

APPLICATION NO. : H22.0669.92.....

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Town and Country Planning Act 1990

Planning Permission

Reference: H22/0669/92

Received: 19-JUN-92 Type: FULL

Name: Mr R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New Chalet Bungalow and Double Garage

Location : Delgate Farm Foote's Drove
Weston Hills 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 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 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.

- 3 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.

- 4 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.

- Done*
- 5 Before the proposed chalet bungalow is occupied, a corn store shall be erected and be operational at Delgate farm in accordance with the advice contained in the letter received by the Local Planning Authority on 10 November, 1992 and the Agricultural Determination, H22/1276/92.

Reason: The justification for this dwelling hinges on the development of the farmyard in the interests of Planning Policy.

- Approved
11/5/93*
- 6 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 19 January, 1993.

Director of Planning and Building Control Services
28-JAN-93 H22/0669/92

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.

Site Boundary

19000

353

354

355

B1357 To Moulton Chapel

365

366

PROPOSED
SITE

360

363

375

FOOTE'S GROVE

364

376

PLANNING APPLICATION

For office use only

Application No. H22/0669/92

Date Registered 17 JUN 92

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. R. L. DIGGS

FAIRVIEW FARM

MILL DROVE

COWBIT

SPALDING, Lincs.

PE12 6AG.

Tel. No. 0406 280864.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

RICHARD J. DIGGLE

OAK HOUSE, VICARAGE CLOSE,

HOUSEBACH ST. JOHNS,

SPALDING, Lincs., PE12 8RS.

Tel. No. 0406 34 376.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DEL GATE FARM, FOOTES DROVE,

WESTON HILLS, SPALDING, Lincs., PE12 6DH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW CHALET BUNGALOW AND DOUBLE GARAGE.

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £110-00. If you consider no fee is payable include a written explanation instead.

Signed.....

Date 17 JUNE 1992

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

or This is an **outline** application

(✓)

✓

Now complete Parts 3, 4 and 5 and an Ownership Certificate

Please state Site Area

(Hectares)

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

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☐

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

☐

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

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

ONE

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

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

8.300

sq. metres

(b) max. length:

15.500

metres

(c) max. width:

8.520.

metres

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

BUTTERLEY ALLEGEY NORFOLK MIXTURE (MULTI-BROWN) FACINGS.

D. Please state type and colour of roofing materials.

MARLEY MENDIP ANTIQUE

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

YES

OR

PANTILES.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

AGRICULTURAL 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: FOOTE'S DRIVE.

Will there be -

Individual access(es)

☒

New estate road

☐

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

ONE DOUBLE GARAGE WITH DRIVE AND TURNING AREA.

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

TO SOAKAWAYS.

NO.

Mains sewer

☐

Cesspool

☐

Septic tank

☒

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

YES

→ If so, please give details in Part 6

NO

NO

NO

NO.

→ If so, please complete Part 7

N/A.

→

Date:

Consultee(s):

NO.

→

Application No.:

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

Continue on separate sheet if necessary. NEW DWELLING FOR FARM OWNER.

PLEASE SEE ATTACHED LETTERS AND MINISTRY APPRAISAL.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please completePlease tick **one** box and complete B if necessary

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

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

This new total includes the following net floorspace:

Retail sq. m.Office sq. m.Industrial sq. m.Warehousing sq. m.Other sq. m.

If so, please state use:

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

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).

PART 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 (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.

State Name and address of owner: State Date notice served: 17. 6 92

G. A. BIGGS
54 STONE GATE, COWBIT.
Signed (Applicant/Agent) Date 17 JUNE 92.

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 (Applicant/Agent) Date 17 JUNE 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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

one notice completed served by

Signed Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours *No*

Other

Boundaries

Site Features

Inspected by: *PJM*

date: *7-7*

Case Officer Conclusions (issues)

Site located in a gap between 2 large trees, Street - total House to S. with old brick / m. walls, also some new modern sheds Low a little. Also have some small trees. *Photography in hand*

Case Officer Recommendations (summary) (details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against material objection

Yes

No

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

(Reason:

Other circumstances needing Committee decision

Yes

No

Flagged by Senior Officer
Signed

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic.

No

Yes

ANY ONE
OF ABOVE

Nil fees (not first
Submission)

Other info. viz:
Signed

Committee
report

Sub-Committee:

SV recommended

Est./Ind. recommended

Delegation
confirmed by
Senior Officer

Recommendation/draft report produced

APPLICATION REF:

Siting Design Ext App Access Lands

Art 7 (Outlines)

RM Checklist:

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

Publicity : General

Departure

Setting of LB Viz

Residents (Postal):

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 :

REVALIDATION AFTER DIRECTION

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued No. A300

Date First Received 17 JUN 1992

REGISTRATION

REFERENCE H22/0669/92

Cross-Ref R

Date 18/6/92

VALIDATION

Date 17/6/92

Type full Earliest permission date (Cert B)

Site area No. of dwellings Floorspace

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

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous

Current

Description

Technical:-

Certificate

Site plans

Description

Accuracy

Incomplete form

S65 Advert required

--

Expiry date

Fees:-

Nil fee - previous app

- type

Discounted fee

Ref

Reason

Correct fee £ 110

Additional £

Receipt no.

Refund

£

Issued

CONSTRAINTS

Date 22.6

Index Sheets 296 OS Nos

Grid Ref 5 98060

317980

Ward X Parish WESTON

TR Rural

TR Bypass

Level crossing

Footpath

Ca

LB

TPD

Other

Grade

Inside TPO Inside LP Area

Linked to site Ref

Linked to property

Ref 0284242

Planning Records:

Earlier apps

3 Reg Records:

Already submitted Ref

Requested

Inputs completed

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H22/0669/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H22/0264/96

Received: 21-MAR-96 Type: CONDITION COMPLIANCE

Name: Mr R Biggs

Agent: Mr R Biggs

The Limes, Foote's Drove Farm

The Limes, Foote's Drove Farm

Moulton Chapel Road

Moulton Chapel Road

Moulton Chapel

Moulton Chapel

Spalding Lincs PE12 0XE

Spalding Lincs PE12 0XE

Description: Details of landscaping (Condition 3 of application
H22/0669/92)

Location : The Limes, Foote's Drove Farm Moulton Chapel Road
Moulton Chapel Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS
BEEN GRANTED for the details submitted for the purpose of conditions
attached to the planning permission, subject to any conditions below:

sgd S A WALTHAM
Director of Housing and Planning Services

19-APR-96 H22/0264/96

As check.

- a. Recommendation - DPBS authorisation after 106 agreement, agreement to move dwelling, & on condition (inc erection of store/dryer on site)
- b. Minute 604(d) - 106 as recommended.
- agreements to move dwelling + woodland + end of Fairview dryer
- "agreement" renders condition 4 in need of change.
- c. Minute (15/9/92) 659 - 604(d) amended - ~~only 'end of Fairview dryer' remains~~
- resiting not being insisted upon
- d. Minute 722 (30/9/92) - 659 amended - only 'end of Fairview dryer' remains (satisfactory discussions)
- e. { 106 Agreement entered into
Position re dryer/storer confirmed in correspondence.
Conditions imposed - extra one on materials
- revised condition 4 in light of minute 604 etc and result of discussions.

Conclusion

Normal authorised decision - decision issued is a delegated one.

If it were not so, decisions would not be "DPO authorised", but "subject to ---" grants. Conditions in other reports are indicative not binding.

As.

Cllr Barker asked me about hedging.

Visited site has already got hedge + trees in ground/near house.

Reply Cllr Barker back - need Scheme showing what he's done / intends to do - should be to seal. If he needs help get him to contact me. Cllr Barker agreed to do that

POM 20-2

Brian

Committee Tom Baker phoned. Should like you to
show him a copy of the Kings Cross application.

He said that condition ~~###~~ 5 was not
authorised by the council.

I have done some quick research, and
have flagged the following in the report:
1. Additional condition in the report,

① Original report

2) Port Committee note reflecting what has
been working.

and

Minutes of committee ^{26/8/94} which makes no reference
to recommended condition.

3) Minutes of committee 17/8/94 on condition notes
of 17/8/94 & 18/8/94 relating to condition affecting
condition 1.

4) Minutes of Council 21/8/94 further considering the
17/8/94 note. The committee had delegated
authority, but still no change to condition.

5) Letter from agent clarifying situation, in particular
the site at Foote's Drive, which guided the re-traffic
of road ~~###~~ 4, not condition 1.

Thank you very much!

11/9/94

Mr B Smith

DEBCS/SAH
H22/0669/92

Mr E L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding
Lincs PE12 6AS

10 February 1993

Dear Mr and Mrs Biggs

New Bungalow at Deigate Farm, Weston Hills

Further to our recent meeting, I write to confirm the points we discussed and my interpretation of how the planning conditions might be applied given your intentions.

- (a) You agree that the join store is planned to be operational prior to occupation of the dwelling.
- (b) Samples of the materials need to be approved before they are used, but there is no objection to you commencing the building providing samples are approved before the work goes above ground level.
- (c) The intention of the landscaping condition is to achieve a good scheme, and there is no objection to the submission being delayed until the dwelling is occupied, provided it is carried out within the two year period which should still prove possible.

Yours sincerely



B Smith MKTH
Director of Planning and Building Control Services

c.c. Mr. T. Barker
c.c. Mr. B. Alcock

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/0669/92

Received: 19-JUN-92 Type: FULL

Name: Mr R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New Chalet Bungalow and Double Garage

Location : Delgate Farm Foote's Drove
Weston Hills 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 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.

- 3 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.

- 4 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.

- 5 Before the proposed chalet bungalow is occupied, a corn store shall be erected and be operational at Delgate farm in accordance with the advice contained in the letter received by the Local Planning Authority on 10 November, 1992 and the Agricultural Determination, H22/1276/92.

Reason: The justification for this dwelling hinges on the development of the farmyard in the interests of Planning Policy.

- 6 Before the development hereby permitted is commenced ^{samples} ~~details of the type and colour~~ of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 19 January, 1993.

21-JAN-93

AD check... *AP 21/1*.....

Authorised to issue (inc Delegation)... *un 26/1*...

H22/669/92.

Grant Permission.

1)
2)
3)
4)

Sc 39

Sc 21

Sc 27

Before the proposed chalet bungalow is occupied a corn store shall be erected and operational at Delgate farm in accordance with the ~~the~~ advice contained in the letter received by the L.P.A on 10 November 1992 & the Agricultural Determination, H22/1276/92.

Reason. The ^{justification} ~~need~~ for this dwelling hinges on the ~~the~~ development of the ^{farm} yard in the interests of Planning Policy.

5)

Sc 12

(Samples)

- SNI

Plans received

19-1-93

PLANNING AMENDMENT

For office use only

Application No.

H22/669/92

Date registered

Case Officer

19 JAN 1993

PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

A.

☐

or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

B.

☐
☐

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As NOW PROPOSED, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C.

Validation

Adequate detail
Acknowledged

☐

Confirmed

..... HTL
HTL

Liaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

.....

Officer

Amended plans received

☒

No further action

Amended plans needed

☐

Reference 7.34/92

New application needed

☐

New submission requested

.....

Indexed

..... HTL

Principal
D.C.
Check

Case
Officer

Case Officer: Check List

BC liaison — see above

Technical consults
needed?

☐

viz

sent

Site inspection
needed?

☐

Site notes:

A.
Post
Decision

Immaterial/acceptable
as amendment

☐
☐

New application needed

☐
☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
Application

Same char/desc.
(refer to Admin.)

YES NO

YES NO

Publicity/residents required

NO YES

NO YES

Too significant

NO YES

NO YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

1 copy to Regt

Signed:

Date:

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

Cam



Application no: H22/0669/92

Type: FULL

Applicant: Mr R L Biggs
Tel: 0406 380864

Agent: Richard J Diggle
0406 34 376

Description: New Chalet Bungalow and
Double Garage

Location: Delgate Farm
Foote's Drove
Weston Hills
Spalding Lincs

Valid date: 19-JUN-92

Terminal date: 14-AUG-92

Target dates:

Target Committee: 05-AUG-92

To case officer 24-JUN-92

Report deadline: 22-JUL-92

Inspected by 29-JUN-92

Extra contacts 04-JUL-92

Case Officer:

Report if not clear by 24-JUL-92

P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Weston PC	0406 370669	23-JUN-92	07-JUL-92
Cllr T Barker	0406 380787	23-JUN-92	07-JUL-92

LCC - Obs Attached J2 CB 23/6/92

*Support from lot of
land and site.*

SOUTH HOLLAND DISTRICT COUNCIL
MEMORANDUM

FROM: Director of Administration

TO: Director of Planning
and Building Control Services

REF: PC/KS/PL.655

REF: GS/JJ

DATE: 12th January 1993

SUBJECT: PLANNING APPLICATION NO: H6/0669/92 : NEW CHALET, BUNGALOW AND DOUBLE GARAGE, LAND AT FOOTE'S DROVE AND MILL DROVE, WESTON HILLS.

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

S.H.D.C. PLANNING DEPT. RECEIVED 13 JAN 1993	
Advances of DPO DCPO BS JC ACP	for info.
Action by	Approved YES/NO
Discussed with	by
Copy to	date

S O U T H



H O L L A N D
DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

ROLAND LESLIE BIGGS

re

new chalet, bungalow and double garage,
land at Foote's Drove and Mill Drove, Weston Hills

I hereby certify that
this is a true copy of the
planning obligation relating to
land at Foote's Drove and Mill Drove,
Weston Hills

R. G. G.

.....
Director of Administration

THIS DEED is made the 13th day of January

One thousand nine hundred and ninety-three 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 ROLAND LESLIE BIGGS of Fairview Farm Mill Drove Cowbit 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 by his agent dated the seventeenth day of June one thousand nine hundred and ninety two applied to the Council for planning permission for a new chalet bungalow and double garage on the land edged red on the plan annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H22/0669/92 ("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 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 _____

THE COMMON SEAL of THE SOUTH

HOLLAND DISTRICT COUNCIL was

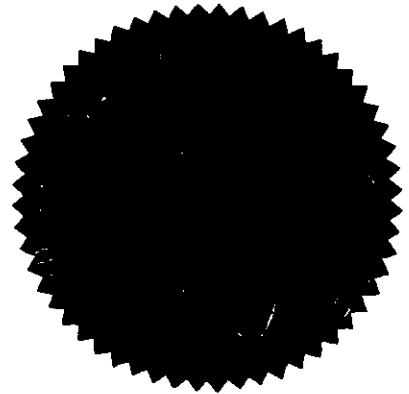
hereunto affixed in the presence of

[Signature]

Chairman of the Council

[Signature]

Director of Administration



5753

SIGNED AS A DEED by the said

ROLAND LESLIE BIGGS

R. L. Biggs

in the presence of:-

Witness

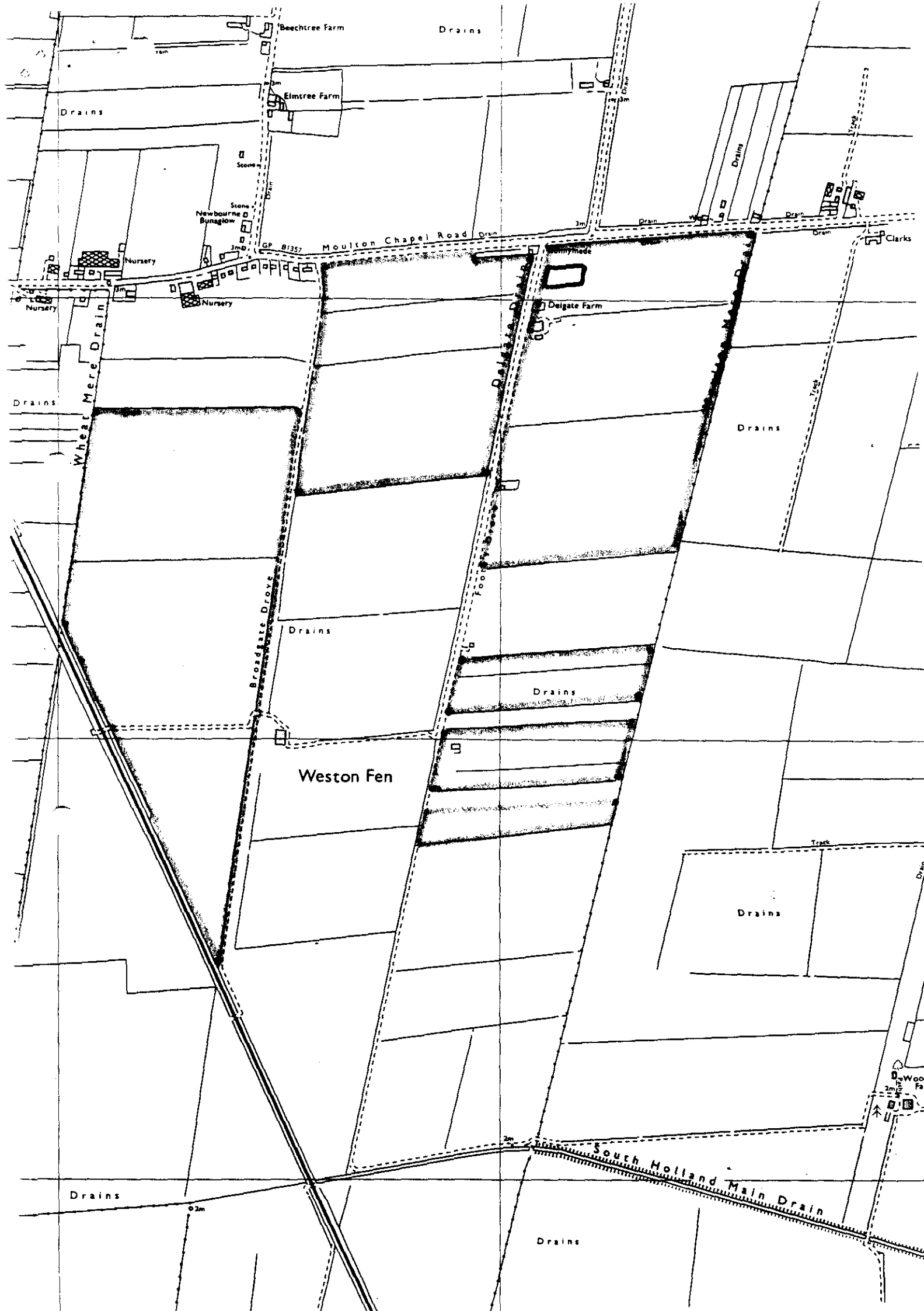
M. T. Clarkson

Address

*Tranee
Broadgate House
Merton Chapel Rd
Cowbit
Surrey*

Occupation

RT Farmer



Reming Mr Diggle

S106 is apparently signed.

I still await amended book plans

He will ~~be~~ deliver them by Monday

For 14-1-93

Robbie Statan informed me that footings
dug out 17-12-92

Planning not yet issued, awaiting agreement
to be signed, Footing not in correct place.

I doubted if could accept as an amendment

18-12-92 Robbie phoned, Mr Goff +
Mr Duggle in phone, made appointment to see them
at 10 am. Rang JMB to see how plans + 106
were doing. P.C. wanted 1:10000 plans changing
to show only holding around Delgate Farm. The originals
were sent 12-11-92. Amendments were hand delivered
by PDR on 18-12-92 i.e. same day

Saw Mr Duggle + Mr Goff advised them PDR +
NRM accepted amendment would be ok. Plans to
be submitted. Advised that P.P. not issued,
jumping the gun. 106 still needs signing +
outlined above re hold up. PDR 18-12-92 P50

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H22/0669/92

Your Ref:

Date: 12 Nov 1992

H22/0669/92 - MR R L BIGGS, NEW CHALET BUNGALOW AND DOUBLE
GARAGE, DELGATE FARM, FOOTE'S DROVE, WESTON HILLS.

With reference to the above it was considered at the Planning Committee on 26th August, 1992. It was resolved that planning permission should be granted, subject to Mr Biggs first entering into a Planning Obligation under the provisions of Section 106. This is to ensure that the proposed dwelling remains tied to the farm unit, of which it will form an integral part.

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

1. A copy of the planning application form.
2. Six 10,000 site location plans indicating the curtilage of the site, the subject of the Agreement edged red, with the other land owned by the applicants edged blue.
3. Confirmation that the applicant is willing to enter the Agreement.

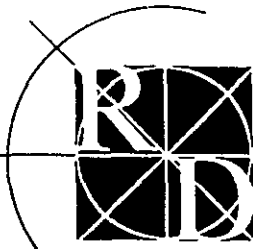


G Smith
Technical Assistant

Enc.



Richard J Diggle



Building Design Consultant

Director of Planning and Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincs
PE11 2XE

5 November 1992

For the attention of: Mr P Udy

Dear Sirs

APPLICATION NO: H22/0669/92
NEW CHALET BUNGALOW & DOUBLE GARAGE : DELGATE FARM : FOOTE'S DROVE :
WESTON HILLS : MR R L BIGGS

Thank you for your letter dated 22 October 1992.

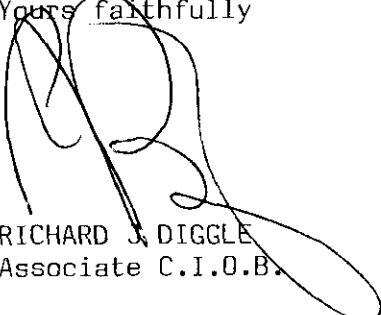
I have now been able to consult with Mr Biggs and inform you of his intentions as follows:

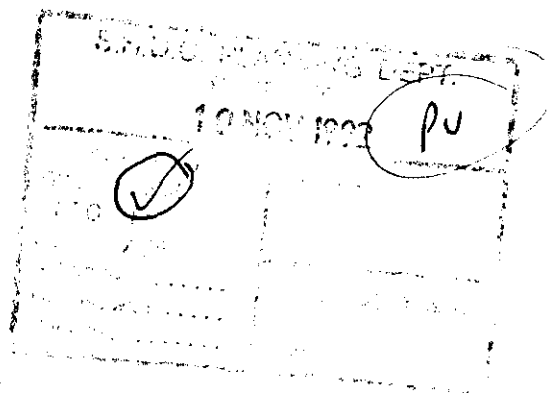
1. Mr Biggs is agreeable to entering into the Section 106 Agreement.
2. Mr Biggs intends to discontinue the use of the grain store and drier at Fairview Farm but does not intend to dismantle the building for re-erection at Foote's Drove. Although parts of the drier will be moved and re-erected, the proposal is to construct a new and bigger grain store at Foote's Drove.

With this in mind, I would be grateful if you would advise me of the regulations governing planning permission in respect of agricultural buildings so that I can assess if planning permission will be needed for the new grain store.

I trust this information now satisfies the requirements for planning permission to be granted and look forward to hearing from you shortly.

Yours faithfully


RICHARD J. DIGGLE
Associate C.I.O.B.



Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone 0406 34 376

*Chalet
Sent
green*

*Phoned Mr Diggle 11-11-92
to ask how much further
kind off will done over which
is off the plan. He will
respond. PM*

Mr R J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding
Lincs

Mr P J Udy

PJU/JP/
H22/0669/92

22 October, 1992

Dear Sir

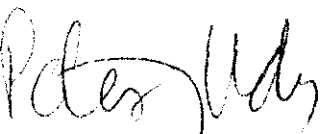
New Chalet Bungalow & Double Garage - Delgate Farm, Foote's Drove,
Weston Hills

I write further to my letter dated 9 September, 1992, to advise you on the current situation.

As you may be aware, since this planning application was considered by the Planning Committee on 26 August, 1992, the Minutes have been altered. The planning application has been granted planning permission, subject to Mr Biggs first entering into a planning obligation made under the provisions of Section 106 of the Town & Country Planning Act, 1990. This is to ensure that the proposed dwelling remains tied to the farm unit, of which it will form an integral part. The Committee also resolved that the granting of planning permission was subject also to satisfactory discussions between the Director of Planning & Building Control Services and the applicants in respect of the discontinuance of use of the grain store and drier at Fairview Farm.

I would therefore be grateful if you would write and inform me whether your client is agreeable to enter into the Section 106 Agreement and also advise me on the intentions of your client on discontinuance of the grain store. This should include whether the grain store is to be discontinued, whether it is to be dismantled and whether it is to be re-erected at Foote's Drove.

Yours faithfully



JP
N R MIDLEN
Principal Planning Officer

Minutes of the Meeting of the **SOUTH HOLLAND DISTRICT COUNCIL** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 30th September, 1992.

PRESENT

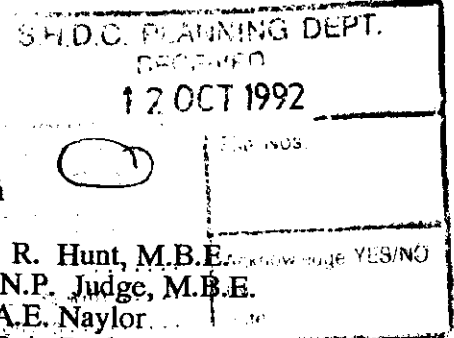
Councillors:

Mr. W.D. Skells - Chairman
Mrs. A.M. Newton - Vice-Chairman

Mr. B. Alcock
Mr. T. Barker
Mr. A.J. Biggadike
Mr. M.D. Booth
Mr. T. Bray
Mr. C.J.T.H. Brewis
Mrs. P.J. Buffham
Mr. N.I. Capes
Mr. B. Chappell
Mr. E.J. Clarey
Mr. J. Clark

Mr. R.C.P. Cowan
Mr. B.J. Davies
Mr. J.T. Davis
Mr. D. Dewsberry
Mr. J.A. Dobney
Mr. C. Evans
Mr. B. Fines
Mr. C.F. Fisher
Mr. J. Goodley
Mr. G.J. Hawkins

Mrs. R. Hunt, M.B.E.
Mr. N.P. Judge, M.B.E.
Mr. A.E. Naylor
Mr. B.A. Paul
Mrs. A.J. Teale
Mr. D.A. Tennant
Mr. T.G.M. Tyler
Mr. D.S. Venni
Mr. R.C. West
Mr. M.C. White



The Chief Executive, the Director of Administration, the Director of Environmental Services, the Director of Finance, the Director of Housing and Property Services and the Director of Planning and Building Control Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors E.N. Davies, Mrs. E.O. Hall-Patch, J.R. Pearl, M.S.L. Rollinson and G. Teale.

718. **MINUTES**

The Minutes of the meeting held on 29th July, 1992 were signed by the Chairman as a correct record.

719. **COUNCILLOR D.S. VENNI**

The Chairman welcomed Councillor D.S. Venni to the meeting following a period in hospital.

720. **CHAIRMAN'S ANNOUNCEMENTS**

(a) Britain in Bloom Competition

The Chairman announced that in the regional Britain in Bloom Competition Spalding and Holbeach had both won their respective categories and in addition Spalding had taken part in the national finals. The Chairman congratulated and thanked all those who had contributed to the success. Whilst Long Sutton had not won in its class, the Chairman thanked and congratulated all those involved for their efforts.

(b) Chairman's Reception

The Chairman reminded members that replies to invitations to his Reception at South Holland Centre on 15th October were due to be returned by 5th October, 1992.

(c) Council Photograph

The Chairman advised members that orders for the official Council photograph were required to be submitted by 30th October, 1992.

SOUTH HOLLAND DISTRICT COUNCIL - 30th September 1992

721. PLANS SUB-COMMITTEE

Consideration was given to the Minutes of the meetings of the Plans Sub-Committee held on 27th July, 7th August, 17th August and 7th September, 1992.

RESOLVED:

- a) That subject to (b) and (c) below, the Minutes be approved and adopted;
- b) That in respect of Minute 598(c) of the meeting held on 7th August 1992 (Spalding and Pinchbeck Local Plan Review: Economic and Industrial Development Proposals) the fourth line be amended by deleting "H14/0304/92" and substituting "H14/0831/92";
- c) That in respect of the meeting held on 17th August 1992, Minute No. 598 (Minutes) be renumbered 598A.

722. PLANNING COMMITTEE

Consideration was given to the Minutes of the meetings of the Planning Committee held on 5th August, 26th August and 15th September, 1992.

RESOLVED:

- a) Subject to (b) below, the Minutes be approved and adopted;
- b) That Minute 659 of the meeting held on 15th September, 1992 (Minutes) be amended by deleting "(i)" in line 4 and all that following the words "Fairview Farm" in line 5 upto and including the words "commercial woodland" in line 8.

(Councillor M.D. Booth declared an interest in Minute 666/92, left the Council Chamber and took no part in the discussion or voting thereon.)

723. LEISURE SERVICES COMMITTEE

Consideration was given to the Minutes of the meeting of the Leisure Services Committee held on 8th September, 1992.

RESOLVED:

That the Minutes be approved and adopted.

724. ENVIRONMENTAL SERVICES COMMITTEE

Consideration was given to the Minutes of the meeting of the Environmental Services Committee held on 9th September, 1992.

RESOLVED:

- a) Subject to (b) and (c) below, the Minutes be approved and adopted;

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 15th September, 1992.

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. C.F. Fisher	Mr. D.A. Tennant
Mr. N.L. Capes	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. N.P. Judge, MBE	Mr. R.C. West
Mr. R.C.P. Cowan	Mr A.E. Naylor	Mr. M.C. White
Mr. B.J. Davies	Mr. B.A. Paul	

The Deputy Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In attendance: Councillor B. Chappell and the Press.

Apologies for absence were received from or on behalf of Councillors T. Barker and G. Teale.

9. **MINUTES**

The Minutes of the meeting held on 26th August, 1992 were signed by the Chairman as a correct record, subject to the note relating to application No. H22/0669/92 in Minute 604(d) being amended to read "subject also to satisfactory discussions between the Director of Planning and Building Control Services and the applicants in respect of (i) the discontinuance of use of the grainstore and dryer at Fairview Farm; (ii) ~~the resiting of the dwelling closer to the Farm headquarters of Delgate Farm (although it was agreed that the Council would not insist upon resiting); and (iii) the development of the intervening area of land as a commercial woodland~~".

10. **PLANNING APPLICATIONS**

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0447/91 George Adams & Sons	O.A. Retail cutting plant for meat produced by existing meat plant at Fulney Lane, Spalding.
H16/0448/91 George Adams & Sons	Phase One of retail cutting plant for meat produced by existing plant at Fulney Lane, Spalding.

Richard Diggle,
Oak House,
Vicarage Close,
Holbeach St Johns,
Spalding,
Lincs.

Mr P Udy

PJU/JJ H22/0669/92

09 Sep 1992

Dear Sir,

NEW CHALET BUNGALOW AND DOUBLE GARAGE, DELGATE FARM, FOOTES
DROVE, WESTON HILLS.

The above planning application was considered by the Planning Committee on 26th August 1992 when it was resolved to grant permission, subject to a planning obligation tying the dwelling to the farm unit of which it will form an integral part.

The Committee also resolved that any permission was to be subject also to satisfactory discussions between the Director of Planning and Building Control Services and the applicants concerning discontinuance of use of the grainstore and dryer at Fairview Farm and to the applicants agreeing to the re-siting of the dwelling closer to the farm headquarters of Delgate Farm, and the development of the intervening area of land as a commercial woodland.

I look forward to receiving your response to the above matters.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 15th September, 1992.

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. C.F. Fisher	Mr. D.A. Tennant
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. N.P. Judge, MBE	Mr. R.C. West
Mr. R.C.P. Cowan	Mr A.E. Naylor	Mr. M.C. White
Mr. B.J. Davies	Mr. B.A. Paul	

The Deputy Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In attendance: Councillor B. Chappell and the Press.

Apologies for absence were received from or on behalf of Councillors T. Barker and G. Teale.

659. **MINUTES**

The Minutes of the meeting held on 26th August, 1992 were signed by the Chairman as a correct record, subject to the note relating to application No. H22/0669/92 in Minute 604(d) being amended to read "subject also to satisfactory discussions between the Director of Planning and Building Control Services and the applicants in respect of (i) the discontinuance of use of the grainstore and dryer at Fairview Farm; (ii) ~~the resiting of the dwelling closer to the Farm headquarters of Delgate Farm (although it was agreed that the Council would not insist upon resiting);~~ and (iii) the development of the intervening area of land as a commercial woodland".

660. **PLANNING APPLICATIONS**

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0447/91 George Adams & Sons	O.A. Retail cutting plant for meat produced by existing meat plant at Fulney Lane, Spalding.
H16/0448/91 George Adams & Sons	Phase One of retail cutting plant for meat produced by existing plant at Fulney Lane, Spalding.

H22/0669/92

Mr R L Biggs

Peter Udy

STEVE.

16th September 1992

15th September Planning Committee.

It was decided at Committee that on the Minutes of Planning Committee of 26th August 1992, page 342 (bottom), No. 669 (Biggs) there is to be an amendment to the Minute which Bob Atkins is framing.

Joyce.

PLANNING COMMITTEE - 26th August, 1992

604. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H17/0696/92 SAW and Co.	2 bedroom house in Stockhouse Lane, Surfleet.

(Pending a site inspection in order to assess the suitability of the property proposed for the site.)

H13/0722/92 Mr T Bycraft	Retention of mobile home, without restriction of occupancy condition, 'Jena' Oxcroft Bank, Moulton Chapel.
-----------------------------	--

(Pending a site inspection to consider the nature of the site and its suitability for this development.)

H18/0713/92 Lincolnshire Rural Housing Association	4 pairs of semi-detached bungalows (8 dwellings) on land off Churchgate Road, off A17 near Sutton Bridge.
--	---

(To enable the site to be inspected by the Plans Sub-Committee prior to determination by the Planning Committee on 15th September 1992.)

(Councillor Mrs A M Newton left the meeting during consideration of the above application.)

H18/0803/92 Metalair Ltd.	Protective screen to lorry wash down area at Metalair Ltd. Sutton Bridge.
------------------------------	--

(To enable the site to be inspected by the Plans Sub-Committee prior to determination by the Planning Committee on 15th September 1992.)

(It was also agreed that in the last line of condition B(1) the word "attenuator" should be substituted for the word "deflector".)

(d) Applications Approved Subject to Planning Obligations

Subject to the applicants first entering into a planning obligation under the provisions of section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permissions for the undermentioned developments in accordance with his recommendations:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H22/0669/92 Mr R L Biggs	pu New chalet bungalow and double garage at Delgate Farm, Foote's Drove, Weston Hills.

(To ensure that the proposed dwelling remains tied to the farm unit of which it will form an integral part.)

(Subject also to satisfactory discussions between the Director of Planning and Building Control Services and the applicants concerning discontinuance of use of the grainstore and dryer at Fairview Farm, to the applicants agreeing to the resiting of the dwelling closer to the farm headquarters of Delgate Farm, and the development of the intervening area of land as a commercial woodland.)

APPLICANT: Mr R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding
Lincolnshire

AGENT: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: New chalet ^{Data} bungalow and double garage

LOCATION: Delgate Farm, Foote's Drove, Weston Hills

Parish Council:

Support, will be moving his grain dryer out of residential area which can cause noise and dust.

Ward Member:

Support, farm a lot of land around the site.

County Highways:

No objections.

A.D.A.S.:

- Biggs Bros is a partnership of Mr R Biggs and Mr G Biggs. Farm 480 acres.
- Most of land owned, 9 acres rented on a full agricultural tenancy and 27 acres rented on 2 year agreement. All located within 2 miles of Fairview Farm.
- Includes new block of 102 acres at Delgate Farm which adjoins blocks of 107 and 101 acres already owned.
- Existing centre at Fairview Farm has planning permission for residential development on condition that the grain storage is moved. This will move to Delgate Farm where new centre of operations for holding will be developed.
- Dwelling for Mr R Biggs.
- Full time labour provided by both partners and one other. Contractors used for some harvesting and drilling.
- Division of responsibility between partners, applicant looking after Delgate Farm yard and brother looking after Fairview Farm.
- A.D.A.S. conclude that their assessment on the whole holding is:-
 - A) The holding offers prospect of financial soundness which is capable of being sustained.
 - B) Labour requirement of almost 5 full time persons.
 - C) Essential for 2 responsible and experienced persons to reside on the holding, preferably near the main groups of geographically separate farm buildings.
 - D) Present housing: Farmhouse at Fairview Farm, bungalow half-a-mile from Fairview Farm and a dwelling at Delgate Farm.

- E) Although not ideal from the personal circumstances of the occupier they are adequate for the agricultural management of the business.

N.F.U.:

Corroborates information from A.D.A.S. and also stress need for security and rise in thefts.

Information From Applicant: Summarised:

- Fairview Farm is being surrounded by residential development because within IBD.
- If move to Delgate Farm will remove potential for a lot of nuisance and must have a dwelling to over see whole operation.
- 102 acres bought October 1990. 107 acres bought June 1992, already had 101 acres in area, therefore 310 acres near Delgate Farm, sensible to move business.
- Cottage at Delgate Farm is occupied by employee who works 5 day week.
- Applicant looks after existing dryer, frequent attention until late at night. Employee would not like all weekends from mid August till November taken up.
- Also help to prevent vandalism.

PREVIOUS DECISIONS

SR 114/65 - Permission granted for new dwelling to replace existing cottage subject to agricultural habitation conclusion.

PLANNING ISSUES

- 1 The determining issue is whether or not on the basis of the facts and advice received that there is an overriding need for a second dwelling in connection with the operation of the farm unit.

CONCLUSIONS

- 1 The unit is an established farming enterprise which operates from two centres. There is an existing farmhouse at Fairview Farm which will continue to be occupied by one of the two partners. The other centre at Delgate Farm where in addition to 208 acres or further 102 acres has been acquired is to be developed further including the relocation to that centre of a grain storage building from Fairview Farm.
- 2 The existing dwelling at Delgate Farm, although subject to an agricultural habitation condition was granted to replace an existing cottage and is occupied by a full time employee. The existing farmhouse at Fairview Farm may be occupied by the other partner who currently resides with his mother at Stonegate, Cowbit.
- 3 Given the facts (including the relocation of the grain store and corn dryer) and an informal discussion with ADAS it has been assumed that the employee currently residing in the existing dwelling at Delgate Farm is employed as a tractor driver and was in residence at the time the farm was acquired

The Digger

ADAS phoned J. Park at Byard who thought
Mr Roberts at Lincoln wrote report.

Phoned Lincoln Mr Roberts out all day.
Phoned agent who couldn't provide me with info.
Sent man phone applicant
Spoke to DFO - go to Adas
Phoned ADAS back left message for Mr Roberts to
phone as tomorrow.
Phoned agent to advice of this & wouldn't be
contacting applicant. Also told Sally would be late appho?
PSU 13-8-92

Frank Roberts of Adas phoned 13-8-92
+ occupier/employee

Did House, come with land? Thinks employee lived in house
& had house before bought land, but not absolutely sure.

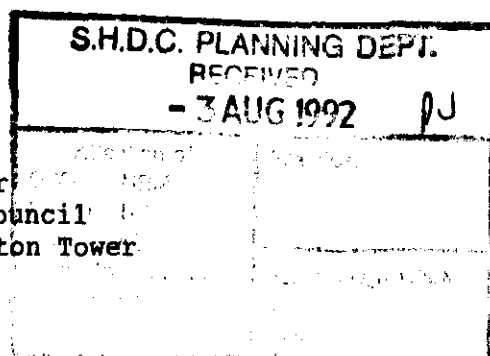
Managerial Ability. Thinks employee is Tractor Driver.

Security of Tenancy Fairly Secure under Rent (Ag) Act
1976.

There are his hunches. He could not stand in Court
& swear to them being correct.

Is in on 14-8-92 but on Holiday next week

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB



P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref **SH/920071**

Your ref **HI/0927/89**

30-JUL-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : FAIRVIEW FARM, 19 MILL DROVE. COWBIT
Applicant: G A & RL BIGGS

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

The existing water distribution system is unable to supply the proposed development and off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

CONT.....

enjoying therefore a secure tenancy. Consequently and subject to written confirmation of those assumptions there would appear to be a need for a person of managerial ability to reside at Delgate Farm close to the centre of operations for that unit. To that extent therefore the outstanding matters to be resolved should include also a relocation of the siting of the proposed dwelling closer to the farm headquarters.

RECOMMENDATION -

- A On receipt of written confirmation of the assumptions referred to in paragraph 3 above and;
- B Subject to the applicant agreeing to resite the dwelling closer to the farm headquarters of Delgate Farm, and;
- C Entering into a Section 106 Agreement to link the dwelling with the farm unit the Director of Planning and Building Control Services be authorised to grant permission subject to the following conditions:-

- 1 SC39 - (Agricultural Habitation).
- 2 SC21 - (Landscaping Scheme).
- 3 SC27 - (Implementation of Planting).
- 4 The grain store and dryer which has to be removed from Fairview Farm in order to implement a different planning permission, shall be erected on this site and be ready for use before the dwelling hereby permitted is occupied.

Reason

- 1 Standard.
 - 2 Standard.
 - 3 Standard.
 - 4 The need for this dwelling hinges on the relocation of the grain store and dryer which requires someone of managerial ability to oversee its operation.
-

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 1 JUL 1992 <i>pu</i>	
Approved by	File NOS.
By <i>MEM</i>	
For <i>MS</i>	
Use <i>ACF</i>	
Advised by	Acknowledge YES/NO
Discussed with	by
Copy to	note

*National Rivers Authority
Anglian Region*

Our ref.GT/92/1/SH/0188

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.
- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927



Our ref.GT/92/1/SH/0188

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'R F Morgan', is written over the typed name.

R F Morgan
Planning Engineer

cc Richard J. Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding PE12 8RS

VJC

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Our Ref. RS/PA-B/669/92

Dear Sir,

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 1 JUL 1992	
Attention of	File Nos.
DOPO B5	Your Ref.
JC ACP	
Action by	Groundwater YES/NO
Discuss with	by
Copy to	DATE

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Date 25 June 1992

FULL PLANNING APPLICATION - MR. R.L. BIGGS
DWELLING AT FOOTES DROVE, WESTON HILLS, SPALDING

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

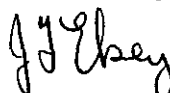
Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments. The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Mr. R.J. Diggle,
Oak House, Vicarage Close,
Holbeach St. Johns,
Spalding, Lincs. PE12 8RS

Yours faithfully,



ENGINEER TO THE BOARD



**EAST MIDLANDS REGION
HOLLAND (LINCS) COUNTY BRANCH
SOUTH HOLLAND BRANCH**

"Springfields" · Spalding · Lincs PE12 6ET

Telephone: Spalding (0775) 724261/3

Please reply to: Mrs. Dawn M. Howell

The South Holland District Council
Planning Department,
Priory Road,
SPALDING,
Lincs.

Your Ref:

Our Ref:

DMH/VR

th July, 1992

Handwritten initials: *JS*

S.H.D.C. PLANNING DEPT. RECEIVED - 9 JUL 1992	
Attention to: DFO ☒ <i>MM</i> DOPO ☒ <i>BS</i> JC ☒ <i>ADP</i> Action by Discuss with Copy to	File Nos. ☒ Action by YES/NO ☒ By <i>[Signature]</i> Date <i>9/7</i>

Handwritten number: *676/92*

Dear Sirs,

OUR MEMBER: BIGGS BROS., FAIRVIEW FARM, COWBIT, SPALDING, LINCS.

We have been approached by Mr. R. Biggs of Biggs Bros. regarding his application for planning permission to build a dwelling house on land at Delgate Farm, Weston, Spalding, Lincs.

Mr. Biggs is presently living at Fairview Farm and farms in conjunction with his brother trading as Biggs Bros. Mr. Biggs has obtained planning permission for residential development on approximately 2 acres of land at Fairview Farm subject to demolition of the present grain stores and dryers.

In 1991 it was decided by Biggs Bros. to purchase an agricultural block of 107 acres of land and thus increase their agricultural holding to 480 acres. The additional land purchased is adjoined by two parcels of land already occupied by Biggs Bros. and is sited at Delgate Farm, Weston, Spalding, Lincs. The land purchased also included an agricultural dwelling house presently occupied by one of Mr. Biggs employees and a 500 ton grain store and traditional farm buildings.

Biggs Bros. holding is an arable and horticultural unit and you will find a breakdown of the cropping of the land at the present time included in the ADAS report attached to Mr. Biggs application for planning permission.

Following the purchase of additional land at Delgate Farm, Biggs Bros. have decided to move the centre of their farming operations from Fairview Farm. The successful movement of the centre of the farming operations to Delgate Farm would thus necessitate construction of a new dwelling house for Mr. R. Biggs in order that the new unit be properly supervised by a person of managerial ability. It is essential that a manager be resident in close proximity to the farm, storage facilities for adequate maintenance of the stores and also for security matters.

We would respectfully draw the Planning Committee's attention to the dramatic increase in theft and vandalism in rural locations particularly on farm premises which are unoccupied.

.... / continued

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



Application no: H22/0669/92

Applicant: Mr R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New Chalet Bungalow and Double Garage

Location: Delgate Farm Foote's Drove
Weston Hills Spalding Lincs

Type: FULL

Date received: 19-JUN-92

23-JUN-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 08-JUL-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 P J UDY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Weston PC
33 Small Drove
Weston
Spalding Lincs
PE12 6HS

FOR PARISH COUNCIL USE ONLY

Comments:

This application is supported from an environment viewpoint as the applicant will be moving his grain dryer out of a residential area. This can cause a lot of dust & noise, especially during a wet harvest when operated throughout the night.

Signed:

Brian A. Ussopp 7/7/92
(Clerk to Weston PC)

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 9 JUL 1992	
Initials of	
PCO	NRV
PCPO	ES
JC	ACP
Noted by	
Discussed with	
Copy to	

Mr P Udy

PJU/WL

Cllr T. Barker
42 Backgate
Cowbit
Spalding
Lincs. PE12 6AP

2 July 1992

Dear Cllr Barker,

Responses to Planning Applications - H01/0457/92
H22/0619/92, H22/0659/92, H01/0576/92 and H15/0633/92

Further to your telephone call with my Planning Assistant, Mr Udy,
I write to confirm your responses.

H01/0457/92 - Mr and Mrs Merton. Detached dwellinghouse, land
adjacent 30 Stonegate, Cowbit.
Object. Four bedroom house is too big for the plot.

H22/0619/92 - Mr and Mrs White. Two bedroom house and garage,
adjacent 54 Austeadyke Road, Weston Hills.
Object. site too small, comments same as for previous applications
which have been refused.

H22/0659/92 - Mr R L Biggs. New chalet bungalow and double garage,
Belgate Farm, Foster Grove, Weston Hills.
Support. Farm a lot of land around this site ✓

H01/0576/92 - Biggs Bros. Residential development, Fairview Farm,
12 Mill Lane, Cowbit.
Support. Acceptable for Delegated Decision.

H15/0633/92 - L. J. (Mrs) Taylor (Mrs) Ltd, Steel. Former building used
previously for storage. Erection
of new building for use as a workshop.

..../continued

- 2 -

The choice of Delgate Farm for the development of the farming activities of Biggs Bros. was chosen as it presently holds a range of traditional farm buildings and a 500 ton grain store. Obviously when the grain store at Fairview Farm is demolished this will require replacement and for this purpose the store at Delgate Farm can be utilised, and no further large farm building will be required to be constructed in the near future. Siting of the grain store and other buildings at Delgate Farm would cause considerably less nuisance in terms of noise and dust pollution for local residents and it will reduce the disturbance of these residents in terms of the number of tractors and trailers on the road particularly during the unsociable hours of harvest.

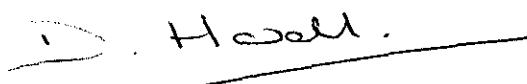
By relocating the farming enterprise to Delgate Farm the grain store at Fairview Farm can be demolished and thus will release the land for residential development which will hopefully increase the availability of housing within the area and therefore help to improve the local economy.

We can also not stress enough the necessity for farmers to improve security on their holdings at the present time due to increasing problems encountered with theft and vandalism and we would therefore suggest a dwelling house as an essential asset to the main yard to be sited at Delgate Farm.

In further support of Biggs Bros. application we would suggest that access is adequate to the proposed site and thus traffic would be reduced on the main Moulton/Cowbit road. The grain store stands on an adequate area of land with a hard pad to the front of the store which will allow easy access and turning for heavy goods vehicles visiting the Farm for collection and delivery of agricultural goods.

In conclusion we would strongly support Mr. Biggs application for the dwelling house at Delgate Farm. General management of the farm unit would appear to be greatly improved by the main farmyard being moved to a centralised position. The reduction in vehicles passing through the village of Cowbit would I am sure be welcomed by the local residents especially during unsociable hours of harvest. Finally I would add at a time when it is estimated that 5-6,000 farmers are leaving the land each year it is encouraging to see the development of such enterprises as Biggs Bros and we would hope that the Planning Committee could see their way clear to encouraging development of this holding by permitting the provision of a farmhouse at Delgate Farm.

Yours sincerely,


Dawn M. Howell (Mrs)
Branch Secretary

Unless I hear from you within the next seven days I shall assume that these responses are correct and act upon the applications accordingly.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: Santa Herano District Council

Application
Reference

H 22 / 0669 / 92

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

DELGADO FARM, TOWN'S DRIVE, WESTON HILLS.

3. Name, classification and number of road

4. Date application referred

25 - 6 - 92

5. State whether outline, detailed application etc.

FULL

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

BUNGALOW & GARAGE

- 7.

Delete as
appropriate

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

- a. ☒ Does not wish to restrict the grant of permission. subject to planning the road.
- 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:

25 - 6 - 92

Signed:

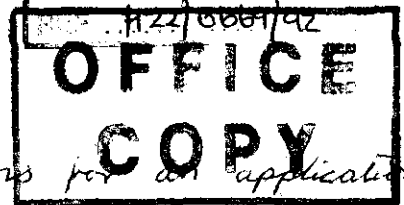
[Signature]
Director of Highways and Planning

3 additional to follow

Mr B. SMITH,

DISTRICT PLANNING OFFICER,

SOUTH HOLLAND DISTRICT COUNCIL,



This letter is to set out my reasons for an application of an Agricultural Dwelling at Delgate Farm Foots Drive Weston Spalding,

To the South of Fairview Farm Messers H.K. BRAYBROOKS LTD have land within the Building Development Boundary which has been passed for Development.

To the South West of Fairview Farm on the old Railway line 2 plots have been passed for Development.

To the North of these 2 plots there is quite a large amount of frontage which also lies within the Building Development Boundary and could be applied for Development at any time.

We ourselves have been granted Outline Planning Permission by South Holland District Council for Residential Development, this land is North of Fairview Farm.

In the near future we could find ourselves surrounded by new houses which would bring with it a lot of problems for us.

The land which we ourselves own GRID REF 526630 318250 your reference H01/0927/89 for Residential Development Paragraph (c) The existing Agricultural Buildings on site to be demolished (e) CORN DRIER SHED

As corn is loaded by sucker blower system it can be very dusty at times, as such it is our intentions to move our business premises to Delgate Farm Foots Drive Weston, this will remove a lot of nuisance and pollution from out of the village, which will be an environmental benefit to the village.

In June 1991 we purchased by auction 107 acres of land (Delgate Farm Foots Drive Weston).

In October 1990 we purchased 102 acres of land from G.M. Clarkson LTD at Broadgate Drive.

Prior to this we already farmed 101 acres of land on

Foots Drove as such with 310 acres of land all together it makes sense to move the center of our business to Delgate Farm Foots Drove Weston.

Mill Drove is a very busy road, when the corn drier was first built lorries were much smaller, today lorries are much larger and some can finish partley on the road when loading. Moving this part of our business to Delgate Farm Foots Drove Weston will be much safer, it is also essential for somebody of managerial position to look after detailed running, and so due to the fact that we are going to move business premisess to Foots Lane I must have a dwelling to live in to be able to supervise the whole operation of our business enterprise.

The cottage on Delgate Farm Foots Drove is occupied by Mr Wilson who works a 5 day week.

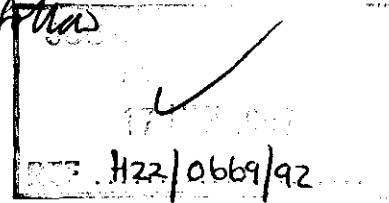
I look after the drier at Fairview Farm which necessitates frequent running back and forth till late at night ie 11 o'clock at night, I don't mind but I am sure Mr Wilson wouldn't like all his weekends from Mid August till November taken up and couldn't go anywhere, also with the increase in vandlism and theft I feel that my presence on site would help stop this situation.

Yours Sincerely,
Roland Biggs.

ROLAND BIGGS,
FAIRVIEW FARM,
MILL DROVE,
COWBIT,
SPALDING,
Lincs.
PE 12 GAS.

3 additional to Ather

AGRICULTURAL DWELLING HOUSE APPRAISAL
PROPOSED NEW DWELLING ON LAND AT DALEGATE FARM,
WESTON, SPALDING, LINCOLN - MR R BIGGS



1. INTRODUCTION

This report and appraisal has been prepared at the request of Mr R Biggs of Fairview Farm, Cowbit, Spalding, Lincolnshire, who proposes to submit an application for planning permission in respect of a new dwelling for agricultural purposes on land at Dalegate Farm.

The site was visited and the application was discussed with you on 3 April 1992 and the factual information contained in this letter is based on that visit and meeting.

This appraisal takes an impartial view of the agricultural business and includes an assessment which takes into account the agricultural need for a dwelling in relation to the guidelines and criteria as set out in the revised Planning Policy Guidance Note 7 dated January 1992.

2. BACKGROUND INFORMATION

Biggs Brothers of Fairview Farm, Cowbit, Spalding, Lincolnshire, is an agricultural business comprising a partnership of Mr R Biggs and Mr G Biggs, farming some 480 acres of land in the Cowbit/Weston area.

The majority of the land farmed is family owned but 9 acres are rented on a full agricultural tenancy and 27 acres are rented on a 2 year agreement. All the land farmed is located within 2 miles of Fairview Farm.

The holding includes a block of 102 acres, newly purchased, at Delgate Farm, Weston, which adjoins blocks of 107 acres and 101 acres already owned.

Fairview Farm is the existing centre of operations where the majority of farm buildings are located. An area of approximately 2 acres adjoining Fairview Farm has received planning permission for residential development on condition that the adjoining grain storage building, including fan drier, is demolished. Consequently, Mr Biggs is seeking to re-locate the grain storage buildings to Delgate Farm and is to develop the Delgate Farm site into the centre of operations for the overall farm holding.

The proposal is to erect a dwelling at Delgate Farm to accommodate Mr R Biggs in order that he manage the unit from the proposed centre of operations and supervises all corn drying activities and monitor the environmental conditions of the storage buildings.

Cropping

3. The usual cropping on the holding comprises:-

Potatoes	- 25 acres
Sugar Beet	- 37 acres
Linseed	- 40 acres
Vining Peas	- 26 acres
Brussel Sprouts	- 80 acres
Cauliflowers	- 36 acres
Grass	- 2 acres
Winter Wheat	- 205 acres



There are no livestock on the holding.

4. Farm Labour

The full-time labour on the holding is provided by both partners, Mr R Biggs and one other employee, a total of 3 persons.

However, farm contractors are engaged for combined harvesting and beet lifting and linseed is drilled on contract. In addition, potato lifting is shared with a neighbour using jointly owned machinery and a combined labour force.

5. Farm Buildings

The majority of farm buildings are currently located at Fairview Farm, Cowbit. These include:-

One No, 60' x 40', on-floor corn store with central tunnel drying facility.

One No, 75' x 45', general purpose building.

One No, 60' x 45', fully insulated, environmentally controlled potato store.

One No, 45' x 20', fully insulated potato chitting house.

One No, 40' x 20', open fronted cart shed.

One No, 40' x 40', Dutch light, previously used for daffodil and tulip forcing, now unused.

There is also a brick barn and other minor implement storage facilities.

At Delgate Farm, Weston, there are the following:-

One No, 60' x 25', steel framed brick and asbestos clad building containing 7 x 30 tonne galvanised steel bins for corn storage with underfloor heating.

One No, lean-to, 60' x 30' with on-floor laterals and an additional drying tunnel.

One No, crewyard, incorporating timber framed and asbestos clad covered store, 100' x 47', used for general storage.

There is also a range of traditional farm buildings.

6. Farm Accommodation

There are 3 existing dwelling associated with the business. These are:-

Fairview Farmhouse, occupied by Mr R Biggs, his wife and 8 year old son.

A bungalow on Stonegate, Cowbit, approximately $\frac{1}{2}$ from Fairview Farm, occupied by Mr G Biggs and the mother of both partners.

There is also a dwelling at Delgate Farm, Weston, occupied by the other full-time employee, Mr Wilson.

Should planning permission be granted for a new dwelling at Delgate Farm, to be occupied by Mr R Biggs, it is possible that Mr G Biggs will move into the farmhouse at Fairview Farm, although this is still to be decided.

7. Reasons for the proposed Development

In support of the application, Mr Biggs explained that the application for a dwelling at Delgate Farm arises from the need to re-locate some of the farm buildings from Fairview Farm. An area of about 2 acres adjoining the grain store and grain drying facilities has received planning permission for residential development subject to the removal of this building and its attendant fan etc. Mr Biggs added that the purchase of Delgate Farm and its 102 acres which lie between blocks of 107 and 101 acres makes it a central point for some 300 plus acres and the ideal site for a main yard complex. The grain store and drier which must be removed from Fairview Farm can therefore be relocated at Delgate Farm, thus removing the need for grain haulage into Cowbit.

Mr Biggs said that in view of the relocation of the grain store and the development of the yard at Delgate Farm which may include the relocation of other buildings, he is seeking to erect a dwelling at Delgate Farm for his own accommodation so that he is more central to the management of the holding, available on a regular basis for the receipt and despatch of goods and produce and to enable him to monitor and supervise the grain drying and storage.

Mr Biggs added that, as a result, there would be a division of responsibility between the partners with himself looking after Delgate Farmyard and his brother looking after the remaining buildings at Fairview Farm from which he resides some $\frac{1}{2}$ mile distant.

8. Conclusions

My assessment with regard to the agricultural need for housing accommodation on such a holding, taking into account the guidelines set out in Annex E of the revised Planning Policy Guidance Note 7 is set out below. The assessment relates to the holding in its entirety, and not to any discrete and separate constituent part.

In my view, based on current costs and returns, an established agricultural business such as that described, and in secure occupation of a holding of the scale and character outlined, comprising approximately 480 acres and engaged in a wide range of arable crop production, offers the prospect of financial soundness, and is capable of being sustained in the future.

Taking into account the present sizes and types of crops grown on the farm, and the use of farm contracting services, I consider that typical labour requirement on such a holding equates approximately to the full-time work of almost 5 persons which would include the carrying out of managerial and supervisory duties. However, the competing demands of the different enterprises on such an arable holding at different times of the year, in particular periods of peak labour demand associated with harvesting and cultivation operations, is likely to give rise to the need for a significant amount of overtime bearing in mind the numbers of existing staff available.

In my opinion, on such a holding, it would normally be essential for the proper functioning of the agricultural enterprises for 2 responsible and suitably experienced persons of managerial ability, actively involved in the day-to-day operation of the business, to be resident, and preferably in close proximity to the main groups of geographically separate farm buildings serving the unit, so as to be readily available at most times. Such an agricultural need would arise in relation to the overall management and execution of farming operations, including the organisation and deployment of farm resources, the supervision of the delivery and despatch of incoming and outgoing materials and produce, and the provision of a reasonable level of security to the property.

Furthermore, grain handling, drying and storage facilities on farms usually require regular monitoring and operation to ensure the achievement and maintenance of optimum storage conditions during the appropriate times of the year, and may thus necessitate the presence of suitably experienced personnel on hand outside normal working hours.

The present available housing accommodation on the holding consists of the farmhouse at Fairview Farm, a bungalow approximately $\frac{1}{2}$ mile from Fairview Farm and a dwelling at Delgate Farm.

Although not ideal from the personal circumstances of the occupier they are adequate for the agricultural management of the business.

P. J. Stepmann
MR P BRIGGS
ADAS STATUTORY UNIT

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



Application no: H22/0669/92

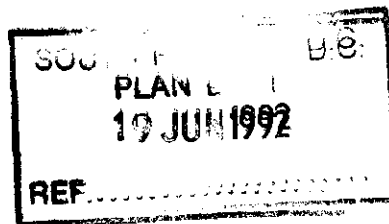
Applicant: Mr R L Biggs
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: New Chalet Bungalow and
Double Garage

Location: Delgate Farm
Foote's Drove
Weston Hills
Spalding Lincs

Type: FULL



Date received: 17-JUN-92

19-JUN-92

Dear Sir/Madam

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

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

Three further copies of each of the following are required: -
✓ The ADAS report, 1:10000 map showing details of land farmed, and the letter from Mr Biggs.

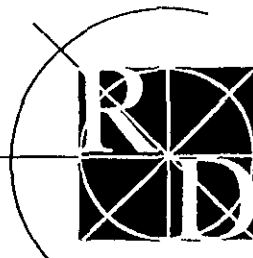
Please return the additional copy of this letter with your reply.

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

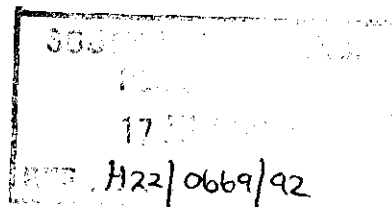
Yours faithfully

Principal Administrative Officer

Richard J Diggle



Architectural Project Manager



17 June 1992

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

Dear Sirs

NEW CHALET BUNGALOW AND DOUBLE GARAGE
DELGATE FARM : FOOTE'S DROVE : WESTON HILLS
MR R L BIGGS

I enclose the following in respect of an application for Planning Permission:

1. Four copies of completed application form.
2. Four copies of drawing Nos 104/2, 3 and 4.
3. Cheque to the value of £110.00 being the fee payable.
4. The following additional documents and information in support of the application:
 - a. Letter from Mr R L Biggs fully explaining the reasons for the application.
 - b. Additional Ordnance Survey Plan to supplement the Location Plan shown on the drawings. This has been coloured to indicate exactly the surrounding land which is in the ownership of and farmed by Mr Biggs.
 - c. Appraisal from the Ministry of Agriculture, Fisheries and Food.

I trust you find the application in order and should you have any queries or require any additional information, please do not hesitate to contact me.

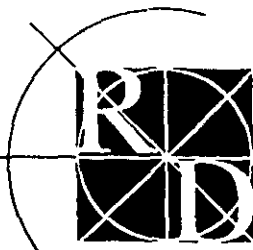
Yours faithfully

RICHARD J DIGGLE

Oak house
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone 0406 34 376

Richard J Diggle



Building Design Consultant

AMENDED PL

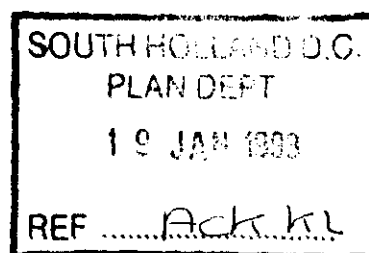
Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

18th January 1992

For the attention of : Mr P Udy - Planning

Dear Sirs,

APPLICATION NO : H22/0669/92
NEW CHALET BUNGALOW & DOUBLE GARAGE : DELGATE FARM:
FOOT'S DROVE: WESTON HILLS.
MR R L BIGGS



Further to our recent meeting and Mr Udy's telephone call the other day I now enclose four copies of my revised drawing No. 104/4B showing the amended position for the Chalet Bungalow and Garage as discussed.

Also enclosed are four copies of my revised drawing No. 104/3c and I would ask you to note that the facing bricks have had to be amended because those previously specified are no longer available.

I would therefore, ask you to accept these drawings as an amendment to the original application and trust they meet with your approval.

I look forward to hearing from you shortly and should you have any further queries please do not hesitate to contact me.

Yours faithfully,

RICHARD J DIGGLE

Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
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Telephone 0406 34 376



is family owned

are rented on

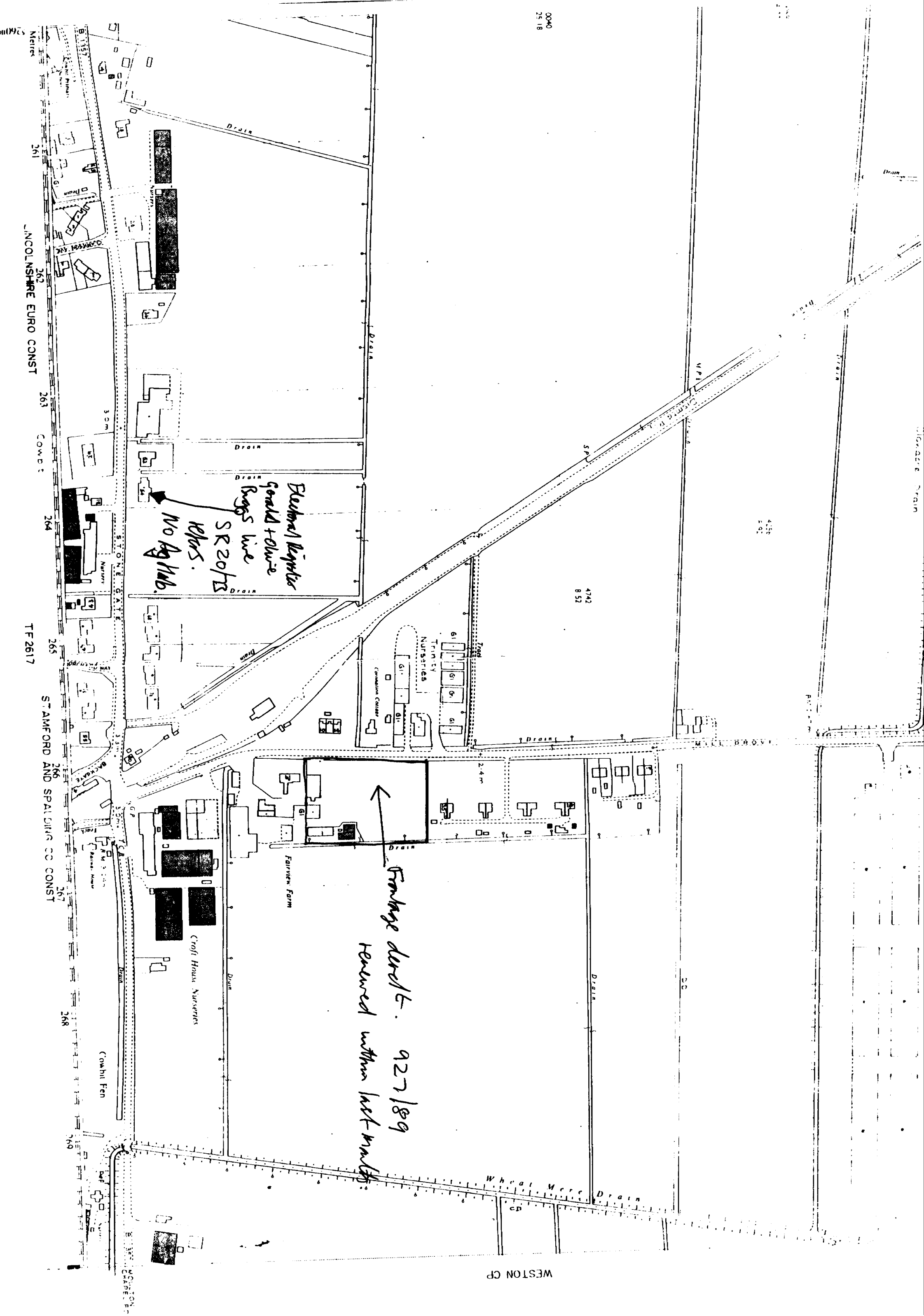
are rented on

The land coloured

The land coloured
a full agricultural tenancy

The land coloured
a 2 year agreement.

3 extra of these to **OFFICE COPY** | for each set



262 LINCOLNSHIRE EURO CONST

TF2617

266 STAMFORD AND SPALDING CC CONST

261

263

COWP T

264

265

266

267

268

269

263 LINCOLNSHIRE EURO CONST

TF2617

STAMFORD AND SPALDING CC CONST

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COWP T

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COWBIT CP

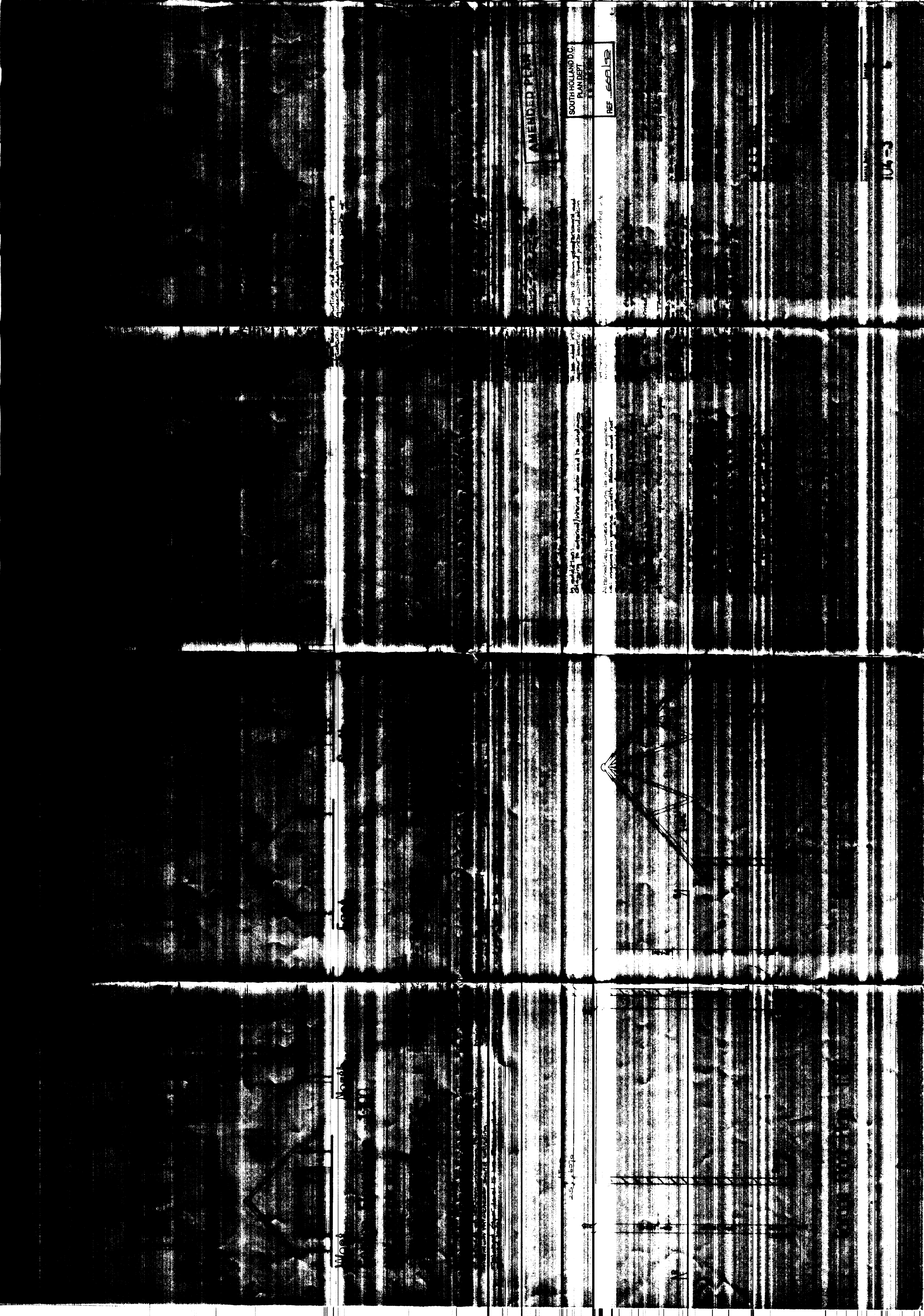
Cowbit Wash

Cowbit

Weston Fen

Adrian West
has seen only





AMENDED PLAN

SOUTH HOLLAND DISTRICT
PLAN DEPT

REF 663 1063

with 12 acres of land and
with 12 acres of land and
with 12 acres of land and

with 12 acres of land and
with 12 acres of land and
with 12 acres of land and

with 12 acres of land and
with 12 acres of land and
with 12 acres of land and

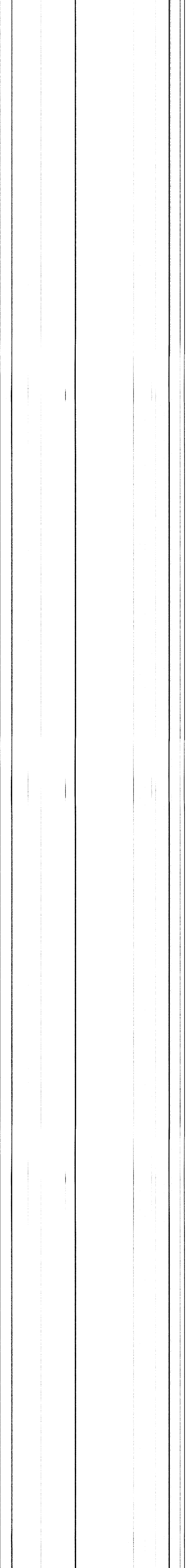
with 12 acres of land and
with 12 acres of land and
with 12 acres of land and

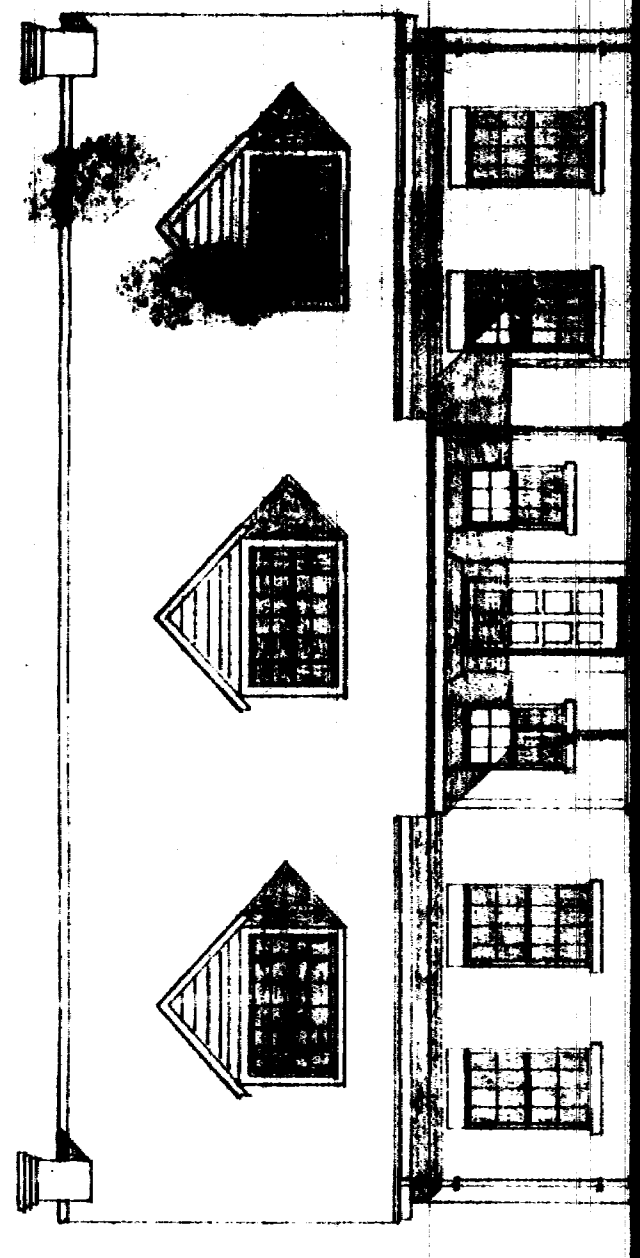
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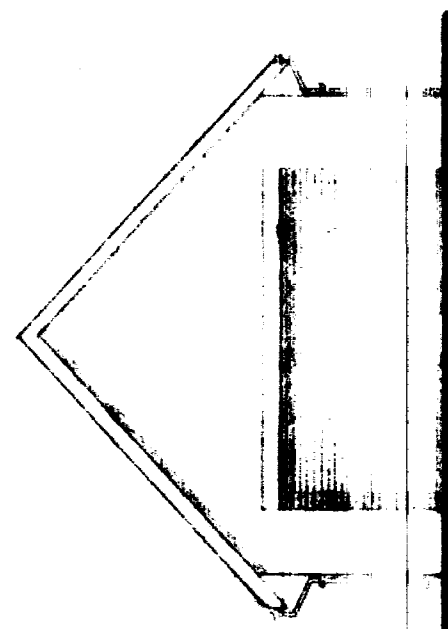
with 12 acres of land and
with 12 acres of land and
with 12 acres of land and

with 12 acres of land and
with 12 acres of land and
with 12 acres of land and





West
Dungallow Elevations 1:100

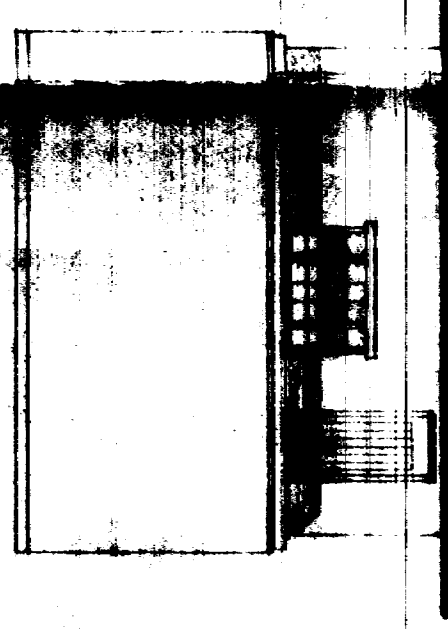


West
North
Garage Elevations 1:100

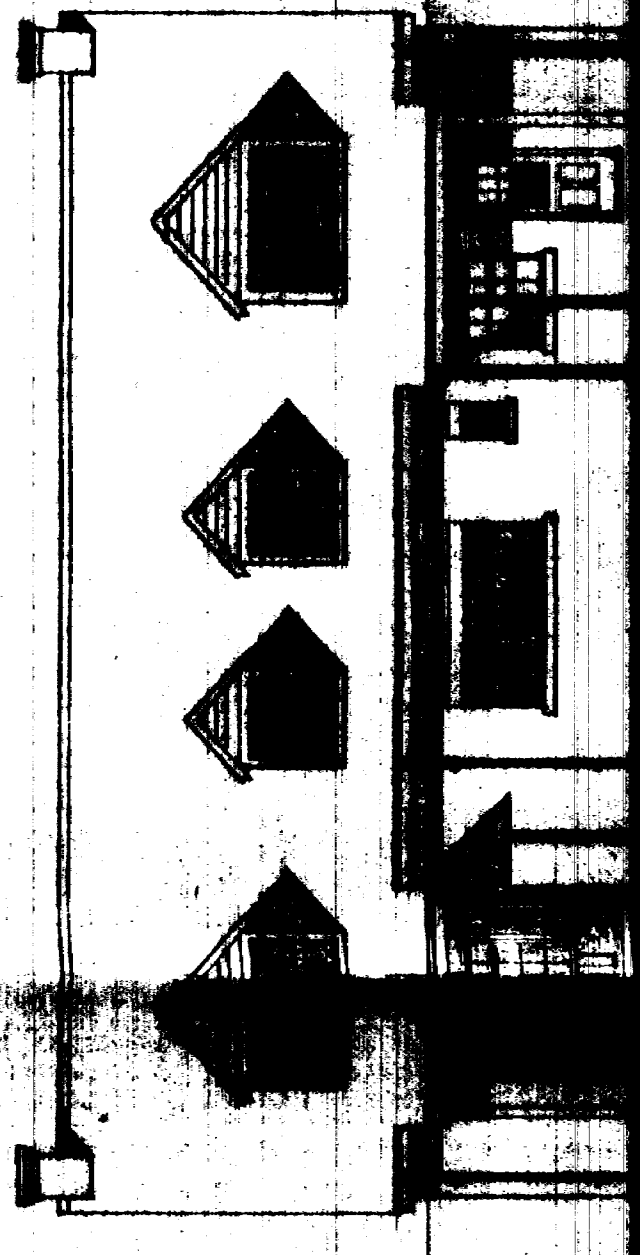
Garage Specification Notes
1. Garage to be constructed of brickwork to match main house.
2. Garage to be finished with white wash.
3. Garage to be finished with white wash.
4. Garage to be finished with white wash.
5. Garage to be finished with white wash.

East
East elevation of the garage showing a gabled roof and a door.

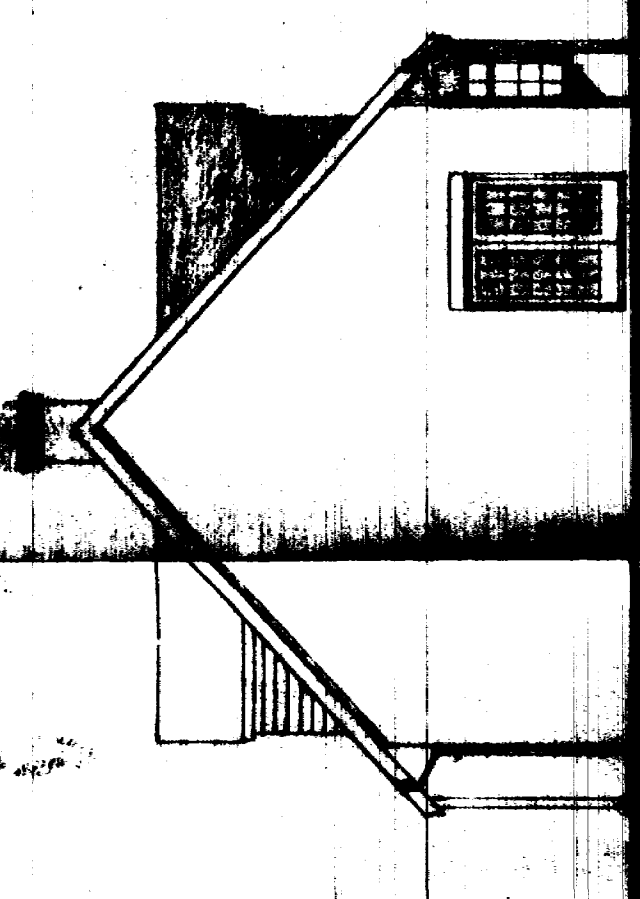
East
South



North
East



North
East



South

EXTERNAL ELEVATIONS
Roof coverings: Heavy Moulded Asphalt Tiles
Fencing: 700 Ripped multi-bark
Curt stone cills to windows with black sash over

SECTION
Section through the main house showing the internal structure and roof.

SECTION
Section through the main house showing the internal structure and roof.

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
PLAN DET
15 JAN 1993

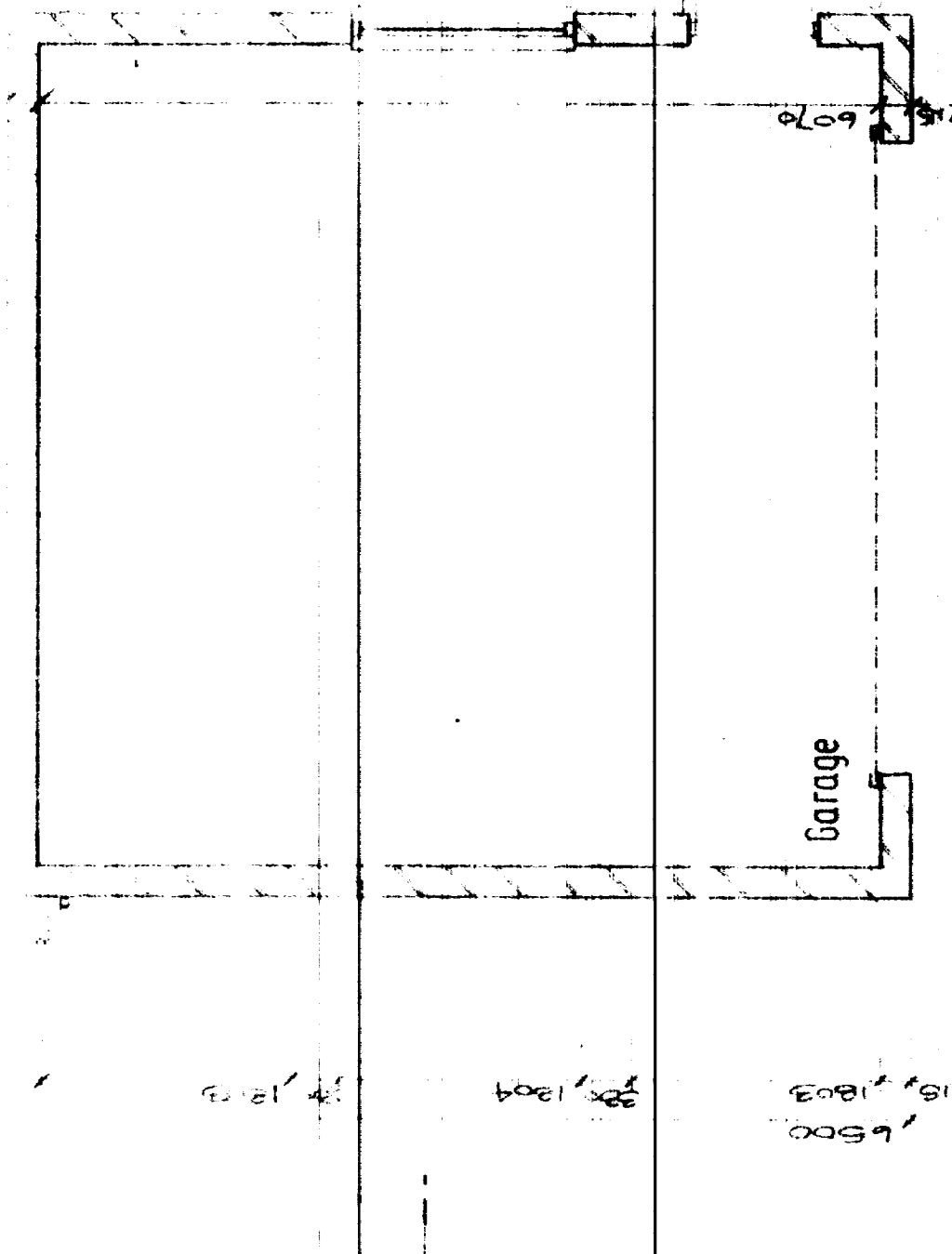
REF
C 6-0-90 Existing (not yet amended)
D 6-0-90 Existing (not yet amended)
A 19-0-92 Existing (not yet amended)

NEW CHALET BUNGALOW
DELGATE FARM - FOOT'S DROVE
WESTON HILLS

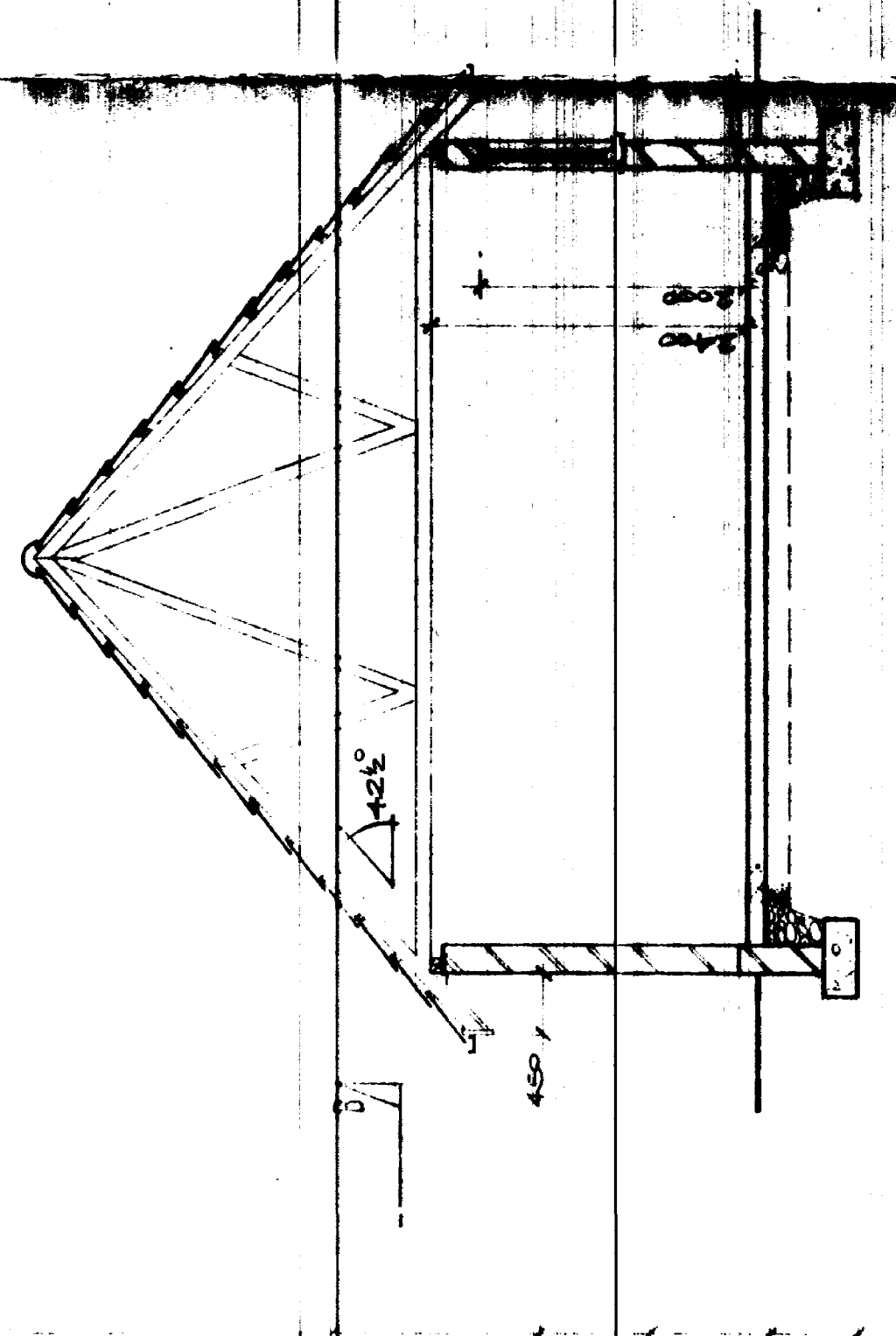
MR. R. L. BIGGS
BUNGALOW ELEVATIONS
GARAGE: PLAN
SECTION
ELEVATIONS

Scale
1:100 / 1:50 16-10-92 R.T.O.

104-3
C



Garage Floor Plan 1:50



Garage Floor Plan 1:50

Garage
All elevations to be finished with white wash and sash over.
In addition:
a) 15mm annular glass panes to be fitted in all elevations.
b) 15mm annular glass panes to be fitted in all elevations.

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All elevations to be finished with white wash and sash over.
In addition:
a) 15mm annular glass panes to be fitted in all elevations.
b) 15mm annular glass panes to be fitted in all elevations.

NOTES:
1. All not made from this drawing.
2. All dimensions are in feet unless otherwise stated.

Drainage Specification

SEPTIC TANK
To be built in accordance with the following specifications:
1. The tank shall be constructed of concrete or masonry and shall be at least 10 feet long and 4 feet wide.
2. The tank shall be divided into two equal compartments by a central partition wall.
3. The tank shall be covered with a heavy concrete slab and shall be surrounded by a concrete apron at least 6 inches thick.
4. The tank shall be connected to the main sewer line by a pipe at least 4 inches in diameter.
5. The tank shall be located at least 10 feet from any building or structure.
6. The tank shall be accessible from the outside of the property.
7. The tank shall be constructed in accordance with the following specifications:
a. The tank shall be constructed of concrete or masonry and shall be at least 10 feet long and 4 feet wide.
b. The tank shall be divided into two equal compartments by a central partition wall.
c. The tank shall be covered with a heavy concrete slab and shall be surrounded by a concrete apron at least 6 inches thick.
d. The tank shall be connected to the main sewer line by a pipe at least 4 inches in diameter.
e. The tank shall be located at least 10 feet from any building or structure.
f. The tank shall be accessible from the outside of the property.

LANDSCAPING
The landscape shall be designed to complement the architecture of the building and to provide a pleasant environment for the occupants. The landscape shall include the following elements:
1. A lawn area at least 10 feet wide and 20 feet long.
2. A flower bed at least 4 feet wide and 8 feet long.
3. A tree at least 10 feet in diameter at breast height.
4. A shrub at least 4 feet in diameter at breast height.
5. A garden path at least 4 feet wide and 8 feet long.
6. A garden bench at least 4 feet long and 18 inches high.
7. A garden table at least 4 feet long and 18 inches high.
8. A garden chair at least 18 inches high.
9. A garden lamp at least 18 inches high.
10. A garden fountain at least 18 inches high.

PAVING
The paving shall be designed to provide a durable and attractive surface for the driveway and the garden path. The paving shall include the following elements:
1. A driveway at least 10 feet wide and 20 feet long.
2. A garden path at least 4 feet wide and 8 feet long.
3. A lawn area at least 10 feet wide and 20 feet long.
4. A flower bed at least 4 feet wide and 8 feet long.
5. A tree at least 10 feet in diameter at breast height.
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CONCRETE
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PAINTING
The painting shall be designed to provide a durable and attractive surface for the driveway and the garden path. The painting shall include the following elements:
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Ref.
Approved Plan

SOUTH HOLLAND CO.
PLUMBER
19 JAN 1983

NEW CHALET BUNGALOW
DELICATE FARM FOOT'S DRIVE
WESTON HILLS

MR. R. L. BIGGS

SITE PLAN
LOCATION PLAN

1,200/1,2500 16 10 92 RJD

104-6

Consider mean width of beam.
24 x 40 metre length of beam required.

