sats until 4 pm
Weekdays — please ring

Applications are invited from local residents for the tenancy of allotment numbers, 1, 5 and 6 Brewery Field which became vacant on 11th October, 1993. Application forms (to be returned by 21st December, 1993) are available from the under-signed.

MOSSOP & BOWSER
Clerks to the Trustees
The Churchyard,
Long Sutton PE12 9JH
8c7036

HORSES, PONIES & RIDING

BAY MARE 16.1 hands. Basic dressage knowledge, good in all aspects. £2200 ono. Tel: (0860) 561792.
WISBECH RIDING Club Indoor Showjumping, Sunday, 5th December, Wallington Hall, King's Lynn. All welcome. Phone (0406) 22398 or (0945) 589521.

PETS

DOG TRAINING courses at Hares Leap Canine Centre. Puppies, beginners, responsible dog ownership, agility, gun dogs. Tel: (0780) 410580/54219.
GENTLE DOBERMAN Cross requires home. Staffordshire Bull terrier cross, Labrador. Other dogs and cross breed puppies. (0780) 783331.
GOOD LOVING home wanted for large female dog, marvellous with children. Sleeps out. Phone for more details (0406) 25329.
PEDIGREE YORKSHIRE terrier bitch puppy, KC reg, innoculated, 8 months old, good temperament. Tel: (0406) 330188.
SPRINGER SPANIEL puppies, ready now, black and white, liver and white. Tel: (0572) 757599.
BLAZEGATE Kennels and Cattery, Long Sutton. Vaccinated pets welcome. Collection and delivery available. Tel Holbeach 362057.
TWO 7 MONTH old greyhound pups, earmarked, £50 each. Tel: (0406) 370461.
YORKSHIRE Terrier Puppies, K.C. registered. Adorable babies, home reared. Tel 0205 290395.
AMBERSTAR Boarding Cattery. Insured, luxury, licensed cattery, spacious heated cabins, covered outdoor runs. Persian breeder. Kitten/Studs available. Holbeach 371 561.
DOG GROOMING with care, kindness and confidence. All breeds groomed to perfection by canine beautician. Collection service available. For appointments tel: Sue on Spalding 760576.
DOG GROOMING in your own home by Ch. show winning exhibitor. Specialist in Schnauzers, Terriers and Spaniels. Clipping and hand stripping. Please ring Huw Thomas on (020585) 222.

COUNTRY KENNELS CATTERY
GROOMING SALON
Tender loving care of your pets
PROFESSIONAL POODLE GROOMING
Call 0775 68318 for brochure
9c7091

ANDY & SANDY'S COMPLETE DOG GROOMING SERVICE
All breeds groomed with qualified, expert care
Handstripping, clipping or just a 'wash and brush up'
COLLECTION, DELIVERY, KINDNESS AT ALL TIMES
Tel: 0406 23266 for appointment
8e8237

RSPCA

Lincs East Branch. Charity Reg No 507301

HOMES!

We urgently need homes for young adult dogs and cats to get them well settled in before Christmas (puppies after the New Year).
This branch will stop rehoming on December 10th.
Tel: (0775) 712241 or (0205) 360016 or (0754) 610646
ALL THE SAME BRANCH, ALL THE SAME ANIMALS
5b660P

window cleaning business for sale. Long Sutton area. For details ring (0406) 363330.

SUB-POST OFFICE

Village near Spalding
Salary £10,300 per annum
Only five-day week
DETACHED HOUSE
Three beds. garden.
Freehold £59,000
Ref: 258
EAST OF ENGLAND BUSINESS TRANSFER CO
Tel: 0780 56066
2c6786

RESTAURANT
Spalding area

Trade £1000 weekly
LOVELY DETACHED HOUSE
Four beds. Garden. Garage.
Freehold £82,000
Ref: 121
EAST OF ENGLAND BUSINESS TRANSFER CO
Tel: 0780 56066
2c6788

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LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H21/1115/93

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		

2. Address or location

WHITE CROSS FARM, SUTTON ST JAMES.

3. Name, classification and number of road

~~II~~ B1165.

4. Date application referred 1-12-93

5. State whether outline, detailed application etc.

OL.

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

ERECTION of DWELLING & USE of LAND FOR GOODS VEHICLE OPERATION.

7. 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:—

Delete as appropriate

~~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: 2/12/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:— Subject to it being a personal permission

Delete as appropriate
- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) B21 Before the access to the dwelling is commenced ---

(2) Before the existing access is utilised for the applicants business operation the existing radii shall be increased to 10.5m and the access at the inner tangent points shall be 6.m wide

(3) F5

(4) The access for the H.G.V. shall, for the first 10m from the nearside carriageway edge, be suitably hardened to the satisfaction of the L.P.A

Delete as appropriate
- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

(2) B6

(3) F5

(4) to prevent unsuitable material from being deposited on the adjoining Class II County Road, in the interests of highway safety.

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

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H21/1115/93
Description: Erection of dwelling and use of land for goods vehicle operation

Location: White Cross Farm
Sutton St James
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 21-DEC-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

30-NOV-93

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* HUNTS GATE SUTTON ST JAMES

I give notice that *(b)* B. D. GRAVES

is applying to the *(c)* SOUTH HOLLAND DISTRICT Council

for planning permission to *(d)* VEHICLE AUCTION FOR CATTLE AND ASSOCIATED GOODS WITH AFFILIATED OWNERS WITH ACCESS

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PINCHBECK RD SPALDING

by *(f)* 10 / 12 / 93

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

†On behalf of B. D. GRAVES

Date 19 / 11 / 93

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:

(a) address or location of the proposed development

(b) applicant's name

(c) name of Council

(d) description of the proposed development

(e) address of the Council

(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3555
Date received : 23-NOV-93

Received from

B D Groves

Address

Clap Field Lodge
Mill Lane
Tydd St Mary

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

Signed.....
(Authorised Collector)

FILE COPY

APPLICATION REFERENCE: H21/1115/93 DATE RECEIVED: 23-NOV-93

TYPE: Outline

DESCRIPTION: Erection of dwelling and use of land for goods vehicle operation

LOCATION: White Cross Farm, Sutton St James.

APPLICANT: B D Groves Transport AGENT: Loweth Cowling Design

...RT TO PLANNI...
Date 16 FEB 1994

REASON FOR COMMITTEE CONSIDERATION

Departure from policy: recommended refusal.

RECOMMENDATION

Refuse Planning 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 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 encourage further similar proposals which would be difficult to resist.*

2 *The site is inappropriately located for the establishment of a heavy goods vehicle haulage use in so far as its use for the purpose proposed would entail the loss of agricultural land and detriment to the visual amenities of the area.*

COMMENTS

1 The applicant has been stationing the heavy goods vehicle on the access to White Cross Farm over a period of years to a limited extent for which permission is not required.

2 The application now proposes an area of agricultural land to be set aside specifically for parking and turning a heavy goods vehicle - in effect a haulage yard - in conjunction with agricultural land on which it is proposed

to provide a dwelling and associated garden. As such it is a use which is more than 'de minimis' and indeed has to be if the applicants need for a dwelling is to be given credence.

3 As the site lies in open countryside, the proposed haulage use is inappropriately located, and contrary to policy (Section 54A applies). The existing parking arrangements for the lorry could continue and the applicant could live elsewhere. It is understood that the applicant presently lives away from the site at Tydd St Mary. There are no compelling planning reasons for them necessarily being associated on the same site. The submissions made by the applicant relate to personal circumstances, and in my judgement, are not planning considerations nor justifiable reasons for overriding planning policy.

4 Under the present policies relating to development in rural areas (and the provisions of Section 54A of the Planning Act) it is for applicants to demonstrate that there are overriding grounds to permit applications contrary to policy; in this case, no agricultural claim has been made. The applicant is an owner/driver of one lorry, which for most of the time is on the continent or off site. This does not amount to justification to permit the erection of a dwelling. The fact that the land is available from the applicants parents cannot be seen as planning justification. A further concern is that if granted, there could be pressure to either increase the use of the site, or at some future date sell on to a bigger operator.

REPRESENTATIONS

Parish Council: No comments received.

Environ Services: This is a relatively isolated location adjoining an existing agricultural premise which subject to appropriate conditions may be suitable for such purposes.

Applicant:

- White Cross Farm in ownership of applicants family, a local family.
- Applicant is engaged to be married and his father is prepared to pass to him by deed of gift, the land the subject of the application for the erection of a dwelling and the parking of his lorry.
- Applicant has run his own haulage business from 1987 with one heavy goods vehicle. Most of his work is on the continent but at weekends and for other short periods of time, the vehicle has been parked, since 1987, on or adjacent to the access to White Cross Farm.
- In fact, the applicant has an HGV Operators Licence, expiring in February 1998, relating to the site where he currently stations the vehicle.
- The site would be screened with hedging and tree planting.
- Applicant would accept a Section 106 Agreement tying the dwelling to the operation of a haulage business.

H21/1115/93



H21/1115/93 0380/2

* NEW PLANTING TO SITE BOUNDARIES TO BE HAWTHORN HEDGE. PLANTING HT. 1.M. NEW TREES TO BE MIX OF SILVER BIRCH AND ROWAN PLANTING HT 1.5M. 16NO IN ALL.

NOTE HEDGE TO BE ALLOWED TO GROW TO MIN HT. 2.0M.

EXIST HEDGE TO 12'H AND EXIST. TREES TO REMAIN.

EXIST. FIELD ACCESS

PARKING/TURNING AREA FOR LORRY. SURFACED HARDCORE+GRAVEL

EXIST YARD ACCESS.

SUGESTED SEPTIC TANK POSITION.

COTTAGE STYLE 3 BED DWELLING TO SHDC REQUIREMENTS.

DRIVE+TURNING HEAD TO DWELLING TO HIGHWAYS REQMTS.

NOTE. NO NEW TREES OR BUILDINGS WITHIN 9.0M OF DRAIN.

HUNTS GATE

EXIST. ACCESS AND R.O.W FOR LORRY.

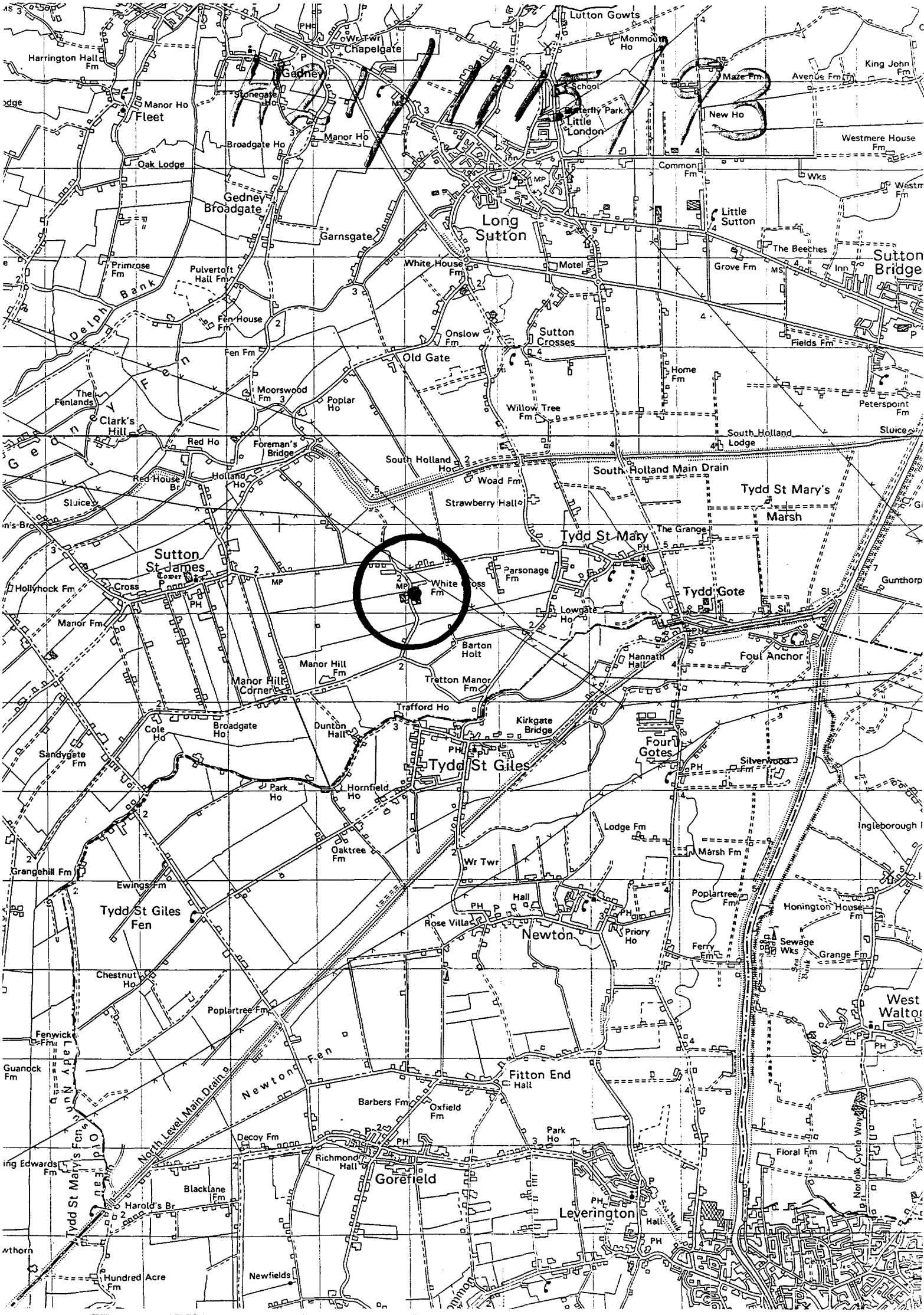
3NO EXIST. TREES TO FRONTAGE TO REMAIN.

NEW ACCESS TO HIGHWAYS AND DRAINAGE BOARD REQUIREMENTS. DOMESTIC USE ONLY.

SOUTH HOLLAND D.C.
PLAN DEPT.
23 NOV 1993
REF 1115/93

BLOCK PLAN.
SCALE 1:500

NOTE. AREA OF SITE USED MAINLY FOR LOADING AND BEET STORAGE AT PRESENT.


Lutton Gowts
Monmouth Ho
Harrington Hall Fm
Chapelgate
Gedney
Stonegate
Manor Ho
Fleet
Broadgate Ho
Manor Ho
Oak Lodge
Gedney Broadgate
Garnsgate
Long Sutton
Butterfly Park
Little London
New Ho
Maze Fm
Avenue Fm
King John Fm
Westmere House Fm
Common Fm
Wks
Little Sutton
The Beeches
Sutton Bridge
Grove Fm
Inn
Primrose Fm
Pulvertoft Hall Fm
White House Fm
Motel
Delph Bank
Fen House Fm
Onslow Fm
Sutton Crosses
Fields Fm
Fen Fm
Old Gate
Home Fm
Moorswood Fm
Poplar Ho
Willow Tree Fm
Peterspoint Fm
The Fenlands
Clark's Hill
Red Ho
Foreman's Bridge
South Holland Lodge
Sluice
South Holland Ho
South Holland Main Drain
Red House Br
Holland Ho
Woad Fm
Tydd St Mary's Marsh
Strawberry Hall
Sluice
Tydd St Mary
The Grange
Sutton St James
Parsonage Fm
Hollyhock Fm
Cross
White Cross Fm
Gunthorpe
Tydd Gote
Manor Fm
Lowgate Ho
Barton Holt
Foul Anchor
Hannath Hall
Manor Hill Fm
Manor Hill Corner
Tretton Manor Fm
Trafford Ho
Kirkgate Bridge
Cole Ho
Broadgate Ho
Dunton Hall
Four Gotes
Sandygate Fm
Tydd St Giles
Silverwood Fm
Park Ho
Hornfield Ho
Lodge Fm
Ingleborough
Oaktree Fm
Marsh Fm
Grangehill Fm
Wr Twr
Ewings Fm
Poplartree Fm
Hall
Tydd St Giles Fen
Rose Villa
Newton
Priory Ho
Honington House Fm
Ferry Fm
Sewage Wks
Grange Fm
Chestnut Ho
Poplartree Fm
West Walton
Fenwicks Fm
Guanock Fm
Newton Fen
Fitton End Hall
Barbers Fm
Oxfield Fm
North Level Main Drain
Decoy Fm
Park Ho
Richmond Hall
Floral Fm
Gorefield
Blacklane Fm
Harold's Br
Leverington
Sea Bank Hall
Tydd St Mary's Fen
Hundred Acre Fm
Newfields

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 21st March, 1994.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

Mr. J.R. Pearl	Mr. J.A. Dobney	Mr. W.D. Skells
Mrs. P.J. Buffham	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. N.P. Judge, M.B.E	Mr. R.C. West
Mrs. D.F. Davies	Mr. A.E. Naylor	Mr. M.C. White

The Deputy Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Principal Committee Officer.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors T. Bray, C.J.T.H. Brewis, E.N. Davies, J.T. Davis and M.S.L. Rollinson.

164. MINUTES

The Minutes of the meeting held on 28th February, 1994 were signed by the Chairman as a correct record.

165. PLANNING APPLICATIONS

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

Plan No. & Applicant		Proposal
H21/1115/93 B.D. Groves Transport	O.A.	Dwelling and use of land for goods vehicle operation at Whitecross Farm, Sutton St James.

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

H05/0689/93 Temples Transport	Change of use of agricultural land to haulage yard including means of access at land off Fleet Road, Fleet.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to negotiate with the applicant on the basis that the proposals are acceptable in principle subject to the applicant's existing site at Fleet Hargate ceasing to be used as a haulage yard and an application for a more compatible use thereof (e.g. residential) being submitted, and a further report be submitted to a future meeting on the outcome of those deliberations.

H13/1093/93 DGM Properties Limited	Bungalow and garage at Plot 2, The Sidings, off Station Road, Moulton.

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

9380/2

* NEW PLANTING TO SITE BOUNDARIES TO BE HAWTHORN HEDGE. PLANTING HT. 1.M. NEW TREES TO BE MIX OF SILVER BIRCH AND ROWAN PLANTING HT 1.5M. 16NO IN ALL.

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EXIST YARD ACCESS.

SUGESTED SEPTIC TANK POSITION.

COTTAGE STYLE 3 BED DWELLING TO SHDC REQUIREMENTS.

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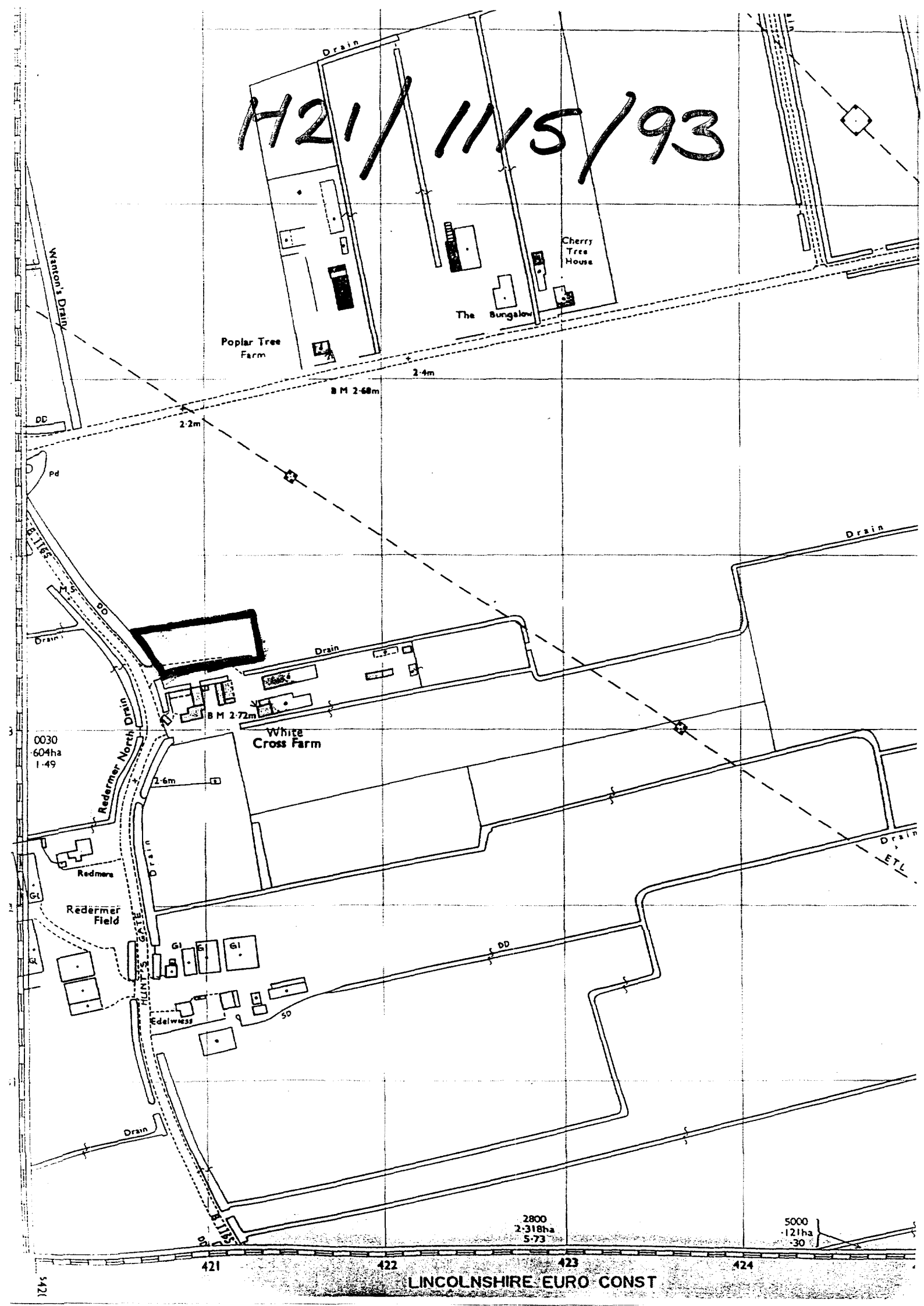
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PLAN DEPT.
23 NOV 1993
REF 1115/93

BLOCK PLAN.
SCALE 1:500

NOTE. AREA OF SITE USED MAINLY FOR LOADING AND BEET STORAGE AT PRESENT.


H21/1115/93
Drain
Wanton's Drainy
Cherry Tree House
The Bungalow
Poplar Tree Farm
2·4m
B M 2·68m
DD
2·2m
Pd
B 1165
DD
Drain
Drain
Drain
B M 2·72m
White Cross Farm
0030
·604ha
1·49
Redermer North Drain
2·6m
Redmere
Redermer Field
HUNT'S GATE
Drain
Gl
Gl
Gl
DD
Edelweiss
SD
Drain
B 1165
DD
ETL
2800
2·318ha
5·73
5000
·121ha
·30
421
422
423
424
LINCOLNSHIRE EURO CONST

H21 / 1115 / 93

